



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES  
OFFICE OF THE COMMISSIONER  
25 Capitol Street – Room 120  
Concord, New Hampshire 03301

WJ  
JBM

VICKI V. QUIRAM  
Commissioner  
(603) 271-3201

JOSEPH B. BOUCHARD  
Assistant Commissioner  
(603) 271-3204

Division of Public Works  
Design and Construction  
Project No. 80929 – Contract P

March 29, 2017

His Excellency, Governor Christopher T. Sununu  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

### REQUESTED ACTION

1). Authorize the Division of Public Works Design and Construction to enter into a contract with Northern Peabody, LLC., (VC# 158436) Manchester, New Hampshire, for a total price not to exceed \$836,000 for Steam Conversion at Storrs Street Warehouse and 64 South Street, Concord, New Hampshire. This contract is effective upon Governor and Council approval through October 1, 2017, unless extended in accordance with the contract terms. **100% General Funds.**

2). Further authorize pursuant to Chapter 220:13, Laws of 2015, the amount of \$15,000 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC# 177875), Capital Clerk for oversight and engineering services provided, bringing the total to \$851,000. **100% General Funds.**

Funding is available in account titled Department of Administrative Services as follows:

|                          |                             |                  |
|--------------------------|-----------------------------|------------------|
| 01-14-14-141510-69370000 | Heating-State Owned Bldgs.  | <u>SFY17</u>     |
| 103-500736               | – Contracts for OP Services | \$836,000        |
| 103-500736               | – Interagency Fees - DPW    | <u>\$ 15,000</u> |
|                          | Sub-Total                   | \$851,000        |
|                          | <b>Grand Total</b>          | <b>\$851,000</b> |

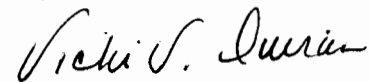
**EXPLANATION**

This is a turn-key project that consists of furnishing all demolition and construction services necessary and required to complete the installation of the HVAC and associated building systems as indicated on the attached plans and specifications for the Storrs Street Warehouse and at 64 South Street.

The contractor has been pre-qualified by the Department of Transportation. The contract has been approved by the Attorney General as to form and execution; and the Department of Administrative Services has certified that the necessary funds are available. Copies of the fully executed contract are on file at the Secretary of State's Office and the Department of Administrative Services, Bureau of Public Works Design and Construction.

Attached please find a copy of the tabulation of bids for this project along with the contract supplemental information sheet.

Respectfully submitted,



Vicki V. Quiram,  
Commissioner

|                      |                               |
|----------------------|-------------------------------|
| Department Estimate: | \$635,000                     |
| Contract Amount:     | <u>\$836,000</u> (negotiated) |
| Over Estimate:       | \$201,000                     |

cc: Michael Connor, Dept. of Administrative Services  
Gordon Graham, Division of Public Works

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 80929, Contract P–Steam Conversion, Storrs Street Warehouse and 64 South Street, Concord, New Hampshire.

DESCRIPTION: This is a turn-key project that consists of furnishing all demolition and construction services necessary and required to complete the installation of the HVAC and associated building systems as indicated on the attached plans and specifications for the Storrs Street Warehouse and at 64 South Street.

EXPLANATION: With the closing of Concord Steam, there are a total of 26 State Buildings that will require heating system installations in order to maintain space temperatures during the winter months. This project will complete the installation HVAC systems necessary to provide space heating for the facility.

OVER ESTIMATE

EXPLANATION: The bid amount was approximately 30 percent higher than the estimate. This can be attributed to several factors; there are only a relatively small number of mechanical contractors; there are many of these projects currently under design/construction throughout the City of Concord; and the project completion date for this project was required to be completed prior to the next heating season, as these building are not being served by the temporary boilers being installed.

DEPARTMENT

ESTIMATE: \$635,000

LOW BID: \$836,000 (negotiated)



Division of Public Works

# ABC Bid Data

CONCORD  
80929-P  
NON-FEDERAL

PROJECT: CONCORD

STATE PROJECT NUMBER: 80929-P

FED. PROJECT NUMBER: NON-FEDERAL

DATE BIDS OPEN: March 14, 2017, 02:00 PM

SCOPE OF WORK: STEAM CONVERSION-Storms Street Warehouse & 64 South Street

COMPLETION DATE: October 01, 2017

LOCATION: Merrimack

Certified by: \_\_\_\_\_  
Administrator

## Summary of Bidders

| Contractor   | Bid Amount   | Rank |
|--|--------------|------|
| NORTHERN PEABODY LLC<br>25 DEPOT STREET, PO BOX 569, MANCHESTER NH 03105 | \$920,000.00 | A    |

*Not certified as  
\$836,000*

BUREAU OF PUBLIC WORKS

Award to Northern Peabody, LLC

Hold for Negotiation

Cancel Contract

User Agency DAS

Authorized by [Signature]

Date 12-3-2017





**Mechanical Contractors**

PO Box 569  
Manchester, NH 03105  
P 603 669-3601  
F 603 669-2285

March 21, 2017

State of New Hampshire  
Department of Administrative Services  
Division of Public Works Designs and Construction

