



State of New Hampshire

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

8 *Jm*

LINDA M. HODGDON
Commissioner
(603) 271-3201

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

Bureau of Public Works
Design and Construction
Project No. 80724 – Contract A

February 20, 2014

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

- 1). Authorize the Bureau of Public Works Design and Construction to enter into a contract with Turnstone Corp. (VC# 169530) Milford, NH, for a total price not to exceed \$910,265, for the Franklin Readiness Center Renovations, Franklin, N. H. This contract is effective upon Governor and Council approval through September 26, 2014, unless extended in accordance with the contract terms. **50% Capital - General Funds, 50% Federal Funds.**
- 2). Further authorize that a contingency in the amount of \$60,000 be approved for unanticipated structural expenses for the Franklin Readiness Center Renovations, bringing the total to \$970,265. **50% Capital - General Funds, 50% Federal Funds.**
- 3). Further authorize the amount of \$30,000 be approved for payment to the Department of Administrative Services, Bureau of Public Works Design and Construction (VC# 177875), for engineering services provided, bringing the total to \$1,000,265. **50% Capital - General Funds, 50% Federal Funds.**

Funding is available in account titled Adjutant General as follows:

02-12-12-120030-17380000 DE Storage Bldg. Power & Lighting SFY14

034-500162– Repair/Renovations Bldgs \$ 101,651

02-12-12-120030-08720000 S/W Readiness Ctr.
 Restoration and Modernization

034-500162– Repair/Renovations Bldgs.	\$ 739,420
034-500162– Contingency	60,000
034-500162 – BPW Fees Interagency	<u>30,000</u>
Sub-Total	\$ 829,420

02-12-12-120030-09310000 S/W Readiness Ctr.
 Restoration and Modernization

034-500162– Repair/Renovations Bldgs.	\$ 49,194
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Funding is available in account titled Administrative Services as follows:

01-14-14-140030-12490000 Statewide Energy Efficiency Improvements

034-500162– Repair/Renovations Bldgs.	\$ 20,000
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Grand Total	\$ 1,000,265
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EXPLANATION

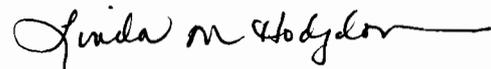
Per Chapter 145:1, I, B, Laws of 2009, as extended by Chapter 253:28, 2, Laws of 2011, extended by Chapter 195:47,3, Laws of 2013 for the D E Storage Building – Additional Power and Lighting. Per Chapter 195:1, I, C, Laws of 2013 for the Statewide Readiness Center Restoration and Modernization. Per Chapter 253:1, I, B Laws of 2011, extended by Chapter 195:47, 2, Laws of 2013 for the Readiness Center Restoration and Modernization. Per Chapter 195:1, II, A, II, Laws of 2013 for Statewide Energy Efficiency Improvements. Work of this Project includes new lighting, complete electrical re-wiring, mechanical upgrades, new boilers, painting of interior walls, replacement of ceiling tiles, polishing concrete floors, installation of floor coverings, new kitchen cabinets. Improvements will also include roof repairs, window and door replacement as well as replacement of the front building façade, masonry repairs and removal of an underground storage tank and connection to existing natural gas line.

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

Adjutant General's Office and Department of Administrative Services have 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,



Linda M. Hodgdon
Commissioner

Department Estimate:	\$850,000
Contract Amount:	<u>\$910,265</u>
Over Estimate:	\$ 60,265

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: BPW Project No. 80724R, Contract A – Franklin Readiness Center Renovations

DESCRIPTION: Work of the Project includes new lighting, complete electrical re-wiring, mechanical upgrades, new boilers, painting of interior walls, replacement of ceiling tiles, polishing concrete floors, installation of floor coverings, new kitchen cabinets. Improvements will also include roof repairs, window and door replacement as well as replacement of the front building façade, masonry repairs and removal of an underground storage tank and connection to existing natural gas line.

