258 MLC

State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
25 Capitol Street - Room 100
Concord, New Hampshire 03301
(603) 271-3201 | Office@das.nh.gov

Charles M. Arlinghaus
Commissioner

Catherine A. Keane
Deputy Commissioner

Sheri L. Rockburn
Assistant Commissioner

June 13, 2023

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

REQUESTED ACTION

Authorize the Department of Administrative Services, Division of Plant and Property to make a **retroactive and sole source** payment to Rowell's Services LLC of Northfield, NH, (VC# 167877), for invoices dated April 25, 2023 through June 9, 2023 totaling $77,353 for emergency sewer repair services that were provided at 119 Pleasant Street in Concord, effective upon Governor and Council approval. **100% Transfer from Other Agencies.**

Funding is available in account titled Department of Administrative Services, Division of Plant and Property as follows:

01-14-14-141510-20420000 – Facilities – Assets Management	**FY2023**
048-500226 – Contractual Maint Build-Grn	$77,353

EXPLANATION

In accordance with RSA 21-I:12,II, the Department of Administrative Services (DAS), Division of Plant and Property Management is responsible to "provide for the general maintenance of state-owned buildings and grounds, except as otherwise provided by law." DAS maintains approximately 91 state owned facilities located throughout the State.

This request is **retroactive sole source** because we discovered a sewer main leak that needed to be repaired quickly to remediate the problem and restore operations at a state facility called the Liberty House at the Governor Hugh Gallen Office Park in Concord. While working at the former Concord Steam Plant, construction crews discovered effluent in some electrical vaults. Rowell's Services LLC

was on site working at another building and they were able to respond immediately to clean up the effluent and determine the source of the sewer leak. Rowell's determined that the source of the sewer leak was the sewer line from the Liberty House. As a result, we had to shut off water and restrooms access at the Liberty House but needed to restore these services as soon as possible.

Due to the emergency of the situation, we did not have time to engineer and put the project out to bid. Rowell's Services LLC is qualified and was available to begin the work immediately. After thorough investigation, they determined that the original sewer line from the Liberty House was broken in several places and the most inexpensive and expedient solution was to install a new sewer lift station near Liberty House and run a new sewer line to the City of Concord sewer main on Pleasant Street. Rowell's Services LLC did all the engineering and coordinated with the City of Concord to complete the repairs in a timely and cost-effective manner.

Attached are copies of the invoices for the work they performed.

Respectfully submitted,

Charles M. Arlinghaus
Commissioner

ROWELL'S SERVICES

TRUSTED SINCE 1983

Please remit payment to:
Rowell's Services
359 Tilton Road
Northfield, NH 03276
(603) 934-4145

BILL TO
State of NH/Bureau of Facility Asset & Mg
129 Pleasant Street
Concord, NH 03301 USA

INVOICE	INVOICE DATE
100865	Apr 25, 2023

JOB ADDRESS
State Of NH Liberty House
119 Pleasant Street
Concord, NH 03301 USA

Terms: Rowell's Services
Completed Date: 4/25/2023
Customer PO: VENDOR 167877
Payment Term: Due Upon Receipt
Due Date: 4/25/2023

DESCRIPTION OF WORK

The Service Expert pumped for the excavation team to have better access to locate broken pipe.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Pumped Septic Tank *Minimum of 1,250 gallons	1250.00	$0.30	$375.00

mergency

10 01400
167877 13001 100865
375.00
20420000 500.226
14040900 J
5/22/23

SUB-TOTAL	$375.00
TAX	$0.00
TOTAL DUE	$375.00
BALANCE DUE	$375.00

I hereby authorize the above work to be completed. Payment is due at the time of service. Interest will be charged at the rate of TWO PERCENT (2%) FINANCE CHARGE per month (24% ANNUAL PERCENTAGE RATE) on any amount unpaid after thirty (30) days from the date of the invoice. Should a collection suit be necessary, the finance charge will continue until the debt is paid, whether before or after judgement. You will be responsible for attorney's fees and all collection costs for unpaid balances beyond thirty (30) days.

If the above information is pertaining to a proposal; all proposals require a 50% deposit upon acceptance of the proposal and the remaining balance is due once the work is completed. The above prices, specifications and conditions are satisfactory

MAY - 1 2023

ROWELL'S SERVICES

TRUSTED SINCE 1983

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359 Tilton Road
Northfield, NH 03276
(603) 934-4145

BILL TO
State of NH/Bureau of Facility Asset & Mg
129 Pleasant Street
Concord, NH 03301 USA