Attn: Beverly Kowalik, Project Manager

For: Steam Conversion – Storrs Street Warehouse & 64 South Street  
Division of Public Works Project # 80929 Contract P

Re: Value engineering savings to original bid proposal

As requested we have reviewed the cost of the project and have determined that there are some costs savings that we can offer to help reduce the final cost of the project and to proceed with the project in a timely manor

|                          |            |               |
|--------------------------|------------|---------------|
| Original Bid:            | Base:      | \$ 850,000.00 |
|                          | Allowance: | \$ 70,000.00  |
| Total Base Bid Proposal: |            | \$ 920,000.00 |
| Reduction VE Options     |            | -\$ 84,000.00 |
| Final Total:             |            | \$ 836,000.00 |

VE Item 1: Reduce the scope of work on the Automatic controls to basic stand alone controls for equipment on Storrs Street by using basic programmable thermostats.

VE Item 2: Change the chimney liner at South Street from single wall specified liner to Fast-n-seal single wall flexible chimney liner.

VE Item 3: Reduce scope of work at Storr Street location on the demolition of the existing heating system, "Remove and disposal of only necessary parts of existing heating system that impact the installation of the new heating system at this site".

Please advise if this is acceptable to the State of NH.

Northern Peabody, LLC

State of New Hampshire

  
Bryan D. Covey  
Project Manager

\_\_\_\_\_

Date: 3-21-2017

Date: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/5/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |  |   |  |
|--|--|---|--|
| <b>PRODUCER</b><br>THE ROWLEY AGENCY INC.<br>45 Constitution Avenue<br>P.O. Box 511<br>Concord NH 03302-0511 |  | <b>CONTACT NAME:</b> Danielle Rice<br><b>PHONE (A/C, No, Ext):</b> (603) 224-2562<br><b>E-MAIL ADDRESS:</b> drice@rowleyagency.com<br><b>FAX (A/C, No):</b> (603) 224-8012  |  |
| <b>INSURED</b><br>Northern Peabody, LLC<br>PO Box 569<br>Manchester NH 03105                                 |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> The Netherlands Ins. Co. NAIC # 24171<br><b>INSURER B:</b> Peerless Insurance Co. 24198<br><b>INSURER C:</b> Continental Insurance Co<br><b>INSURER D:</b> Liberty Mutual Ins Co (Peerless)<br><b>INSURER E:</b><br><b>INSURER F:</b> |  |

**COVERAGES**      **CERTIFICATE NUMBER:** 17-18 NPI Genl w/\$1MM UB      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL INSD | SUBR WVD | POLICY NUMBER                                 | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|-----------|----------|---|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br><input type="checkbox"/> OTHER |           |          | CBP 8411212                                   | 4/8/2017                | 4/8/2018                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| B        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS  |           |          | BA8417465                                     | 4/8/2017                | 4/8/2018                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$  |
| C        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB<br><input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ 10,000   |           |          | L5086004445                                   | 4/8/2017                | 4/8/2018                | EACH OCCURRENCE \$ 1,000,000<br>AGGREGATE \$ 1,000,000   |
| B        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>if yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N       | N/A      | WC8975490<br>3A States: NH, MA, VT<br>CT & ME | 4/8/2017                | 4/8/2018                | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E L EACH ACCIDENT \$ 500,000<br>E L DISEASE - EA EMPLOYEE \$ 500,000<br>E L DISEASE - POLICY LIMIT \$ 500,000   |
| D        | <b>Leased &amp; Rented Equipment Installation Floater</b>  |           |          | IM 8904136                                    | 4/8/2017                | 4/8/2018                | Limit \$250,000<br>Limit \$250,000   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
STEAM CONVERSION-STORRS STREET WAREHOUSE & 64 SOUTH STREET, CONCORD, NH. PROJECT NUMBER 80929-P  
State of New Hampshire is an additional insured on all liability policies except workers compensation, when required by written contract.

|  |  |
|--|--|
| <b>CERTIFICATE HOLDER</b><br><br>State of New Hampshire<br>Department of Administrative Services<br>7 Hazen Drive - Room 130<br>PO Box 483<br>Concord, NH 03302-0483 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br>Peggy Johnson/PAJ <i>Peggy A Johnson</i> |
|--|--|

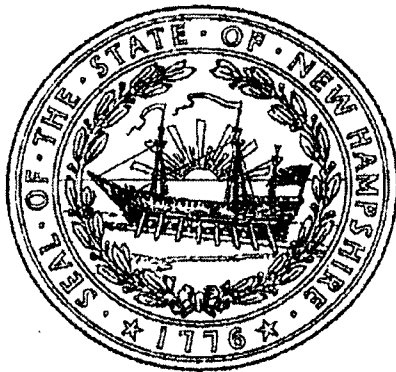
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**State of New Hampshire**  
**Department of State**

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that NORTHERN PEABODY, LLC is a Delaware Limited Liability Company registered to transact business in New Hampshire on August 31, 2001. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 382433



IN TESTIMONY WHEREOF,  
I hereto set my hand and cause to be affixed  
the Seal of the State of New Hampshire,  
this 5th day of April A.D. 2017.

A handwritten signature in cursive script, appearing to read "William M. Gardner".

William M. Gardner  
Secretary of State