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State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
25 Capitol Street - Room 120
Concord, New Hampshire 03301
Office@das.nh.gov

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 No. 81043 - Contract B

July 29, 2019

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# 153524) Manchester, NH, for a total price not to exceed \$296,418, for Install Generator, and Purchase & Install Transfer Switches at State Office Park South and 64 South Street, Concord, NH. This contract is effective through May 31, 2020, unless extended in accordance with the contract terms. **100% Capital-General Funds.**

2). Further authorize the amount of \$10,000 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 \$306,418. **100% Capital-General Funds.**

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

01-14-14-140030-71890000	Emergency Back.	<u>SFY20</u>
034-500162	- Repair/Renovations Bldgs(Constr)	\$296,418.
034-500162	- Interagency - DPW Fees	<u>\$ 10,000.</u>
Total		\$306,418.

10/2019

EXPLANATION

The work of this project includes back-up electrical power provisions at seven facilities. A new generator and transfer switch furnished by the State and installed by Contractor, and associated components furnished by Contractor will be installed at Dolloff Building. Automatic transfer switches and associated components will be purchased and installed by Contractor at Thayer, Main, Laundry, Transportation, and Warehouse Buildings at the Gov. Hugh Gallen State Office Park, and at the 64 South Street Building.

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:	\$200,500
Contract Amount:	<u>\$296,418</u>
Over Estimate:	\$ 95,918

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 81043, Contract B – Install Generator, and Purchase & Install Transfer Switches at State Office Park South, Pleasant Street, Concord, NH, and 64 South Street, Concord, NH.

DESCRIPTION: The work of this project includes back-up electrical power provisions at seven facilities: A new generator and transfer switch furnished by the State and installed by Contractor, and associated components furnished by Contractor will be installed at Dolloff Building. Automatic transfer switches and associated components will be purchased and installed by Contractor at Thayer, Main, Laundry, Transportation, and Warehouse Buildings at the Gov. Hugh Gallen State Office Park, and at the 64 South Street Building.

EXPLANATION: This project improves building reliability by providing back-up power capability to boiler systems, which will allow building heat to continue to operate during cold weather power outages. Dolloff Building requires a permanent generator due to safety concerns related to the wood pellet boilers.

OVER ESTIMATE

EXPLANATION: There were a total of four general contractors that submitted invitational bids for this project. Bids ranged from \$296,418 to \$397,000. Available prequalified electrical contractors are relatively low in number. The project was bid to GCs in order to increase the potential pool of electrical resources, which causes mark-ups. This was necessary due to the accelerated schedule for the Dolloff building.

DEPARTMENT

ESTIMATE: \$200,500
LOW BID: \$296,418



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/3/2019

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 THE ROWLEY AGENCY INC. 45 Constitution Avenue P.O. Box 511 Concord NH 03302-0511	CONTACT NAME: Renee Skillings PHONE (A/C No. Ext): (603) 224-2562 FAX (A/C No.): (603) 224-8012 E-MAIL ADDRESS: rskillings@rowleyagency.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Brookstone Builders Inc. 600 Harvey Road Manchester NH 03103	INSURER A: Fireman's Ins Co of Wash. DC NAIC # 21784	
	INSURER B: Acadia Insurance Company 31325	
	INSURER C: Colony Insurance Company	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 19-20 all lines **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	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual per CG0001 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CPA5071222-16	1/1/2019	1/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			CAA5071223-16	1/1/2019	1/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			CUA5071225-16	1/1/2019	1/1/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WPA5071226-16 3A STATES: NH/MA/ME	1/1/2019	1/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment			CPA5071222-16	1/1/2019	1/1/2020	Limit: 300,000
C	Pollution/Professional			CPLD54223214	10/01/2018	10/01/2019	Each Claim: 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Install Generator & Purchase/Install Transfer Switches (#81043) (Contract B)
Certificate Holder and Owner are additional insured with respects to General Liability, Automobile, and Umbrella coverage, as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