INVOICE	INVOICE DATE
100577	Apr 26, 2023

JOB ADDRESS
State Of NH Liberty House
119 Pleasant Street
Concord, NH 03301 USA

Terms: Rowell's Services
Completed Date: 4/26/2023
Customer PO: VENDOR 167877

DESCRIPTION OF WORK

The Service Experts will saw cut the asphalt roadway over the failed sewer service. The Experts will excavate down to and expose the sewer main. The existing conduit servicing the electrical vault will be discontinued. A section of the sewer main will be removed. A sewer inspection camera will be utilized to inspect the main pipeline.
A new section of SDR 35 PVC will be installed making proper connections to the existing pipeline. The service will be bedded in crushed stone and inspected by city officials. The trench will be backfilled and compacted in one (1) foot lifts. Disturbed asphalt will be repaired upon completion.
Please Note;
*After initial excavation and inspection of the pipeline, a change order will be submitted for any changes in the scope of work.
The Service Experts completed the outlined work above.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	The Service Experts will complete the scope of work as per estimate.	1.00	$5,840.00	$5,840.00
2	Additional Day for Repairs	1.00	$5,840.00	$5,840.00

10 01400
167877 B001 100577
11680.00
20420000 500.226
14040900 J
5/1/23

SUB-TOTAL	$11,680.00
TAX	$0.00
TOTAL DUE	$11,680.00
BALANCE DUE	$11,680.00

* Emergency Repair

e time of service. Interest will be charged at the
PERCENTAGE RATE) on any amount unpaid after

thirty (30) days from the date of the invoice. Should a collection suit be necessary, the finance charge will continue until the debt is paid, whether before or after judgement. You will be responsible for attorney's fees and all collection costs for unpaid balances beyond thirty (30) days.

Sign here Date 4/26/2023

CUSTOMER ACKNOWLEDGEMENT

Rowell's Services has been a family owned and operated business for over 39 years. We pride ourselves in offering quality 24-Hour Emergency Service, 365 days a year for all your home service needs, including Heating, Cooling, Plumbing, Electrical, Septic and Drain Cleaning needs. I acknowledge that Rowell's Services has completed the work.

Sign here Date 4/26/2023 5/2/2023

ROWELL'S SERVICES

TRUSTED SINCE 1983

MAY - 1 2023

Please remit payment to:
Rowell's Services
359 Tilton Road
Northfield, NH 03276
(603) 934-4145

BILL TO
State of NH/Bureau of Facility Asset & Mg
129 Pleasant Street
Concord, NH 03301 USA

INVOICE	INVOICE DATE
100953	Apr 28, 2023

JOB ADDRESS
State Of NH Liberty House
119 Pleasant Street
Concord, NH 03301 USA

Terms: Rowell's Services
Completed Date: 4/28/2023

DESCRIPTION OF WORK

The Service Experts spent three (3) hours bringing in ledgepack and compacting the work area.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	3RD DAY - LEDGEPACK - PARTIAL DAY	1.00	$1,800.00	$1,800.00

10 01400
167877 B001 100953
1800.00
20420000 500226
14040900 J
5/1/23
* Emergency Repair

SUB-TOTAL	$1,800.00
TAX	$0.00
TOTAL DUE	$1,800.00
BALANCE DUE	$1,800.00

rate of TWO PERCENT (2%) FINANCE CHARGE per month (24% ANNUAL PERCENTAGE RATE) on any amount unpaid after thirty (30) days from the date of the invoice. Should a collection suit be necessary, the finance charge will continue until the debt is paid, whether before or after judgement. You will be responsible for attorney's fees and all collection costs for unpaid balances beyond thirty (30) days.

at the time of service. Interest will be charged at the

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

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24-Hour Emergency Service, 365 days a year for all your home service needs, including Heating, Cooling, Plumbing, Electrical, Septic and Drain Cleaning needs. I acknowledge that Rowell's Services has completed the work.

Sign here _____ Date 5/2/2023

MAY 15 2023

ROWELL'S SERVICES

TRUSTED SINCE 1983

Please remit payment to:
Rowell's Services
359 Tilton Road
Northfield, NH 03276
(603) 934-4145

BILL TO
State of NH/Bureau of Facility Asset & Mg
129 Pleasant Street
Concord, NH 03301 USA

INVOICE	INVOICE DATE
101531	May 11, 2023

JOB ADDRESS
State Of NH Liberty House
119 Pleasant Street
Concord, NH 03301 USA

Terms: Rowell's Services
Completed Date: 5/11/2023

DESCRIPTION OF WORK

The Experts will excavate down to and expose the discontinued sewer service within the yard of the North building. A sewer inspection camera will be utilized to inspect the main pipeline. The service will be jetted and cleaned to obtain video of the Asbestos Cement service located underneath Pleasant Street. The Experts will also locate the service off the roadway for installation of the force main.

The trench will be backfilled and compacted in one (1) foot lifts. Disturbed areas will be graded upon completion.

Please Note;

*After initial excavation and inspection of the pipeline, if any additional access points are necessary to inspect the entire pipeline, a change order will be submitted for approval.

