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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

August 1, 2024

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 PC Construction Company, dba PCEO (VC#277136), South Burlington, VT, for a total price not to exceed \$17,731,000 for Project No. 81284 for the new legislative parking garage, Concord, NH. The contract is effective upon Governor and Council approval through August 31, 2025, unless extended in accordance with the contract terms. **100% General Funds**
- 2) Further authorize that a contingency in the amount of \$1,750,000 be approved for unanticipated site expenses. **100% General Funds**
- 3) Further authorize the amount of \$190,000 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC#311152), for engineering and project management services provided. **100% General Funds**

Funding is available in the following accounts:

	<u>FY 2025</u>
010-014-63870000 – Legislative Parking Garage	
034-500161 – New Construction	<u>\$17,731,000</u>
	Contract Total \$17,731,000
034-500161 – New Construction – Contingency	\$ 1,750,000
034-500161 – New Construction – DPW Fees	<u>\$ 190,000</u>
	Project Total \$19,671,000

EXPLANATION

This is a new 106,077 sf, 3 tier, 409 space parking garage to be constructed on the newly cleared site of the former DOJ building at 33 Capitol Street in Concord. The structure is entirely made up of precast concrete wall panels which will support the concrete T beam floor structure. The walls will be solid concrete panels with decorative features cast in the exterior face and additional detail will be provided using glass-fiber reinforced concrete detail features such as cornices and horizontal trims.

The parking garage on Storrs Street was built in 1975 as a temporary garage for the Legislature until space was available to build a new garage in the downtown area. In 1989, design and feasibility studies were done for The Legislative Parking Garage Study Committee as the garage was rapidly deteriorating. In 1993, The Joint Committee on Legislative Facilities, chaired by then State Senator Jeanne Shaheen, approved the expenditure for the purchase of the former New Hampshire Savings Bank land and building located at 27 North State Street in Concord, and the land and parking lot located at 33 Green Street in Concord NH.

In 2008, repairs began on the Storrs Street garage to deteriorating surfaces and target areas of critical need. In 2019, monies were allocated from capital budget to stabilize the structure and make repairs that would allow the garage to be used for another five years. These temporary repairs continue to this day, however, ongoing stabilization and maintenance costs far exceed the value.

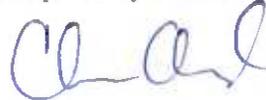
In 2019, a Project Development Meeting was held with Legislative Branch, Executive Branch and City of Concord to move forward again with the plans for a new Legislative Parking Garage. In 2022, discussions between the General Court Chief Operating Officer, the Mayor of Concord and the City Manager have confirmed their support for this project.

In 2023, the project was passed by the House and Senate and funding appropriated by General Court of New Hampshire. The project design was initiated, and funding appropriated by legislation for design and other costs (HB1661-FN-Local, Laws of 2022 Chapter 272:6).

A public bid opening was held on May 22, 2024. Five (5) bid proposals were received and the contract was awarded to the lowest qualified bidder. The low bid is 4% under the Department estimate. This is within normal industry standards.

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.

Respectfully submitted,



Charles M. Arlinghaus,
Commissioner

Department Estimate:	\$ 18,480,000
Low Base Bid (without Alternates):	<u>\$ 17,731,000</u>
Under Estimate:	\$ 749,000



Division of Public Works

ABC Bid Data

CONCORD
81284B
NON-FEDERAL

PROJECT: CONCORD
STATE PROJECT NUMBER: 81284B
FED. PROJECT NUMBER: NON-FEDERAL
DATE BIDS OPEN: May 22, 2024, 2:00 PM
SCOPE OF WORK: NEW LEGISLATIVE PARKING GARAGE
COMPLETION DATE: August 31, 2025
LOCATION: Merrimack

Awarded To:

Amount: \$0.00

Award Date:

Certified by:

Director of Project Development

Summary of Bidders

Contractor	Bid Amount	Rank
PC CONSTRUCTION CO DBA PCEO 193 TILLEY DRIVE, SO BURLINGTON VT 05403-4440	\$17,731,000.00	A
HARVEY CONSTRUCTION CORP 10 HARVEY ROAD, BEDFORD NH 03110-6805	\$17,882,000.00	B

NORTH BRANCH CONSTRUCTION LLC 76 OLD TURNPIKE ROAD, CONCORD NH 03301	\$18,110,297.00	C
HUTTER CONSTRUCTION CORPORATION 810 TURNPIKE ROAD, NEW IPSWICH NH 03071	\$18,843,057.00	D

BID AWARD

ABERTHAW CONSTRUCTION CO INC
672 SUFFOLK STREET, SUITE 200, LOWELL MA 01854-3608

Award To: PC Construction CO DBA PCEO
Contract Award: \$ 17,731,000.00
Negotiated: Yes/No?: NO
Alternates: Yes/No?: NO
Using Agency: NH DAS
Authorized By: Theodore Kupper, PC
Date: 05242024

