

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

Catherine A. Keane Deputy Commissioner (603)-271-2059

Division of Public Works

Design and

Construction

Project Nos.,80899-B

January 3, 2019

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 for a sole source contingency amendment associated to the contract with Brookstone Builders, Inc. (VC# 155834), Manchester NH in the amount of \$81,462.00. The contract was originally approved by Governor and Council August 23, 2017, Item #110, for project Moisture Intrusion Remediation at the State Library. The contingency was erroneously omitted in the original request and shall be effective upon Governor and Executive Council approval. 100% General Funds.

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

01-14-14-146030-15210000 State Library Parapet

034-500162- Repair/Renovations Bldgs.

\$81,462

Grand Total

\$81,462

His Excellency, Governor Christopher T. Sununu and the Honorable Council January 3, 2019 Page 2 of 2

EXPLANATION

Laws of 2017 and Chapter 228:1, II, B, 8, Laws of 2017, Library Repair Parapet and Ceiling Repair. The purpose of this contingency is to repair structural deficiencies created by moisture intrusion at the State Library. A contingency for unforeseen conditions was erroneously omitted from the original Governor and council request August 23, 2017. This request is a sole source because it exceeds 10% of the contract. The contingency funds become part of Brookstone's contract only upon approval of necessary change orders.

The contractor was 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 prior Governor and Council letter for this project.

Respectfully submitted.

Charles M. Arlinghaus

Commissioner





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
Project No. 80899R – Contract B

- August 1, 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 Brookstone Builders, Inc. (VC# 155834) Manchester, New Hampshire, for a total price not to exceed \$740,803, for the New Hampshire State Library Moisture Intrusion Remediation, Concord, New Hampshire. This contract is effective upon Governor and Council approval through November 15, 2018, unless extended in accordance with the contract terms. 100% Capital General Funds.
- 2). Further authorize the amount of \$20,696 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 \$761,499. 100% Capital General Funds.

Funding is available in account titled Administrative Services – Division of Plant & Property Management as follows:

01-14-14-146030-49770000 State Library	<u> SFY18</u>
034-500162– Repair/Renovations Bldgs. Sub-Total	\$ 220,267 \$ 220,267
01-14-14-146030-15210000 State Library Parapet	
034-500162– Repair/Renovations Bldgs. 034-500162- Interagency DPW Fees Sub-Total	\$ 520,536 20,696 \$ 541,232
Grand Total	\$ 761,499

His Excellency, Governor Christopher T. Sununu and the Honorable Council August 1, 2017 Page 2 of 2

EXPLANATION

Per Chapter 220:1, II, 8, 10 Laws of 2015, as extended by Chapter 228:22, State Library Repair Parapet and Ceiling Repair, Laws of 2017 and Chapter 228:1, II, B, 8, Laws of 2017, Library Repair Parapet and Ceiling Repair. The project will complete exterior repointing of the granite parapet on the South face of the building, removal and replacement of existing roofing system at the tower area only. The project also includes repointing of two (2) chimneys.

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: \$681,125 (w/o Alternates)
Contract Amount: \$372,000 (w/o Alternates)

Under Estimate: \$309,125

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT:

DPW Project No. 80899, Contract B (Rebid), New Hampshire State Library - Moisture Intrusion Remediation,

Concord New Hampshire.

DESCRIPTION:

Exterior repointing of the granite parapet on the South face of the building, removal and replacement of existing roofing system at the tower area only. The project also includes repointing of two (2) chimneys.

UNDER ESTIMATE

EXPLANATION:

The low bid was 45% below the budgeted amount for the base bid of this project. This is largely due to the labor intensive nature of this detail work. The work also involves the use of natural cement for the joints to match the original mortar product used on the building. This is not a readily available product and made it very hard to develop an accurate estimate of the value of the work. There was a lower bid, but the bidder realized they had made a mistake in their bid and withdrew their bid.

ALTERNATES

EXPLANATION: Alternate #1: Add work to repair joints at parapet on East

face of building.

Alternate #2: Add work to repair joints at parapet on

North face of building.

Alternate #3: Add work to repair joints at parapet on

West face of building.

DEPARTMENT

ESTIMATE: LOW BID: \$681,125 (without Alternates included) \$372,000 (without Alternates included)

ABC Bid Data



CONCORD BONGED MON-PEDERAL

PROJECT: 8TATE PROJECT MUNICIPE PED, PROJECT MUNICIPE DATE MODE OPEN: 8COPE OF WIDER: COMPLETION DATE: LOCATION:

CONCORD

808998

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JOHN FEDDRAL

JANE 14, 2017, 02:00 PM

HOUSTURE INTRESION REPREDICTION-STRITE LIBRARY
NOVEMBER 23, 2018

Corolled by:

Summary of Bidders

Contractor		·			
CONTRACTING SPECIALISTS INC				Bld Amount	Renk
453 SOUTH MAIN STREET, ATTLEBORO MA 02703			•	173,885.00	X
BROOKSTONE BUILDERS, INC.			-		
600 HARVEY ROAD, MANCHESTER NH 03103-3320		·	•	372,000.00	" В
TURNSTONE CORPORATION				*	
479 NASHUA STREET, MILFORD NH 03055-3705			•	438,400.00	C
Control of the contro	· - ·		<u></u>		

BUREAU OF PUBLIC WORKS

Award to Brookstone Builders, Inc.

