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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

VICKI V. QUIRAM  
Commissioner  
(603)-271-3201

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Assistant Commissioner  
(603)-271-3204

Division of Public Works  
Design and Construction  
Project No. 80854R – Contract B

November 23, 2015

Her Excellency, Governor Margaret Wood Hassan  
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 Turnstone Corporation (VC# 169530) Milford, NH, for a total price not to exceed \$1,287,000, to replace two chillers and associated components at the Acute Psychiatric Services building in Concord, NH. This contract is effective upon Governor and Council approval through August 31, 2016, unless extended in accordance with the contract terms. **100% Capital - General Funds.**

2). Further authorize pursuant to 220:13, Laws of 2015, the amount of \$35,000 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 \$1,322,000. **100% Capital – General Funds.**

Funding is available in account titled Department of Health and Human Services (NH Hospital) as follows:

01-94-94-940030-52670000 Chillers & Assoc. Components	<u>SFY16</u>
034-500162 – Repair/Renovations Bldgs	\$ 1,287,000
034-500162 - DPW Fees Interagency	<u>35,000</u>
<b>Grand Total</b>	<b>\$ 1,322,000</b>

### **EXPLANATION**

This project includes the removal and replacement of two 300 ton chillers, two 15 hp chilled water pump motors and two 15 hp cooling tower fan motors. The new motors will also have new variable speed drives and related controls installed as well. This project also includes the installation of a new cooling tower filtration system, a surge suppressor system, lightning protection system, and a new refrigerant leak exhaust fan system.

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 Health and Human 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,



Vicki V. Quiram  
Commissioner

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: BPW Project No. 80854, Contract B, Chillers and Associated Components Replacement Acute Psychiatric Services Building

DESCRIPTION: Removal and replacement of two 300 ton Chillers, removal and replacement of two 15 HP motors for Chiller Water Pumps with new motors and Variable Frequency Drives with associated controls. Additionally, removal and replacement of two 15 HP motors for Cooling Tower Fan with new motors and Variable Frequency Drives. Install a new Cooling Tower Filtration System, a Surge Suppressor System, Lightning Protection System, and a new refrigerant leak Exhaust Fan system.

EXPLANATION: Chiller #1 has failed and needs to be replaced. Chiller #2 is the same age as Chiller #1 and needs to be replaced because it has reached the end of life. All motors and pumps will be updated to Variable Frequency Drives which will save energy. The tower water gets debris in the pipe so the Cooling Filtration System will keep the water clean. APS has had lightning strikes and the surge protection and lightning protection system will help by decreasing the lightning strikes. The Exhaust Fan System for the refrigerant leak is code and needs to be installed.

UNDER ESTIMATE

EXPLANATION: The bid was within 1% of the estimate.

DEPARTMENT

ESTIMATE: \$1,300,000.00

LOW BID: \$1,287,000.00

**BIDDER SUMMARY**

PROJECT NAME:  
 PROJECT NUMBER:  
 COUNTY:  
 BID OPENING DATE:  
 SCOPE OF WORK:  
 LOCATION:  
 COMPLETION DATE:

**CHILLERS AND ASSOC. COMPONENTS REPLACEMENT AT APS NON-FEDERAL 80854-B**  
**80854-B**  
 MERRIMACK COUNTY 013  
 11/05/2015  
 REMOVE AND REPLACE TWO 300 TONS CHILLERS, MOTORS FOR CHILLER WATER PUMPS AND COOLING TOWERS, WATER FILTRATION SYSTEM, EXHAUST FAN AND AIR SEPARATOR, SURGE SUPPRESSOR AND LIGHTNING PROTECTION SYSTEM.  
 ACUTE PSYCHIATRIC SERVICES BUILDING 36 CLINTON STREET CONCORD, NH  
 08/31/2016