EXPLANATION: The existing Readiness Center was built around 1965 and is in need of repairs, renovations and upgrades. The repairs are needed to bring the building up to National Guard standards.

OVER ESTIMATE

EXPLANATION: The low bid came in higher than the Consultant's estimate. Two large errors were discovered in the estimate after the bids were received. The estimate only included 1 of the 3 new boiler units and associated ductwork and also did not include the Direct Digital Control System for the mechanical equipment. These two omissions amounted to more than half the difference between the estimate and the low bid. The remainder of the estimate was based on published unit prices and manufacturers' quotes.

NEGOTIATION: The State negotiated with the low bidder to remove the replacement of the entire roof and will only be doing the

roof work associated with the new mechanical equipment and new safety railings. The condition of the existing roof will allow the National Guard to maintain it for a few more years while they seek additional funding to replace it.

DEPARTMENT

ESTIMATE: \$850,000

LOW BID: \$1,109,000

Negotiated Price: \$910,265

BIDDER SUMMARY

PROJECT NAME: Franklin Readiness Center Renovations NON-FEDERAL 80724RA

PROJECT NUMBER: 80724RA

COUNTY: MERRIMACK COUNTY 013

BID OPENING DATE: 01/08/2014

SCOPE OF WORK: NEW LIGHTING, COMPLETE ELECTRICAL RE-WIRING, MECHANICAL UPGRADES, NEW BOILERS, PAINTING OF INTERIOR WALLS, REPLACE CEILING TILES, POLISH CONCRETE FLOORS, INSTALL FLOOR COVERINGS, NEW KITCHEN CABINETS, ROOF REPLACEMENT, WINDOW AND DOOR REPLACEMENT.

LOCATION: 300 SOUTH MAIN STREET, FRANKLIN, NH

COMPLETION DATE: 09/26/2014

BID RESULTS

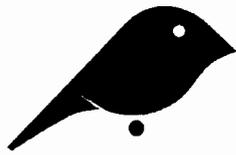
A	TURNSTONE CORP (B001) - 51 FRANKLIN ST MILFORD, NH 03055-3705	\$ 1,109,000.00	ACCEPTED
B	JEWETT CONSTRUCTION CO INC (B001) - PO BOX 405 RAYMOND, NH 03077	\$ 1,166,185.00	ACCEPTED
C	MERIDIAN CONSTRUCTION CORP (B001) - 32 ARTISAN COURT 4 GILFORD, NH 03249	\$ 1,174,174.00	ACCEPTED
D	PROJECT RESOURCE GROUP LLC (B001) - PO BOX 43 FRANCESTOWN, NH 03043	\$ 1,210,137.00	ACCEPTED
E	PELLOWE CONSTRUCTION (B001) - PO BOX 1003 ALTON, NH 03809	\$ 1,243,590.00	ACCEPTED
F	SCHROEDER CONSTRUCTION MGMT (B001) - PO BOX 601 10 DEERHAVEN DR NASHUA, NH 03061	\$ 1,296,000.00	ACCEPTED
G	STALLION BUILDERS LLC (B002) - 99 NORTHEASTERN BLVD NASHUA, NH 03062	\$ 1,484,224.00	ACCEPTED

BUREAU OF PUBLIC WORKS

Award to A Bidder negotiated
 Hold for Negotiation \$910,265.00
 Cancel Contract
User Agency Adjutant General
Authorized by MLS
Date 1/30/13

