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

CHARLES M. ARLINGHAUS
Commissioner
(603)-271-3201

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

Division of Public Works
Design and Construction

March 15, 2018

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

REQUESTED ACTION

Authorize the Department of Administrative Services, Division of Public Works Design and Construction (DPW) to increase the DPW fees amount by \$18,000, from \$41,000 to \$59,000, for additional engineering services for two (2) Steam Conversion projects, 80929P – Storrs Street Warehouse and 64 South Main Street, and 80929Q – Thayer, Johnson, and Londergan Buildings, which the Division of Public Works Design and Construction is providing oversight. **100% General Funds.**

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

01-14-14-141510-69370000 Heating – State Owned Bldgs. FY18

103-500736 – Interagency Fees \$18,000

EXPLANATION

This request is to increase DPW fees only and does not increase the contractors' contract amounts. The original estimated BPW fees collectively were \$41,000 for which the Division previously sought approval. Both of the projects required additional review, coordination, verification and inspection by DPW engineers, architects and clerks. The increase of \$18,000 in DPW fees reflects the additional time necessary for Contract Administration and oversight required to ensure adherence to the contract requirements, which the agencies have approved for this purpose. RSA 21-I:85 requires that BPW charge for their time on non-general funded projects, and pursuant to 195:12, Laws of 2013 for Clerk for oversight and engineering services

His Excellency, Governor Christopher T. Sununu
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Page 2 of 2

Attached please find a copy of prior Governor and Council letters for each project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Charles M. Arlinghaus". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Charles M. Arlinghaus
Commissioner

CONTRACT SUPPLEMENTAL INFORMATION SHEET-DPW FEE INCREASE ONLY (2 PROJECTS)

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.

FEE INCREASE

EXPLANATION: Additional DPW fees are required as a result of contract construction delays resulting from the installation of gas services to the buildings, additional work identified by the State, as well as additional work required as a result of reduced gas pressures delivered to the buildings that required additional design and construction work.

FEE INCREASE

AMOUNT: \$3,000

PROJECT: DPW Project No. 80929 Contract Q Steam Conversion Thayer, Johnson & Londergan, Concord, NH.

DESCRIPTION: This is a turn-key design-build project that consists of furnishing all professional engineering and construction services necessary and required to complete the design,

fabrication, purchase, installation, and warranty of the HVAC, and associated building systems for Thayer, Johnson & Londergan, at State Office Park South, Concord.

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.

FEE INCREASE

EXPLANATION: Additional DPW fees are required as a result of on-going construction delays. The contractor is new and requires additional oversight for proper coordination and contract compliance.

FEE INCREASE

AMOUNT: \$15,000

DPW



State of New Hampshire

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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

4/19/2017

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
	Grand Total	\$851,000

His Excellency, Governor Christopher T. Sununu
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March 29, 2017
Page 2 of 2

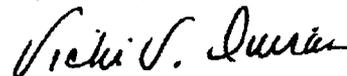
EXPLANATION

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: ~~\$836,000~~ (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)



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

June 29, 2017

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

8/2/2017

REQUESTED ACTION

- 1). Authorize the Division of Public Works Design and Construction to enter into a contract with Structure Tone, LLC. (VC# 276931) Boston, MA, for a total price not to exceed \$2,231,923.93, for Steam Conversion at the Thayer, Johnson and Londergan buildings, at Hugh Gallen State Office Park South, Concord, NH. This contract is effective through September 15, 2018, unless extended in accordance with the contract terms. **100% General Funds.**
- 2). Further authorize the amount of \$26,000 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC# 177875), for engineering services provided, bringing the total to \$2,257,923.93. **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>SFY18</u>
103-500736 – Contracts for OP Services	\$2,231,923.93
103-500736 – Interagency – DPW Fees	<u>26,000.00</u>
Grand Total	\$2,257,923.93

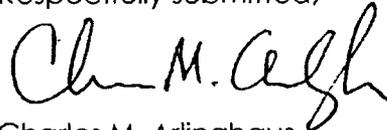
EXPLANATION

This is a turn-key design-build project that consists of furnishing all professional engineering and construction services necessary and required to complete the design, fabrication, purchase, installation, and warranty of the HVAC and associated building systems for the Thayer, Johnson, and Londergan buildings.

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, Division 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,



Charles M. Arlinghaus
Commissioner

Department Estimate:	\$3,197,746.00
Contract Amount:	<u>\$2,231,923.93</u>
Under Estimate:	\$ 965,822.07

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 80929 Contract Q Steam Conversion
Thayer, Johnson & Londergan, Concord, NH.

DESCRIPTION: This is a turn-key design-build project that consists of furnishing all professional engineering and construction services necessary and required to complete the design, fabrication, purchase, installation, and warranty of the HVAC, and associated building systems for Thayer, Johnson & Londergan, at State Office Park South, Concord.

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.

UNDER ESTIMATE

EXPLANATION: The estimate was under by 30% because we had competitive bidding with three contractors.

DEPARTMENT

ESTIMATE: \$3,197,746.00

LOW BID: \$2,231,923.93