**BID RESULTS**

- A TURNSTONE CORP (B001) - 51 FRANKLIN ST MILFORD, NH 03055-3705
- B MERIDIAN CONSTRUCTION CORP (B001) - 32 ARTISAN COURT 4 GILFORD, NH 03249
- C CARENO CONSTRUCTION CO INC - 270 WEST ROAD STE 4 PORTSMOUTH, NH 03801
- D CHARTERS BROTHERS CONSTRUCTION (B001) - 27 MAIN ST DANVILLE, NH 03819
- E J.C.N. CONSTRUCTION CO., INC. - 155 DOW STREET SUITE 301 MANCHESTER, NH 03101
- F D. L. KING & ASSOCIATES, INC. - 27 TANGLEWOOD DRIVE, NASHUA, NH 03062

\$ 1,287,000.00 ACCEPTED  
 \$ 1,435,000.00 ACCEPTED  
 \$ 1,465,000.00 ACCEPTED  
 \$ 1,552,177.00 ACCEPTED  
 \$ 1,644,000.00 ACCEPTED  
 \$ 1,748,200.00 ACCEPTED

*Item 1: \$1,182,000.00 -*  
*Item 2: \$1,100,000.00 -*  
*Item 3: \$1,111,111.11 -*  
*Item 4: \$1,111,111.11 -*  
 Total

**BUREAU OF PUBLIC WORKS**

Award to Turnstone Corp  
 Hold for Negotiation  
 Cancel Contract  
 User Agency \_\_\_\_\_  
 Authorized by HTS  
 Date 11/02/2015

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	A	TOTAL
901.00	CHILLERS AND ASSOCIATED COMPONENTS REPLACEMENT PER SPECS AND PLANS	EA	1.00	\$ 1,200,000.00	\$ 1,200,000.00	\$ 1,187,000.00	\$ 1,187,000.00
902.00	ALLOWANCE NO.1 OWNER CHANGES OR UNKNOWN EXISTING CONDITIONS	\$	100,000.00	\$ 1.00	\$ 100,000.00	\$ 1.00	\$ 100,000.00
					\$ 1,300,000.00		\$ 1,287,000.00

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PS&E		B	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
901.00	CHILLERS AND ASSOCIATED COMPONENTS REPLACEMENT PER SPECS AND PLANS	EA	1.00	\$ 1,200,000.00	\$ 1,200,000.00	\$ 1,335,000.00	\$ 1,335,000.00
902.00	ALLOWANCE NO.1 OWNER CHANGES OR UNKNOWN EXISTING CONDITIONS	\$	100,000.00	1.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
					\$ 1,300,000.00		\$ 1,435,000.00



ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	PS&E	UNIT PRICE	TOTAL	D
901.00	CHILLERS AND ASSOCIATED COMPONENTS REPLACEMENT PER SPECS AND PLANS	EA	1.00	\$ 1,200,000.00	\$ 1,200,000.00		\$ 1,452,177.00	\$ 1,452,177.00	
902.00	ALLOWANCE NO.1 OWNER CHANGES OR UNKNOWN EXISTING CONDITIONS	\$	100,000.00	\$ 1.00	\$ 100,000.00		\$ 1.00	\$ 100,000.00	
					\$ 1,300,000.00			\$ 1,552,177.00	

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	PS&E	UNIT PRICE	TOTAL	E
901.00	CHILLERS AND ASSOCIATED COMPONENTS REPLACEMENT PER SPECS AND PLANS	EA	1.00	\$ 1,200,000.00	\$ 1,200,000.00		\$ 1,544,000.00	\$ 1,544,000.00	\$ 1,544,000.00
902.00	ALLOWANCE NO.1 OWNER CHANGES OR UNKNOWN EXISTING CONDITIONS	\$	100,000.00	\$ 1.00	\$ 100,000.00		\$ 1.00	\$ 100,000.00	\$ 100,000.00
					\$ 1,300,000.00			\$ 1,300,000.00	\$ 1,644,000.00

