



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street – Room 120
Concord, New Hampshire 03301

84 mll

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. 81222R– Contract A

March 1, 2022

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, NH, for a total price not to exceed \$1,586,907, for the ARPA Hillsborough County Courthouse South Cooling and Controls, Nashua, New Hampshire. This contract is effective upon Governor and Council approval through May 3, 2023, unless extended in accordance with the contract terms. **59% Capital-General Funds, 41% Federal Funds.**

2). Further authorize that a contingency in the amount of \$150,000 be approved for unanticipated project expenses for the ARPA Hillsborough County Courthouse South Cooling and Controls, bringing the total to \$1,736,907. **100% Federal Funds.**

3). Further authorize the amount of \$85,000 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC# 311152), for engineering services provided, bringing the total to \$1,821,907. **100% Federal Funds.**

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

01-14-14-146530-92660000 L21:11A1 - Hillsboro Colng Cntrl 034 500161 - New Construction	\$ 933,100
01-14-14-141510-24810000- ARP FRP DEF MAINT HVAC COVID 048-500226 - Contract Repairs Bldg. Grounds	\$ <u>653,807</u>
Sub-Total	\$ 1,586,907
01-14-14-141510-24810000- ARP FRP DEF MAINT HVAC COVID 048-500226 - Contract Repairs Bldg. Grounds - Contingency	\$ <u>150,000</u>
Sub-Total	\$ 1,736,907
048-500226- Contract Repairs Bldg. Grounds - DPW fees	\$ <u>85,000</u>
GRAND TOTAL	\$ 1,821,907

EXPLANATION

This project will remove and replace three rooftop units and replace the existing pneumatic controls system with direct digital controls. All the existing supply and return ductwork will be cleaned.

The Hillsborough County Courthouse South, located in Nashua, was constructed in 1992 and is in need of HVAC upgrades. The cooling roof top units (RTU's) and pneumatic controls are original to the building and require constant maintenance due to frequent failures. The pneumatic controls will be replaced with digital controls and a new building management system. The building management system will centralize the mechanical controls for more efficient HVAC operations. It is estimated that the new cooling units and controls will yield an energy savings of approximately 10%. The existing ductwork has not been cleaned since the building was opened in 1992.

The contractor has been pre-qualified by the Department of Transportation. The contract has been approved by the Department of Justice 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:	\$1,800,000
Contract Amount:	<u>\$1,586,907</u>
Under Estimate:	\$ 213,093

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 81222R, Contract A
ARPA Hillsborough County Courthouse South Cooling
and Controls, Nashua NH

DESCRIPTION: This project will remove and replace three rooftop units
and replace the existing pneumatic controls system with
direct digital controls. All the existing supply and return
ductwork will be cleaned.

EXPLANATION: The Hillsborough County Courthouse South, located in
Nashua, was constructed in 1992 and is in need of HVAC
upgrades. The cooling roof top units (RTU's) and
pneumatic controls are original to the building and
require constant maintenance due to frequent failures.
The pneumatic controls will be replaced with digital
controls and a new building management system. The
building management system will centralize the
mechanical controls for more efficient HVAC operations.
It is estimated that the new cooling units and controls
should will yield an energy savings of approximately 10%.
The existing ductwork has not been cleaned since the
building was opened in 1992.

UNDER ESTIMATE

EXPLANATION: The low bid was within 11% of the Department estimate
and considered within industry standards.

DEPARTMENT ESTIMATE:	\$ 1,800,000
LOW BID:	<u>\$ 1,586,907</u>
UNDER ESTIMATE:	\$ 213,093



Division of Public Works

ABC Bid Data

NASHUA
81222RA
NON-FEDERAL

PROJECT: NASHUA
STATE PROJECT NUMBER: 81222RA
FED. PROJECT NUMBER: NON-FEDERAL
DATE BIDS OPEN: December 22, 2021,
SCOPE OF WORK: ARPA HILLSBOROUGH COUNTY COURTHOUSE SOUTH COOLING AND CONTROLS
COMPLETION DATE: May 03, 2023
LOCATION: Hillsborough

Awarded To:

Amount: \$0.00

Award Date:

Certified by:

