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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. 80909R – Contract C

December 20, 2018

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 Turnstone Corporation (VC# 169530) Milford, NH, for a total price not to exceed \$3,075,900 for the Demolition and Construction of the Hooksett Turnpike Administration Building, Hooksett NH. This contract is effective upon Governor and Council approval through March 2, 2020, unless extended in accordance with the contract terms. **100% Turnpike Funds.**

2). Further authorize the amount of \$115,000 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 \$3,190,900. **100% Turnpike Funds.**

Funding is available in account titled Dept. of Transportation as follows:

04-96-96-961017-70250000	Renewal – Replacement	<b><u>SFY19</u></b>
400- 500161	– Construction Repair Material	\$3,075,900
046- 500161	– Interagency DPW Fees	<u>\$ 115,000</u>
	<b>Grand Total</b>	<b>\$3,190,900</b>

**EXPLANATION**

The project includes demolition of the existing Hooksett Turnpike Building and construction of a new 9500 square foot building in the same area. The Department of Transportation is also going to Governor and Council (G&C) in a separate G&C request for the rental of a lease space in Concord, NH for the Bureau of Turnpikes to reside in for the construction of this new 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 Transportation 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: \$3,400,000  
Contract Amount: \$3,075,900  
Under Estimate: \$ 324,100

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 80909, Contract C – Hooksett Turnpike Administration Building, Hooksett, New Hampshire.

DESCRIPTION: Demolition of the existing Hooksett Turnpike Building and construction of a new 9500 square foot building in the same area.

EXPLANATION: The existing Hooksett Turnpike Building is in disrepair and has many violations from the Fire Marshal's Office. Department of Transportation wanted a new building that would last 50 years or more.

UNDER ESTIMATE

EXPLANATION: We have seven bidders on this project which helped to keep the number low. Square foot prices for the estimate were a little high due to work being completed next year.

DEPARTMENT

ESTIMATE: \$3,400,000

LOW BID: \$3,075,900



# ABC Bid Data

HOOKSETT  
8050SRC  
NON-FEDERAL

PROJECT: HOOKSETT  
STATE PROJECT NUMBER: 8050SRC  
FED. PROJECT NUMBER: NON-FEDERAL  
DATE BIDS OPEN: November 07, 2018, 02:00 PM  
SCOPE OF WORK: HOOKSETT TURNPIKE ADMINISTRATION BUILDING  
COMPLETION DATE: March 02, 2020  
LOCATION: Merrimack

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

## Summary of Bidders

Contractor	Bid Amount	Rank
TURNSTONE CORPORATION 479 NASHUA STREET, MILFORD NH 03066-3705	\$3,075,900.00	A
NORTH BRANCH CONSTRUCTION INC. 78 OLD TURNPIKE ROAD, CONCORD NH 03301-5242	\$3,119,000.00	B
D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE, NASHUA NH 03062-1044	\$3,169,900.00	C
MERIDIAN CONSTRUCTION CORP. 32 ARTISAN COURT #4, GILFORD NH 03249-6603	\$3,191,590.00	D
BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD, MANCHESTER NH 03103-3320	\$3,187,250.00	E
CHARTERS BROTHERS CONST LLC 27 MAIN STREET, DANVILLE NH 03819	\$3,301,755.00	F
KINSMEN CORPORATION 35 LONDONDERRY TPK, SUITE A, PO BOX 18117, HOOKSETT NH 03046-5117	\$3,410,000.00	G

### BUREAU OF PUBLIC WORKS

Award to 'A' Bidder \$3,075,900  
 Hold for Negotiation  
 Cancel Contract  
 User Agency DOT  
 Authorized by MLJ  
 Date 11/15/18

Item No.	Description	Unit	Quantity	P&E		TURNSTONE CORPORATION 479 NASHUA STREET MILFORD, NH 03055-3705		NORTH BRANCH CONSTRUCTION INC. 76 OLD TURNPIKE ROAD CONCORD, NH 03301-5242	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	DEMOLITION OF EXISTING TURNPIKE BUILDING AND CONSTRUCTION OF NEW BUILDING	U	1.00	\$3,170,000.00	\$3,170,000.00	\$2,845,900.00	\$2,845,900.00	\$2,889,000.00	\$2,889,000.00
902	ALLOWANCE #1- OWNERS CHANGES FOR UNKNOWN, LATENT OR DIFFERING EXISTING CONDITIONS	\$	230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00
Totals:					\$3,400,000.00		\$3,075,900.00		\$3,119,000.00
Alt. Totals:									
Totals:					\$3,400,000.00		\$3,075,900.00		\$3,119,000.00

Item No.	Description	Unit	Quantity	PS&E		D. L. KING & ASSOCIATES INC. 27 TANGLEWOOD DRIVE NASHUA, NH 03062-1044		MERIDIAN CONSTRUCTION CORP. 32 ARTISAN COURT #4 GILFORD, NH 03249-6603	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

901	DEMOLITION OF EXISTING TURNPIKE BUILDING AND CONSTRUCTION OF NEW BUILDING	U	1.00	\$3,170,000.00	\$3,170,000.00	\$2,939,900.00	\$2,939,900.00	\$2,961,590.00	\$2,961,590.00
902	ALLOWANCE #1- OWNERS CHANGES FOR UNKNOWN, LATENT OR DIFFERING EXISTING CONDITIONS	\$	230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00
Totals:					\$3,400,000.00		\$3,169,900.00		\$3,191,590.00
Alt. Totals:									
Totals:					\$3,400,000.00		\$3,169,900.00		\$3,191,590.00

Item No.	Description	Unit	Quantity	P&E		BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD MANCHESTER, NH 03103-3320		CHARTERS BROTHERS CONST LLC 27 MAIN STREET DANVILLE, NH 03819	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	DEMOLITION OF EXISTING TURNPIKE BUILDING AND CONSTRUCTION OF NEW BUILDING	U	1.00	\$3,170,000.00	\$3,170,000.00	\$2,967,250.00	\$2,967,250.00	\$3,071,755.00	\$3,071,755.00
902	ALLOWANCE \$1- OWNERS CHANGES FOR UNKNOWN, LATENT OR DIFFERING EXISTING CONDITIONS	\$	230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00
Totals:					\$3,400,000.00		\$3,197,250.00		\$3,301,755.00
Alt. Totals:									
Totals:					\$3,400,000.00		\$3,197,250.00		\$3,301,755.00

Item No.	Description	Unit	Quantity	P&E		KINSMEN CORPORATION 35 LONDONDERRY TPK, SUITE A HOOKSETT, NH 03106-8117	
				Unit Price	Total	Unit Price	Total

Items

901	DEMOLITION OF EXISTING TURNPIKE BUILDING AND CONSTRUCTION OF NEW BUILDING	U	1.00	\$3,170,000.00	\$3,170,000.00	\$3,180,000.00	\$3,180,000.00
902	ALLOWANCE #1- OWNERS CHANGES FOR UNKNOWN, LATENT OR DIFFERING EXISTING CONDITIONS	\$	230,000.00	\$1.00	\$230,000.00	\$1.00	\$230,000.00
Totals:					\$3,400,000.00		\$3,410,000.00
Alt. Totals:							
Totals:					\$3,400,000.00		\$3,410,000.00