ITEM NO.	DESCRIPTION	PS&E		C		D		
		UNIT QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
901.00	PERFORM WORK IDENTIFIED IN SPECS AND DWGS EXCEPT HAZMAT ABATEMENT/ALLWNCE	EA 1.00	\$ 821,112.00	\$ 821,112.00	\$ 1,139,969.00	\$ 1,139,969.00	\$ 1,177,637.00	\$ 1,177,637.00
902.00	PERFORM HAZMAT ABATEMENT AS IDENTIFIED IN SPECS AND ON DRAWINGS	EA 1.00	\$ 25,388.00	\$ 25,388.00	\$ 30,705.00	\$ 30,705.00	\$ 29,000.00	\$ 29,000.00
903.00	ALLOWANCE FOR MONITORING AND TESTING OF HAZMAT ABATEMENT	\$ 3,500.00	\$ 1.00	\$ 3,500.00	\$ 1.00	\$ 3,500.00	\$ 1.00	\$ 3,500.00
				\$ 850,000.00		\$ 1,174,174.00		\$ 1,210,137.00

ITEM NO.	DESCRIPTION	PS&E			G		
		UNIT QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	TOTAL
901.00	PERFORM WORK IDENTIFIED IN SPECS AND DWGS EXCEPT HAZMAT ABATEMENT/ALLWNCE	EA 1.00	\$ 821,112.00	\$ 821,112.00	\$ 1,447,724.00	\$ 1,447,724.00	
902.00	PERFORM HAZMAT ABATEMENT AS IDENTIFIED IN SPECS AND ON DRAWINGS	EA 1.00	\$ 25,388.00	\$ 25,388.00	\$ 33,000.00	\$ 33,000.00	
903.00	ALLOWANCE FOR MONITORING AND TESTING OF HAZMAT ABATEMENT	\$ 3,500.00	\$ 1.00	\$ 3,500.00	\$ 1.00	\$ 3,500.00	
				\$ 850,000.00		\$ 1,484,224.00	



turnstone
corporation

CONSTRUCTION MANAGER

DESIGN/BUILDER

GENERAL CONTRACTOR

January 27, 2014

Department of Administration
Bureau of Public Works
John O. Morton Building - Rm 250
POB 483 - 7 Hazen Drive
Concord, NH 03302

RE: Franklin Readiness Center Renovations 80724R Contract A

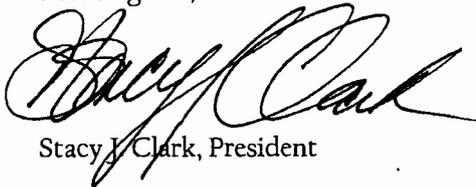
Dear Mr. James Haggett,

Turnstone Corporation offers the following items for the above listed project to be deleted from the scope of work for the purpose of meeting available funds:

- A. Remove the following roof work from the contract scope of work including the following items (From Drawing D103 Roof Demo Plan and A012 Roof Plan):
- 1) 02 41 00 A5 Rolled roofing
 - 2) 02 41 00 C17 Door and Frame to be removed
 - 3) 02 41 00 CC35 Roof drain to be removed
 - 4) 07 53 00 A2 EPDM membrane, insulation, and metal flashing
 - 5) 07 53 00 A4 Walkway pads for EPDM Roof
 - 6) 07 62 00 A2 Aluminum Fascia
 - 7) 07 65 00 A2 Pre-molded EPDM pipe boot
 - 8) 07 72 00 A1 Roof hatch single leaf and safety railing
 - 9) 22 13 16 A3 Roof Drain with clamping ring

Total deduct is \$198,735.00

Best Regards,



Stacy J. Clark, President

Roof Deduction Guidelines

1/14/14

From drawing D103 Roof Demo Plan, the following tasks will not be required in the contract:

1. 02 41 00 A5 Rolled roofing, insulation and coping to be removed. (existing roof, coping and insulation will remain in place)
2. 02 41 00 C17 Door and frame to be removed. (existing roof hatch and hatch flashing will remain in place)
3. 02 41 00 C35 Roof drain to be removed (Existing roof drains and leaders to remain).

