



State of New Hampshire

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

110 mLC

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. 81066- Contract B

November 15, 2019

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Division of Public Works Design and Construction, to enter into a contract with RTH Mechanical Contractors, Inc. (VC #159063), Brentwood, New Hampshire in the amount of \$1,392,250.00 for the replacement of the existing sprinkler and fire alarm systems at the Cannon Mountain Ski Area Tramway Summit Building. This contract is effective upon Governor and Executive Council approval through August 31, 2020, unless extended in accordance with the contract terms. **62% Other Funds (Cannon Mountain Capital Improvement Fund), 38% Other Funds (Agency Income)**

Funding is available in account, RSA 12-A:29-b Cannon Cap Imp, as follows:

03-35-35-351510-31320000	<u>SFY 20</u>
034-500162 Cannon Projects	\$950,000.

Funding is available in account titled, Service Parks, as follows:

03-35-35-351510-37200000	<u>SFY 20</u>
048-500226 - Contractual Maintenance Building-Grounds	\$442,250

GRAND TOTAL **\$1,392,250**

EXPLANATION

Per RSA 12-A:29-c Cannon Mountain Capital Improvement Fund and RSA 216-A:13-I State Parks Fund Established. This project consists of the complete removal and replacement of a 57-year-old sprinkler system that has deteriorated beyond its effective service life. The project includes the installation of a fully code compliant modern sprinkler and fire alarm system.

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 bids for this project along with the contract supplemental information sheet.

Respectfully submitted,



Charles M. Arlinghaus,
Commissioner

Department Estimate revised:	\$1,220,000 (revised)
Contract Amount negotiated:	<u>\$1,392,250</u>
Over Estimate:	\$172,250

Cc: Scott Coruth, Dept of Natural & Cultural Resources
David Goulet, Division of Public Works

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 81066, Contract B –Design/Build Sprinkler System Cannon Mountain Summit Building, 9 Franconia Notch Parkway.

DESCRIPTION: Complete demolition of the existing fire sprinkler system and fire alarm system. Design/Build sprinkler system to be approved by the State Fire Marshal's Office (SFMO) and installed by the contractor. Also includes installing a new fire alarm system.

EXPLANATION: The existing, 57-year old, fire sprinkler system in the summit building is not fully operational and does not provide coverage to the entire structure. The sprinkler system is past its expected service life and because of severe deterioration, the system requires replacement instead of repair. The entire system, including sprinkler heads, piping, tanks, pumps and fire alarm system will be replaced during this project. The SFMO has indicated that they will not allow the building to be occupied unless this work is ongoing and completed promptly. The SFMO has been working closely with the DNCR and DPW to develop an appropriate repair solution. Numerous meetings with the SFMO have occurred to review Design/Build Specifications, the amount of water required to be stored in the basement, and reliable power for the fire pump. Franconia Fire Department has reviewed the Plans and Specifications and is satisfied with the project scope and approach.

OVER ESTIMATE

EXPLANATION: Access to the 4,000-foot-elevation summit building (including the transportation of laborers, equipment and materials) is solely accessible by the tram (there is no road access), adding to the construction cost. A nitrogen system and structural support grid for the new water tanks were added to the scope of work late in the design phase. The cost of these two items were excluded from the original estimate due to the tight time frame in bringing the contract to G&C so the work could proceed. The estimate was recently re-calculated to

more accurately reflect the revised scope and difficult accessibility. The contractor negotiated their contract by reducing bid item 901 by \$132,750.00 (approximately 9%), while keeping the scope the same, and extended the completion date to August 31, 2020.

DEPARTMENT

ESTIMATE: \$1,220,000.00 (revised)
LOW BID: \$1,392,250.00 Negotiated

RTH Mechanical Contractors Inc.



99 Pine Road
Brentwood, NH 03833-6510

Phone: 603-772-9779
Fax: 603-772-0389

2015 NATIONAL SUBCONTRACTOR OF THE YEAR

David W. Goulet
Project Manager
Department of Administrative Services
Division of Public Works Design & Construction
7 Haze Drive
Concord, NH 03301

11/14/2019

Project: Design/Build Sprinkler System
Cannon Mountain Summit Building
Project # 81066 Contract B

Dear David,

After review of the current project and discussion with DAS we have negotiated the final number for this project with the current plans and specifications. We do request that the completion date be extended due to the late start of the project and that the current Tram that allows the access to the site that will be under maintenance during the months of April and May of 2020, we request that the project be extended to August 31, 2020.

Original Bid Item # 901	\$ 1,475,000.00
Revised Bid Item # 901	\$ 1,342,250.00
Bid item 902 – Allowance	\$ <u>50,000.00</u>
Negotiated Total	\$ 1,392,250.00

Rough schedule:

- Dec 18 acceptance by G&C – notice to proceed**
- Design 4 - 5 weeks – January 22 Final drawing available**
- Submit to FM & State – 2-3 weeks – February 12**
- Order equipment – 8-10 weeks – April 22 delivery**
- Installation 4-weeks – Re-start June 1 till June 26 - complete**
- Testing and approval 1 – week July 3 - complete**
- Final close out and acceptance 4-weeks – August 1**

Sincerely,

Bryan D Covey

Bryan D Covey
Project Manager/Estimator