Hold for Negotiation

Cancel Contract

User Agency MH OAS

Authorized by

Date

0706 2017

item No.	Description		,	PS&E		463, SOUTH (3 SPECIALISTS NC MAIN STREET O. MA 02703	BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD MANCHESTER, NH 03103-3320		
Items	Description	Unit	Quantity	Unit Price	Total			Unit Price	Total	
901	MOISTURE INTRUSION REMEDIATION	Tu .	1.00	\$681,125.00	\$681,125.00	\$149,885,00	2442.000.00			
902		 			\$001,125,00	\$149,065.00	\$149,885.00	\$348,000.00	\$348,000.00	
	ALLOWANCE FOR ADDITIONS AND MODIFICATIONS TO THE CONTRACT	3	24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.0	
		\$705,125.00			\$173,885.00	\$372,000.00				
ADD A	ADD ALTERNATES LTERNATE #1		•						4012,0000	
991	ADD WORK TO REPAIR JOINTS AT PARAPET	ו ו	1.00							
	ON EAST FACE OF BUILDING	<u>. </u>	1.00	\$319,800.00	\$319,800.00	\$49,110.00	\$49,110.00	\$117,855,00	\$117,655.0	
ADD A		<u>. </u>	Totals		\$319,800.00 \$319,800.00		\$49,110.00 \$49,110.00		V 777 , DOD: 50	
	LYERNATE #2	<u> </u>	Totals:		\$319,800.00		\$49,110.00		\$117,655.00	
ADD A		υ			\$319,800.00		\$49,110.00		\$117,655.00	
992	LYERNATE #2 ADD WORK TO REPAIR JOINTS AT PARAPET	υ	Totals:	\$355,585.00	\$319,800.00	\$53,715.00	\$49,110.00		\$117,656.00 \$158,382.00	
992	LYERNATE #2 ADD WORK TO REPAIR JOINTS AT PARAPET ON NORTH FACE OF BUILDING	<u> </u>	Totals:	\$356,585.00	\$319,800.00 \$355,585.00	\$53,715.00	\$49,110.00 \$53,715.00 \$53,715.00	\$158,382.00	\$117,855.00 \$158,382.00 \$158,\$82.00	

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				P6.	AE	TURNSTONE CORPORATIO 479 NASHUA STREET MILFORD, NH 03058-3705		
Item No.	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	
ADESTRA			-					
901	MOISTURE INTRUSION REMEDIATION	U	1.00	\$881,125.00	\$681,125.00	8411,400.00	\$411,400.00	
902	ALLOWANCE FOR ADDITIONS AND MODIFICATIONS TO THE CONTRACT	•	24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00	
	•		Totals:		\$705,125,00		\$438,400.00	
RORGON	ADD ALTERNATES						7 7 7 7 7 7 7 7 7 7 7 7	
ADD A	LTERNATE #1							
		U	1.00	\$319,800.00	\$319,800.00	\$229,200.00	\$229,200.00	
ADD A	LTERMATE #1 ADD WORK TO REPAIR JOINTS AT PARAPEY	U	1.00 Totals:		\$319,800.00 \$319,800.00		\$229,200.00	
ADD A	LITERNATE #1 ADD WORK TO REPAIR JOINTS AT PARAPEY ON EAST FACE OF BUILDING						\$229,200.00	
ADD A 891 ADD A 892	LITERNATE #1 ADD WORK TO REPAIR JOINTS AT PARAPEY ON EAST FACE OF BUILDING LITERNATE #2 ADD WORK TO REPAIR JOINTS AT PARAPET		Totals:	\$355,585.00	\$319,800.00	\$304,300.00	\$229,200.00	
ADD A 891 ADD A 892	LITERNATE #1 ADD WORK TO REPAIR JOINTS AT PARAPEY ON EAST FACE OF BUILDING LITERNATE #2 ADD WORK TO REPAIR JOINTS AT PARAPET ON NORTH FACE OF BUILDING	U	Totals:	\$ 355,685.00	\$3/9,800.00 \$365,585.00 \$366,686.00	\$304,300.00	\$229,200,00 \$304,300.00 \$304,800.00	

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CERTIFICATE OF LIABILITY INSURANCE

7/16/2017

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(les) 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 endorsements.

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PRODU	CER				CONTACT Christino Holman, CPCU, CIC							
THE	ROWLEY AGENCY INC.				PHONE (403) 224-2562 (A/C No.): (603) 224-8012							
45 C	onstitution Avenue				EMAIL ADDRESS: cholman@rowleyagency.com							
P.O.	Box 511				INSURERS) AFFORDING COVERAGE NAIC							
Conc	ord NH	03302	-051	1	INSURERA Firemen's Ins Co of Wash, DC 21784							
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Brook	kstone Builders Inc.			•	NSURI				132323			
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Manchester NH 03103						5R.F.:						
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				© 1988-2014 ACORD CORPORATION. All rights reserved.								



CERTIFICATE OF LIABILITY INSURANCE

7/16/2017

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(les) 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).

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45	Constitution Avanue ,				EMAN ADDRESS: rekillings@rowleyagency.com						
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CERTIFICATE OF PROPERTY INSURANCE

7/16/2017

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.

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ACORD 24 (2009/09) INS024 (200909)

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Additional Named Insureds									
Other Named Insureds									
any and all subcontractors:	insured Multiple (Names)								
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