State of New Hampshire c/o Department of Administrative Services 7 Hazen Drive PO Box 483 Concord, NH 03302-0483	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 Basil Makris/BCM
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/3/2019

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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 THE ROWLEY AGENCY INC. 45 Constitution Avenue P.O. Box 511 Concord NH 03302-0511	CONTACT NAME: Renee Skillings PHONE (A/C No. Ext): (603) 224-2562 E-MAIL ADDRESS: rskillings@rowleyagency.com	FAX (A/C. No): (603) 224-8022
	INSURER(S) AFFORDING COVERAGE	
INSURED State of New Hampshire, Dept of Administrative Services c/o Brookstone Builders 600 Harvey Road Manchester NH 03103	INSURER A: Acadia Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 31325

COVERAGES CERTIFICATE NUMBER: 19-20 Concord Gens 81043B 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	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Owners & Contractors Protec GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			OC707022019	7/2/2019	7/2/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Install Generator & Purchase/Install Transfer Switches (#81043) (Contract B)

CERTIFICATE HOLDER State of New Hampshire Dept. of Administrative Services 7 Hazen Drive PO Box 483 Concord, NH 03302-0483	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 Renee Skillings/RLS <i>Renee L. Skillings, CRIS</i>
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ABC Bid Data

CONCORD
81043B
NON-FEDERAL

PROJECT: CONCORD
STATE PROJECT NUMBER: 81043B
FED. PROJECT NUMBER: NON-FEDERAL
DATE BIDS OPEN: June 26, 2019, 02:00 PM
SCOPE OF WORK: INSTALL GENERATOR & INSTALL TRANSFER SWITCHES
COMPLETION DATE: October 31, 2019
LOCATION: Merrimack

Certified by: _____
Administrator

Summary of Bidders

Contractor	Bid Amount	Rank
BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD, MANCHESTER NH 03103-3320	\$296,418.00	A
TURNSTONE CORPORATION 479 NASHUA STREET, MILFORD NH 03055-3705	\$319,900.00	B
MARK CARRIER CONSTRUCTION INC SUITE 101, 175 LINCOLN STREET, MANCHESTER NH 03103-5031	\$324,929.00	C
D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE, NASHUA NH 03062-1044	\$397,000.00	D

BUREAU OF PUBLIC WORKS
 Award to Brookstone Builders, Inc.
 Hold for Negotiation
 Cancel Contract
 User Agency NHDAS
 Authorized by [Signature]
 Date 07022019

Item No.	Description	Unit	Quantity	PS&E		BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD MANCHESTER, NH 03103-3320		TURNSTONE CORPORATION 479 NASHUA STREET MILFORD, NH 03055-3705	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	DOLLOFF BLDG - INSTALL GENERATOR & TRANSFER SWITCH	U	1.00	\$28,750.00	\$28,750.00	\$65,511.00	\$65,511.00	\$104,919.00	\$104,919.00
902	MAIN BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$25,000.00	\$25,000.00	\$43,983.00	\$43,983.00	\$39,034.00	\$39,034.00
903	THAYER BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$32,000.00	\$32,000.00	\$39,704.00	\$39,704.00	\$36,147.00	\$36,147.00
904	LAUNDRY BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$35,500.00	\$35,500.00	\$40,986.00	\$40,986.00	\$33,578.00	\$33,578.00
905	WAREHOUSE BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$14,000.00	\$14,000.00	\$23,776.00	\$23,776.00	\$19,464.00	\$19,464.00
906	TRANSPORTATION BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$14,000.00	\$14,000.00	\$26,436.00	\$26,436.00	\$21,910.00	\$21,910.00
907	64 SOUTH STREET - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$23,750.00	\$23,750.00	\$28,522.00	\$28,522.00	\$37,348.00	\$37,348.00
908	ALLOWANCE #1 - GAS CONNECTION	\$	10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00
909	ALLOWANCE #2 - ALLOWANCE FOR UNFORESEEN CONDITIONS & OWNER INITIATED CHANGES	\$	17,500.00	\$1.00	\$17,500.00	\$1.00	\$17,500.00	\$1.00	\$17,500.00
Totals:					\$200,500.00		\$296,418.00		\$319,900.00
Alt. Totals:									
Totals:					\$200,500.00		\$296,418.00		\$319,900.00