The Service Experts performed the work as outlined above.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	The Services Experts will complete the scope of work per the proposal outlined above.	1.00	$4,875.00	$4,875.00

10 01400
167877 B001 101531
48 75.00
20420000 500226
14040900 J
5/16/23

SUB-TOTAL	$4,875.00
TAX	$0.00
TOTAL DUE	$4,875.00
BALANCE DUE	$4,875.00

Emergency Repair

I hereby authorize the above work to be completed. Payment is due at the time of service. Interest will be charged at the rate of TWO PERCENT (2%) FINANCE CHARGE per month (24% ANNUAL PERCENTAGE RATE) on any amount unpaid after thirty (30) days from the date of the invoice. Should a collection suit be necessary, the finance charge will continue until the debt is paid, whether before or after judgement. You will be responsible for attorney's fees and all collection costs for unpaid balances beyond thirty (30) days.

Sign here Date 5/11/2023

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Sign here Date 5/11/2023

ROWELL'S SERVICES
TRUSTED SINCE 1983

Please remit payment to:
Rowell's Services
359 Tilton Road
Northfield, NH 03276
(603) 934-4145

BILL TO
State of NH/Bureau of Facility Asset & Mg
129 Pleasant Street
Concord, NH 03301 USA

INVOICE	INVOICE DATE
102180	Jun 09, 2023

JOB ADDRESS
State Of NH Liberty House
119 Pleasant Street
Concord, NH 03301 USA

Terms: Rowell's Services
Completed Date: 6/9/2023
Customer PO: VENDOR 167877
Payment Term: Due Upon Receipt
Due Date: 6/9/2023

DESCRIPTION OF WORK

Rowell's Services will provide the labor, equipment and materials to complete the following scope of work;

The Service Experts will trench approximately two hundred (200) linear feet from the existing six (6) inch gravity sewer service located just off Pleasant Street back to the proposed location of the new sewer pump station. Within the trench, a new 1 1/4" CTS 250 PSI plastic discharge pipeline will be installed. The discharge will be sleeved into the existing gravity sewer service and properly connected. The discharge pipeline will maintain proper bury depth to City of Concord specifications. A 10 gauge tracer wire and marking tape will be installed. The service will be bedded in clean sand, properly backfilled and compacted in one (1) foot lifts.

Within the yard of the Liberty House, a new five hundred (500) gallon concrete precast pump station will be installed. The pump station will have two (2) access points up to finish grade for service of each sewer pump. A new four (4) inch schedule 40 PVC inlet pipe will be installed to the pump station mainting proper pitch.

Within the pump station, two (2) new two (2) horsepower 230 volt liberty grinder pumps will be installed on stainless steel chain and rail packages. The pumps will be plumbed with pressure rated schedule 40 PVC pipe and fittings including check valves and isolation valves.

A new Nema 4 rated duplex control panel will be installed on the side of the building. The Experts will run a 1 1/4" schedule 40 PVC conduit from the pump station to the control panel. New wire will be installed from the control panel to the pump station. Within the station, a PVC junction box will be installed where all necessary electricial connections will be made. A stainless steel float rail and four (4) new control floats will be installed to proper elevations within the station.

Upon completion, the disturbed areas will be loamed and seeded. The asphalt roadway will be patched.

All necessary city permits and inspection fees are included in this scope of work.

Please Note:

*Rowell's Services will not be responsible for supplying power to the duplex control panel. Once this has been complete by a seperate contractor, the system will be tested for proper operation.

*Rowell's Services will not be responsible for repair of any additional asphalt other than where trench excavation occured.

*Rowell's Services will not be responsible for locating and marking of any private utilites.

*Rowell's Services will not be responsible for damage to any private utilites that are not accurately pre-marked before the scope of work is complete.

*Any alterations in the scope of work by request from the City of Concord engineering department may result in additional costs. A change order will be submitted for immediate approval.

The Service Experts completed the work outlined above.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	The Services Experts will complete the scope of work per the proposal outlined above.	1.00	$58,623.00	$58,623.00
2	This proposal assumes overall satisfactory ground conditions. Upon hand digging and/or excavation, if ledge, ground water or other unforeseeable circumstances are found, additional charges may apply. Rowell's Services will not be responsible for any underground utilities such as irrigation or private power services that are not properly marked out by the homeowner. A revised proposal will be provided and approved by the customer prior to moving forward with the additional scope of work necessary to complete the project.	1.00	$0.00	$0.00

SUB-TOTAL	$58,623.00
TAX	$0.00
TOTAL DUE	$58,623.00
BALANCE DUE	$58,623.00

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CUSTOMER AUTHORIZATION

I hereby authorize the above work to be completed. Payment is due at the time of service. Interest will be charged at the rate of TWO PERCENT (2%) FINANCE CHARGE per month (24% ANNUAL PERCENTAGE RATE) on any amount unpaid after thirty (30) days from the date of the invoice. Should a collection suit be necessary, the finance charge will continue until the debt is paid, whether before or after judgement. You will be responsible for attorney's fees and all collection costs for unpaid balances beyond thirty (30) days.

Sign here Date 6/12/2023

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Sign here [signature] Date 6/12/2023