



State of New Hampshire  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
OFFICE OF THE COMMISSIONER  
25 Capitol Street – Room 120  
Concord, New Hampshire 03301

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Division of Public Works  
Design and Construction  
Project No. 80946R – Contract B

December 27, 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 Fulcrum Associates, Inc. (VC# 281079) Amherst, NH, for a total price not to exceed \$1,595,019, for the Conversion of the AOC (Administrative Office of the Courts) Building to Probate Court, Concord, NH. This contract is effective upon Governor and Council approval through October 31, 2018, unless extended in accordance with the contract terms. **100% General Capital Funds.**

2). Further authorize that a contingency in the amount of \$112,000 be approved for unanticipated structural expenses for the Conversion of AOC (Administrative Office of the Courts) Building to Probate Court, bringing the total to \$1,707,019. **100% General Capital Funds.**

3). Further authorize pursuant to Chapter 228:13, Laws of 2017, the amount of \$49,000 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC# 177875), for oversight and engineering services provided, bringing the total to \$1,756,019. **100% General Capital Funds.**

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

01-14-14-140030-15150000 AOC – New Roof	<b><u>SFY18</u></b>
034-500162 – Repair/Renovations Buildings	\$165,000

01-14-14-140030-15130000 Convert AOC Building

034-500162 – Repair/Renovations Buildings	\$1,430,019
034-500162 – Repair/Renovations Buildings	\$ 112,000
034-500162 – Repair/Renovations Buildings	<u>\$ 49,000</u>
	\$1,591,019
<b>Grand Total</b>	<b>\$1,756,019</b>

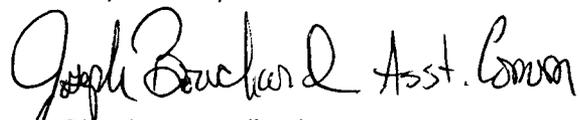
**EXPLANATION**

Per Chapter 228:1, II, D, 2, Laws of 2017, for the AOC New Roof and Chapter 228:1, II, D, 1, Laws of 2017, for the Conversion of AOC Building. This project will renovate the existing two-story Administrative Office of the Courts building to accommodate the Merrimack County Probate Court, including the replacement of the existing roof.

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 – Court Facilities 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: \$1,865,282  
Contract Amount: \$1,595,019  
Under Estimate \$ 270,263

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 80946R, Contract B – Convert Administrative Office of the Courts Building to Probate Court, Concord, New Hampshire.

DESCRIPTION: Renovation of the existing two-story Administrative Office of the Courts building to accommodate the Merrimack County Probate Court.

EXPLANATION: Scope of work includes removal and replacement of the existing shingle roofing, interior renovations, replacement of existing mechanical and electrical systems and new exit stair.

UNDER ESTIMATE

EXPLANATION: There were two bids that were close at the low end of the spectrum. The bulk of the bids were about \$200,000 above these two low bids. The two low bids are from reputable contractors. There were a total of 9 bids indicating a great deal of interest in this project.

DEPARTMENT

ESTIMATE: \$1,865,202.00  
LOW BID: \$1,595,019.00



# ABC Bid Data

CONCORD  
FEDERAL  
NON-FEDERAL

Division of Public Works

PROJECT: CONCORD  
STATE PROJECT NUMBER: 699-958  
NON-FEDERAL  
DATE BIDDING BEGAN: November 29, 2017, 02:00 PM  
SCOPE OF WORK: CONVERT JDC BUILDING TO PROBATE COURT  
COMPLETION DATE: October 31, 2019  
LOCATION: Merrimack

Certified by: \_\_\_\_\_

## Summary of Bidders

Contractor	Bid Amount	Rank
FULCRUM ASSOCIATES INC 5 TECH CIRCLE, AMHERST NH 03031	\$1,585,019.00 ✓	A
MILESTONE ENGINEERING & CONST. INC 1 HORSESHOE POND LANE, PO BOX 2279, CONCORD NH 03302-2279	\$1,586,887.00	B
BUILD-IT CONSTRUCTION SERVICES INC 73 NEWTON ROAD #22, PLAINSTOW NH 03885	\$1,704,011.00	C
TURNSTONE CORPORATION 479 NASHUA STREET, MILFORD NH 03065-3705	\$1,798,000.00	D
CARENO CONSTRUCTION CO., LLC 270 WEST ROAD, STE 4, PORTSMOUTH NH 03801-7811	\$1,753,000.00	E
SCHROEDER CONSTRUCTION MGMT IN 2 TOWNSEND WEST UNIT 3, NASHUA NH 03063	\$1,768,000.00	F
MARTINI NORTHERN LLC 289 HANOVER STREET, PORTSMOUTH NH 03801	\$1,781,000.00	G
D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE, NASHUA NH 03062-1044	\$1,788,780.00	H
BROOKSTONE BUILDERS, INC. 800 HARVEY ROAD, MANCHESTER NH 03105-3320	\$1,834,000.00	I

901  
902  
\$1,520,019.00  
\$1,595,019.00

BUREAU OF PUBLIC WORKS  
 Award to Fulcrum Assoc., Inc  
 Hold for Negotiation  
 Cancel Contract  
 User Agency NH DAS  
 Authorized by [Signature]  
 Date 12/04/2017



Item No.	Description	Unit	Quantity	PS&E		BUILD-IT CONSTRUCTION SERVICES		TURNSTONE CORPORATION	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
901	RENOVATION OF EXISTING AOC BUILDING TO U PROBATE COURT		1.00	\$1,780,282.00	\$1,780,282.00	\$1,629,011.00	\$1,629,011.00	\$1,684,000.00	\$1,684,000.00
902	ALLOWANCE FOR ADDITIONS AND MODIFICATIONS TO THE CONTRACT	\$	75,000.00	\$1.00	\$75,000.00	\$1.00	\$75,000.00	\$1.00	\$75,000.00
<b>Totals:</b>					<b>\$1,855,282.00</b>		<b>\$1,704,011.00</b>		<b>\$1,739,000.00</b>



Item No.	Description	Unit	Quantity	PS&E		MARTINI NORTHERN LLC		D. L. KING & ASSOCIATES INC.	
				Unit Price	Total	298 HANOVER STREET PORTSMOUTH, NH 03801	Total	27 TANGLEWOOD DRIVE NASHUA, NH 03062-1044	Total
901	RENOVATION OF EXISTING AOC BUILDING TO U PROBATE COURT		1.00	\$1,790,282.00	\$1,790,282.00	\$1,716,000.00	\$1,716,000.00	\$1,724,780.00	\$1,724,780.00
902	ALLOWANCE FOR ADDITIONS AND MODIFICATIONS TO THE CONTRACT	\$	75,000.00	\$1.00	\$75,000.00	\$1.00	\$75,000.00	\$1.00	\$75,000.00
<b>Totals:</b>					<b>\$1,865,282.00</b>		<b>\$1,791,000.00</b>		<b>\$1,799,780.00</b>