Item No.	Description	Unit	Quantity	PS&E		MARK CARRIER CONSTRUCTION INC SUITE 101 MANCHESTER, NH 03103-5031		D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE NASHUA, NH 03062-1044	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	DOLLOFF BLDG - INSTALL GENERATOR & TRANSFER SWITCH	U	1.00	\$28,750.00	\$28,750.00	\$150,139.00	\$150,139.00	\$110,000.00	\$110,000.00
902	MAIN BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$25,000.00	\$25,000.00	\$32,890.00	\$32,890.00	\$70,000.00	\$70,000.00
903	THAYER BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$32,000.00	\$32,000.00	\$28,545.00	\$28,545.00	\$47,000.00	\$47,000.00
904	LAUNDRY BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$35,500.00	\$35,500.00	\$29,645.00	\$29,645.00	\$47,000.00	\$47,000.00
905	WAREHOUSE BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$14,000.00	\$14,000.00	\$16,390.00	\$16,390.00	\$29,500.00	\$29,500.00
906	TRANSPORTATION BLDG - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$14,000.00	\$14,000.00	\$19,030.00	\$19,030.00	\$31,000.00	\$31,000.00
907	64 SOUTH STREET - PURCHASE & INSTALL TRANSFER SWITCH	U	1.00	\$23,750.00	\$23,750.00	\$20,790.00	\$20,790.00	\$35,000.00	\$35,000.00
908	ALLOWANCE #1 - GAS CONNECTION	\$	10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00	\$1.00	\$10,000.00
909	ALLOWANCE #2 - ALLOWANCE FOR UNFORESEEN CONDITIONS & OWNER INITIATED CHANGES	\$	17,500.00	\$1.00	\$17,500.00	\$1.00	\$17,500.00	\$1.00	\$17,500.00
Totals:					\$200,500.00		\$324,929.00		\$397,000.00
Alt. Totals:									
Totals:					\$200,500.00		\$324,929.00		\$397,000.00

CONTRACT

Rev. May 1986

This Agreement, made this 3rd day of July A.D. 2019 between The State of New Hampshire by the Commissioner, Department of Administrative Services (hereinafter called The State, the Commissioner and the Department, respectively), Brookstone Builders, Inc. 600 Harvey Road of Manchester, NH 03103-3320 their successors and assigns, (hereinafter called the Contractor).

The Contractor, not as an agent or employee of The State, but as an independent contractor, for and in consideration of the payment or payments herein specified and agreed to by The State, covenants and agrees to furnish and deliver all the materials and to do and perform all the work and labor for Install Generator and Purchase and Install Transfer Switches, Project No. 81043B in the City/Town of Concord in the county of Merrimack The State of New Hampshire, and such other items as mentioned in the bidding documents, including, but not limited to, where applicable, the General Conditions, Supplementary General Conditions, Specifications, Drawings, Addenda issued during the bidding period, letters of Negotiation and Wage Rates; all of which are attached hereto and agreed by the parties to be a part of this Contract.

The Contractor agrees to receive, and The State agrees to pay, as full compensation for all work required in the prosecution and completion of the project, the prices bid by the Contractor totaling the sum of: Two hundred ninety-six thousand four hundred eighteen dollars and no cents (\$296,418.00)

The project is particularly described as follows:

Furnish all materials and to do and perform all work to install generator and purchase and install transfer switches at the State Office Park South, Pleasant Street in Concord in accordance with the plans and specifications of this project

The Contractor covenants and agrees that the materials shall be furnished and delivered, and all labor shall be performed in every respect to the satisfaction and approval of the Commissioner on or before: October 31, 2019 May 31, 2020²⁰¹⁹

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PKS *CS*