Director of Project Development

Summary of Bidders

Contractor	Bid Amount	Rank
BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD, MANCHESTER NH 03103-3320	\$1,586,907.00	A
D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE, NASHUA NH 03062-1044	\$1,678,330.00	B
RTH MECHANICAL CONTRACTORS INC 17 PRODUCTION DRIVE, DOVER NH 03820	\$1,746,101.00	C
FULCRUM ASSOCIATES LLC 5 TECH CIRCLE, AMHERST NH 03031	\$1,993,599.00	D

Item # 901: \$ 1,486,907.⁰⁰
Item # 902: \$ 100,000.⁰⁰
Total = \$ 1,586,907.⁰⁰

BUREAU OF PUBLIC WORKS

☒ Award to Brookstone Bldrs, Inc.
☐ Hold for Negotiation
☐ Cancel Contract
User Agency NH DAS
Authorized by 722
Date 12/23/2021



Division of Public Works

ABC Bid Data

NASHUA
81222RA
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&E		BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD MANCHESTER, NH 03103-3320		D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE NASHUA, NH 03062-1044	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	REMOVE AND REPLACE THREE ROOF TOPS AND UPGRADE EXISTING CONTROLS	U	1.00	\$1,700,000.00	\$1,700,000.00	\$1,486,907.00	\$1,486,907.00	\$1,578,330.00	\$1,578,330.00
902	ALLOWANCE #1 OWNERS CHANGES FOR UNKNOWN LATENT OR DIFFERING EXISTING CONDITIONS	\$	100,000.00	\$1.00	\$100,000.00	\$1.00	\$100,000.00	\$1.00	\$100,000.00
Totals:				\$1,800,000.00		\$1,586,907.00		\$1,678,330.00	
Alt. Totals:									
Totals:				\$1,800,000.00		\$1,586,907.00		\$1,678,330.00	



Division of Public Works

ABC Bid Data

NASHUA
81222RA
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&E		RTH MECHANICAL CONTRACTORS INC 17 PRODUCTION DRIVE DOVER, NH 03820		FULCRUM ASSOCIATES LLC 5 TECH CIRCLE AMHERST, NH 03031	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	REMOVE AND REPLACE THREE ROOF TOPS AND UPGRADE EXISTING CONTROLS	U	1.00	\$1,700,000.00	\$1,700,000.00	\$1,646,101.00	\$1,646,101.00	\$1,893,599.00	\$1,893,599.00
902	ALLOWANCE #1 OWNERS CHANGES FOR UNKNOWN LATENT OR DIFFERING EXISTING CONDITIONS	\$	100,000.00	\$1.00	\$100,000.00	\$1.00	\$100,000.00	\$1.00	\$100,000.00
Totals:				\$1,800,000.00		\$1,746,101.00		\$1,993,599.00	
Alt. Totals:									
Totals:				\$1,800,000.00		\$1,746,101.00		\$1,993,599.00	

State of New Hampshire

Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that BROOKSTONE BUILDERS, INC. is a New Hampshire Profit Corporation registered to transact business in New Hampshire on August 09, 1984. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 78746

Certificate Number: 0005349732



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 15th day of April A.D. 2021.

A handwritten signature in cursive script, appearing to read "William M. Gardner".

William M. Gardner
Secretary of State

Business Information

Business Details

Business Name:	BROOKSTONE BUILDERS, INC.	Business ID:	78746
Business Type:	Domestic Profit Corporation	Business Status:	Good Standing
Business Creation Date:	08/09/1984	Name in State of Incorporation:	Not Available
Date of Formation in Jurisdiction:	08/09/1984		
Principal Office Address:	600 Harvey Road, Manchester, NH, 03103, USA	Mailing Address:	600 Harvey Road, Manchester, NH, 03103, USA
Citizenship / State of Incorporation:	Domestic/New Hampshire		
		Last Annual Report Year:	2022
		Next Report Year:	2023
Duration:	Perpetual		
Business Email:	paula.scales@brookbuild.com	Phone #:	NONE
Notification Email:	paula.scales@brookbuild.com	Fiscal Year End Date:	NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	OTHER / GENERAL CONSTRUCTION DEVELOPMENT AND MANAGEMENT	

Page 1 of 1, records 1 to 1 of 1

Principals Information

Name/Title	Business Address
Paula L Scales / President	600 Harvey Road, Manchester, NH, 03103, USA
Albert A Scales / Treasurer	600 Harvey Rd, Manchester, NH, 03103, USA
Paula L Scales / Director	600 Harvey Rd, Manchester, NH, 03103, USA
Sean D Scales / Vice President	600 Harvey Rd, Manchester, NH, 03103, USA

Page 1 of 1, records 1 to 4 of 4

Registered Agent Information

Name: Gagliuso, Richard C, Esq

Registered Office Address: 32 Daniel Webster Highway S14, Merrimack, NH, 03054, USA

Registered Mailing Address: 32 Daniel Webster Highway S14, Merrimack, NH, 03054, USA

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address
No records to view.			

