

State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES 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 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:

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

#### **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:

\$1,586,907 \$ 213,093

Under Estimate:

#### 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: \$ 1,586,907 UNDER ESTIMATE: \$ 213,093

## Division of Public Works

#### **ABC Bid Data**

NASHUA 81222RA NON-FEDERAL

PROJECT:	NASHUA				
STATE PROJECT NUMBER:	81222RA	Awarded To:			
FED. PROJECT NUMBER:	NON-FEDERAL				
DATE BIDS OPEN:	December 22, 2021,				
SCOPE OF WORK:	ARPA HILLSBOROUGH COUNTY COURTHOUSE SOUTH COOLING AND CONTROLS	Amount: \$0	0.00	Certified by:	
COMPLETION DATE:	May 03, 2023	Award Date:			Director of Project Development
LOCATION:	Hillsborough	THE RESERVE OF THE PARTY OF THE			

#### **Summary of Bidders**

Bid Amount	Rank
\$1,586,907.00	Α
\$1,678,330.00	В
\$1,746,101.00	C
\$1,993,599.00	D
BUREAU OF PUBLIC WORKS  Award to Brookstone Bldvs, I  Hold for Negotiation  Cancel Gract  User Agency NHDAS  Authorized by J22  Date	ис.
	\$1,586,907.00 \$1,678,330.00 \$1,746,101.00 \$1,993,599.00  BUREAU OF PUBLIC WORKS  Award to Brookstone Bldrs, I Hold for Negotiation Cancel Coract User Agency  NHDA

# Division of Public Works

#### **ABC Bid Data**

NASHUA 81222RA NON-FEDERAL

				PSSE		606 HA	IE BUILDERS, INC. RVEY ROAD ER, NH 03103-3320	D, L'.KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE NASHUA, NH 03062-1044	
Item No.	Description	Unit	Quantity	Unit Price	Total	Unit Price	Tótal	Unit Price	Total
Items									
901									
	I REMOVE AND REPLACE THREE ROOF TOPS AND			64 700 000 00	64 700 000 00	24 400 00T 00	*4 400 007 00	## FEE BOD 60	A1
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
		\$	100,000.00	\$1,700,000.00		\$1,486,907,00 \$1,00	\$1,486,907,00 \$100,000,00	\$1,578,330,00 \$1.00	\$1,578,330,00 \$100,000,00
902	UPGRADE EXISTING CONTROLS  ALLOWANCE #1 OWNERS CHANGES FOR UNKNOWN	\$				\$1,00		\$1.00	
	UPGRADE EXISTING CONTROLS  ALLOWANCE #1 OWNERS CHANGES FOR UNKNOWN	\$	100,000.00		\$100,000.00	\$1,00	\$100,000,00	\$1.00	\$100,000,00

#### **ABC Bid Data**

NASHUA 81222RA NON-FEDERAL

\$1,993,599.00

### Division of Public Works

				PS&E		17 PRODE	L CONTRACTORS INC JCTION DRIVE 1, NH 03820	FULCRUM ABSOCIATES LLC 8 TECH CIRCLE AMHERST, NH 03031	
Item No.	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
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
									\$1,693,599,00
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	\$1,893,599,00
902	ALLOWANCE #1 OWNERS CHANGES FOR UNKNOWN	•	100,000.00 Totals:	\$1.00	\$100,000.00 \$1,800,000.00	\$1.00	\$100,000.00 \$1,746,101.00	\$1.00	

\$1,800,000.00

\$1,746,101.00

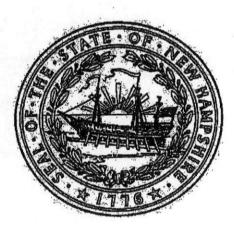
## State of New Hampshire Department of State

#### 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.

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 08/09/1984

Name in State of Incorporation: Not Available

Date of Formation in 08/09/1984

Jurisdiction:

Principal Office 600 Harvey Road, Manchester, Mailing Address: 600 Harvey Road, Manchester,

Address: NH, 03103, USA

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**

Paula L Scales / President	600 II D. I M I I NII 03103 IICA
	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

#### **Registered Agent Information**

Name: Gagliuso, Richard C, Esq

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

Address:

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

Address:

#### **Trade Name Information**

No Trade Name(s) associated to this business.

#### **Trade Name Owned By**

No Records to View.

#### **Trademark Information**

Trademark Name Number

**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			CONTACT Renee Skillings	
THE ROWLEY AGENCY IN			RUALIE	FAX (A/C, No): (603) 224-8012
45 Constitution Avenue P.O. Box 511	ue		E-MAIL ADDRESS: rskillings@rowleyagency.com	A/C, No):
Concord	NH	03302-0511	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	1113	03302-0511	INSURERA: Firemen's Ins Co of Wash. DC	21784
Brookstone Builders 1			INSURER B: Acadia Insurance Company	31325
600 Harvey Road	ine.		INSURER C: Colony Insurance Company	
ood narvey Road			INSURER D:	
Manahaata	-		INSURER E :	
Manchester	NH	03103	INSURER F:	
COVERAGES	14. 16.4	CERTIFICATE NUMBER: 22-23 A11	Lines REVISION NUMB	FR:

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	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP (MM/DD/YYYY)		_	
TIM	X COMMERCIAL GENERAL LIABILITY			POLICI NUMBER	(MM/DD/YYYY)	(MM/DD/YYYY)		TS	
A	CLAIMS-MADE X OCCUR	= 1		111 N 12			DAMAGE TO RENTED	\$	1,000,000
	X Contractual per CG0001			GD15071000 10			PREMISES (Ea occurrence)	\$	300,000
	si concractual per cgoool			CPA5071222-19	1/1/2022	1/1/2023	MED EXP (Any one person)	\$	10,000
	GEN'LAGGREGATE LIMIT APPLIES PER:				1		PERSONAL & ADV INJURY	\$	1,000,000
	PRO FEE						GENERAL AGGREGATE	\$	2,000,000
							PRODUCTS - COMP/OP AGG	\$	2,000,000
	OTHER:	-	_					\$	
	AUTOMOBILE LIABILITY			Account of the Control of the Contro			COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
A	ANY AUTO ALL OWNED SCHEDULED						BODILY INJURY (Per person)	\$	
	AUTOS AUTOS NON-OWNED			CAA5071223-19	1/1/2022	1/1/2023	BODILY INJURY (Per accident)	\$	
	HIRED AUTOS AUTOS						PROPERTY DAMAGE (Per accident)	\$	
-	X UMBRELLA LIAB X COOUR		-		у (			\$	
_	EXCESSIVE COCCUR						EACH OCCURRENCE	\$	10,000,000
В	CLAIMS-MADE		_ [	CUA5071225-19	1/1/2022	1/1/2023	AGGREGATE	\$	10,000,000
-	DED X RETENTION \$ 0 WORKERS COMPENSATION		-				PROD/COMP OPS AGGREGATE	\$	10,000,000
- 1	AND EMPLOYERS' LIABILITY						X PER OTH-		
- 1	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A		BA STATES: NH/MA/ME			E.L. EACH ACCIDENT	\$	1,000,000
	(Mandatory in NH) If yes, describe under		,	VPA5071226-19	1/1/2022	1/1/2023	E.L. DISEASE - EA EMPLOYEE	\$	1,000,000
	DÉSCRIPTION OF OPERATIONS below		-				E.L. DISEASE - POLICY LIMIT	\$	1,000,000
- 1	LEASED/RENTED EQUIPMENT POLLUTION/PROFESSIONAL LIAB			CPA5071222-19 SEE ATTACHED	1/1/2022	1/1/2023	LIMIT		300,000

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.

OZKINIOATE NOEBEK	CANCELLATION	
Phyllis.C. Jouvelakas@dot.ni	h.g	
State of New Hampshire Department of Administrative Services 7 Hazen Drive	SHOULD ANY OF THE ABOVE DESCR THE EXPIRATION DATE THEREOF, NO ACCORDANCE WITH THE POLICY PR	RIBED POLICIES BE CANCELLED BEFORE OTICE WILL BE DELIVERED IN ROVISIONS.
Room 250	AUTHORIZED REPRESENTATIVE	
Concord, NH 03301	Renee Skillings/RLS	Rene L. Skillings, CRIS

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CERTIFICATE UOLDED

#### 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. PHONE (A/C, No. Ext): (603) 224-2562 COMPANY THE ROWLEY AGENCY INC. Acadia Insurance Company 45 Constitution Avenue One Acadia Commons P.O. Box 511 P.O. Box 9010 Concord ME 04098-5010 NH 03302-0511 Westbrook FAX (A/C, No): (603)224-8012 ehorner@rowleyagency.com CODE: SUB CODE: AGENCY CUSTOMER ID#: 00006540 INSURED LOAN NUMBER POLICY NUMBER CIM010322 Brookstone Builders Inc. 600 Harvey Road EFFECTIVE DATE EXPIDATION DATE CONTINUED UNTIL 1/3/2022 1/3/2023 TERMINATED IF CHECKED THIS REPLACES PRIOR EVIDENCE DATED: Manchester NH 03103 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** AMOUNT OF INSURANCE COVERAGE / PERILS / FORMS DEDUCTIBLE Job Specific Builders Risk New - replacement cost Job Specific Special form 1,000 1,586,907 **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 ADDITIONAL INSURED MORTGAGEE LOSS PAYEE State of NH LOAN # Dept of Administrative Services 7 Hazen Dr. **AUTHORIZED REPRESENTATIVE** Room 250 Olistic HAGolman Concord, NH 03301 C Holman, CPCU, CIC/CH

# **Additional Named Insureds** Other Named Insureds State of NH Department of Administrative Services Any and all subcontractors COPYRIGHT 2007, AMS SERVICES INC OFAPPINF (02/2007)



#### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 01/04/2022

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 have ADDITIONAL INSURED provisions or 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)

AMME: Renee Skillings PHONE (603) 224-2562 FAX (603) 224-801 FAX (603) 224-801 FAX (603) 224-2562 FAX (603) 224-801 FAX (603) 24-801 FAX (603) 224-801 FAX (	this certificate does not confer rights	to the cer	tificate holder in lieu of suc						
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O, Box 511  NH 03302-0511  NH 03302-	CITE-11 AZEC ACCEPTATION VS			F-MAI					
SIMEO IN H Dept of Admin Svos (OWNER)  State of NH Dept of Admin Svos (OWNER)  Manchester  Manchester  Manchester  Manchester  DVERAGES  CERTIFICATE NUMBER: O'P Nambus SUBJECT TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD CONTROL TO STATE THE TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD CHEMICAL THAN SUBJECT TO THE THIS SUBJECT TO THE T	P.O. Box 511			ADDRESS: ISKIIINGS	@rowleyagend	cy.com			
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State of NH Dept of Admin Svcs (OWNER)  600 Harvey Road  Manchester  Manchester  NH 03103  MSURER D:  MSURER D	NSURED		NH 03302-0511	INSURER A: Acadia Insurance Company					
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