From drawing A102 Roof Plan, the following tasks will not be required in the contract:

1. 07 53 00 A2 EPDM membrane, insulation, and metal flashing. (Existing roof, coping and insulation will remain in place)
2. 07 53 00 A4 Walkway pads for EPDM Roof. (no walkway pads in scope)
3. 07 62 00 A2 Aluminum fascia. (Existing fascia to remain)
4. 07 65 00 A2 Pre-molded EPDM pipe boot. (only provide one (1) new pipe boot located at relocated vent pipe. All other pipe boots to remain)
5. 07 72 00 A1 Roof hatch single leaf (existing roof hatch and flashing to remain)
6. 22 13 16 A3 Roof drain with clamping ring. (All roof drains are to remain. No additional roof drains are required. No new roof drain piping)

The following work is **to remain** in contract on A102 roof plan:

1. 09 91 00 A1 Re paint existing roof steel ladder (Ladder from lower to upper roof will be repainted)
2. New bathroom ventilation fan and curb will be provided and installed by contractor
3. New bathroom skylight will be provided and installed by contractor (6/A401)
4. New Roof Hatch Railing (7/A401) (Railing and Closing Gate Only. No Hatch)
5. New safety railing around mechanical equipment (A102,A201,A202)
6. New Radio Gooseneck (8/A401)
7. Metal Chimney Cap (4/A201)
8. All other mechanical equipment as shown in mechanical drawing to remain in contract.

Franklin Readiness Center

1-16-14

As per your list of items on Roof Deduction Guidelines dated 1-14-14 please find cost deduct for removing new roof from contract.

Roofing Deduct 215,970.00

Plumbing Deduct 5,265.00

Total Deduct 221,235.00

Add for Roof work to be done around new mechanical and electrical equipment 24,500

Total Add 24,500

Deduct Sum (196,735,000)

Deduct Bond (2,000)

Total Change in Contract

Deduct (198,735,000)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/3/2014

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).

PRODUCER CROSS INSURANCE - LACONIA 155 Court Street Laconia NH 03246	CONTACT NAME: Janice Bagley, CIC
	PHONE (A/C, No, Ext): (603) 524-2425 FAX (A/C, No): (603) 524-3666 E-MAIL ADDRESS: jbagley@crossagency.com
INSURED State of NH Depart of Administrative Services c/o Turnstone Corporation 51 Franklin Street Milford NH 03055-0539	INSURER(S) AFFORDING COVERAGE INSURER A: Acadia Insurance Group, LLC NAIC # 31325 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: CL1413102060 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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			OCP5139325-10	2/3/2014	2/3/2015	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						MED EXP (Any one person) \$
	<input checked="" type="checkbox"/> Owners & Contractors						PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 3,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$
	DED	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Re: Renovations to the Franklin Readiness Center - Job #80724R-A

CERTIFICATE HOLDER State of New Hampshire Department of Administrative Services PO Box 483 Concord, NH 03302	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE J Bagley, CIC/JB8 <i>Janice Bagley</i>



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
2/3/2014

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

AGENCY CROSS INSURANCE - LACONIA 155 Court Street Laconia NH 03246		PHONE (A/C, No, Ext): (603) 524-2425	COMPANY Acadia Insurance Group, LLC One Acadia Commons P.O. Box 9010 Westbrook ME 04098-5010	
FAX (A/C, No): (603) 524-3666	E-MAIL ADDRESS:			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 00178165				
INSURED State of NH Dept of Administrative Services c/o Turnstone Corporation 51 Franklin Street Milford NH 03055-0539		LOAN NUMBER	POLICY NUMBER CIM5135333	
		EFFECTIVE DATE 2/3/2014	EXPIRATION DATE 2/3/2015	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc# 00001 300 South Main Street Franklin, NH 03235
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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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Builders Risk, Replacement Cost, Special Form	\$910,265	\$1,000

REMARKS (Including Special Conditions)

Re: Franklin Readiness Center, Franklin, NH

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

State of New Hampshire Department of Administrative Services PO Box 483 Concord, NH 03302	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE		
Janice Bagley, CIC/JB8 <i>Janice Bagley</i>		