[Filing History](#) [Address History](#) [View All Other Addresses](#) [Name History](#)
[Shares](#) [Businesses Linked to Registered Agent](#) [Return to Search](#) [Back](#)

NH Department of State, 107 North Main St. Room 204, Concord, NH 03301 -- [Contact Us \(/online/Home/ContactUS\)](#)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/27/2021

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	
INSURED Brookstone Builders Inc. 600 Harvey Road Manchester NH 03103		INSURER(S) AFFORDING COVERAGE INSURER A: Firemen's Ins Co of Wash. DC INSURER B: Acadia Insurance Company INSURER C: Colony Insurance Company INSURER D: INSURER E: INSURER F:	
		NAIC # 21784 31325	

COVERAGES

CERTIFICATE NUMBER: 22-23 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	ADDL 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 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 OTHER:			CPA5071222-19	1/1/2022	1/1/2023	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	<input checked="" type="checkbox"/> 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			CAA5071223-19	1/1/2022	1/1/2023	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 type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 0			CUA5071225-19	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 PROD/COMP OPS AGGREGATE \$ 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	N/A	3A STATES: NH/MA/ME WPA5071226-19	1/1/2022	1/1/2023	<input checked="" type="checkbox"/> PER STATUTE 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			CPA5071222-19	1/1/2022	1/1/2023	LIMIT 300,000
C	POLLUTION/PROFESSIONAL LIAB			SEE ATTACHED			

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

Re: ARPA Hillsborough County Courthouse South Cooling and Controls, Nashua NH #81222RA

The State of New Hampshire, its agencies, and its agents and employees are additional insureds with respect to General Liability for ongoing operations performed by or on behalf of Brookstone Builders, Inc. when required in a written contract.

CERTIFICATE HOLDER

Phyllis.C.Jouvelakas@dot.nh.g

State of New Hampshire
Department of Administrative Services
7 Hazen Drive
Room 250
Concord, NH 03301

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

Renee Skillings, CRIS

ACORD 25 (2014/01)

INS025 (201401)

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COMMENTS/REMARKS

POLLUTION/PROFESSIONAL LIABILITY

Carrier: C

Eff: 10/01/2021 - 10/01/2022

POLICY AGGREGATE: \$2,000,000

EACH POLLUTION CONDITION: \$1,000,000

Deductible: \$10,000

PROFESSIONAL LIABILITY: \$1,000,000

(Claims Made - 10/1/2015 Retro Date)

Deductible: \$10,000

OFREMARK

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

1/4/2022

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 THE ROWLEY AGENCY INC. 45 Constitution Avenue P.O. Box 511 Concord NH 03302-0511		PHONE (A/C, No, Ext): (603) 224-2562		COMPANY Acadia Insurance Company One Acadia Commons P.O. Box 9010 Westbrook ME 04098-5010	
FAX (A/C, No): (603) 224-8012		E-MAIL ADDRESS: ehorner@rowleyagency.com			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID#: 00006540					
INSURED Brookstone Builders Inc. 600 Harvey Road Manchester NH 03103		LOAN NUMBER		POLICY NUMBER CIM010322	
		EFFECTIVE DATE 1/3/2022		EXPIRATION DATE 1/3/2023	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc# 00001/Bldg# 00001 30 Spring Street Nashua, NH
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
Job Specific Builders Risk New - replacement cost		
Job Specific Special form	1,586,907	1,000

REMARKS (Including Special Conditions)

Waiver of subrogation is included

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

NAME AND ADDRESS State of NH Dept of Administrative Services 7 Hazen Dr. Room 250 Concord, NH 03301	<input type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN #	
	AUTHORIZED REPRESENTATIVE C Holman, CPCU, CIC/CH <i>Christine Holman</i>	

ACORD 27 (2009/12)

INS027 (200912).02

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Additional Named Insureds

Other Named Insureds

State of NH Department of Administrative Services

Any and all subcontractors