Item 901: \$ 17,251,000.00	Item 906: \$
Item 902: \$ 300,000.00	Item 907: \$
Item 903: \$ 50,000.00	Item 908: \$
Item 904: \$ 130,000.00	Item 909: \$
Item 905: \$	Item 910: \$

BASE BID TOTAL: \$ 17,731,000.00

Alternate #1: \$	Alternate #6: \$
Alternate #2: \$	Alternate #7: \$
Alternate #3: \$	Alternate #8: \$
Alternate #4: \$	Alternate #9: \$
Alternate #5: \$	Alternate #10: \$

GRAND TOTAL: \$ 17,731,000.00



Division of Public Works

ABC Bid Data

CONCORD
81284B
NON-FEDERAL

Item No.	Description	Unit	Quantity	P&S		PC CONSTRUCTION CO DBA PCEO 113 TALLEY DRIVE 50 BURLINGTON, VT 05403-4445		HARVEY CONSTRUCTION CORP 10 HARVEY ROAD BEDFORD, NH 03110-0305	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	CONSTRUCT 400 CAR PARKING GARAGE	U	1.00	\$18,000,000.00	\$18,000,000.00	\$17,251,000.00	\$17,251,000.00	\$17,402,000.00	\$17,402,000.00
902	OWNER CHANGES OR UNFORESEEN CONDITIONS	\$	300,000.00	\$1.00	\$300,000.00	\$1.00	\$300,000.00	\$1.00	\$300,000.00
903	TESTING ALLOWANCE	\$	50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00
904	SPECIAL INSPECTIONS AND TESTING ALLOWANCE	\$	130,000.00	\$1.00	\$130,000.00	\$1.00	\$130,000.00	\$1.00	\$130,000.00
Totals:					\$18,480,000.00		\$17,731,000.00		\$17,882,000.00

ALTERNATES 81284B

ALTERNATE #1

991	DEDUCT ALTERNATE PROVIDE ASPHALT PAVING AT GROUND LEVEL IN LIEU OF CONCRETE	U	1.00	\$120,000.00	\$120,000.00	(\$86,000.00)	(\$86,000.00)	\$1.00	\$1.00
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Alt Totals:		\$120,000.00		(\$86,000.00)		\$1.00
Totals:		\$18,600,000.00		\$17,645,000.00		\$17,882,001.00



Division of Public Works

ABC Bid Data

CONCORD
81284B
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&C		NORTH BRANCH CONSTRUCTION LLC 78 OLD TURNPIKE ROAD CONCORD, NH 03301		HUTTER CONSTRUCTION CORPORATION 818 TURNPIKE ROAD NEW IPSWICH, NH 03071	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	CONSTRUCT 400 CAR PARKING GARAGE	U	1.00	\$18,000,000.00	\$18,000,000.00	\$17,630,297.00	\$17,630,297.00	\$18,363,057.00	\$18,363,057.00
902	OWNER CHANGES OR UNFORESEEN CONDITIONS	\$	300,000.00	\$1.00	\$300,000.00	\$1.00	\$300,000.00	\$1.00	\$300,000.00
903	TESTING ALLOWANCE	\$	50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00
904	SPECIAL INSPECTIONS AND TESTING ALLOWANCE	\$	130,000.00	\$1.00	\$130,000.00	\$1.00	\$130,000.00	\$1.00	\$130,000.00
Totals:					\$18,480,000.00		\$18,110,297.00		\$18,843,057.00

ALTERNATES 81284B

ALTERNATE #1

991	DEDUCT ALTERNATE PROVIDE ASPHALT PAVING AT GROUND LEVEL IN LIEU OF CONCRETE	U	1.00	\$120,000.00	\$120,000.00	\$19,313.00	\$19,313.00	(\$38,061.00)	(\$38,061.00)
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All Totals:					\$120,000.00		\$19,313.00		(\$38,061.00)
Totals:					\$18,600,000.00		\$18,129,610.00		\$18,806,996.00



ABC Bid Data

CONCORD
81284B
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&E		ABERTHAW CONSTRUCTION CO INC 872 SUFFOLK STREET LOWELL, MA 01854-3528		Unit Price	Total
				Unit Price	Total	Unit Price	Total		

Items

901	CONSTRUCT 400 CAR PARKING GARAGE	U	1.00	\$18,000,000.00	\$18,000,000.00	\$18,435,192.00	\$18,435,192.00		
902	OWNER CHANGES OR UNFORESEEN CONDITIONS	\$	300,000.00	\$1.00	\$300,000.00	\$1.00	\$300,000.00		
903	TESTING ALLOWANCE	\$	50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00		
904	SPECIAL INSPECTIONS AND TESTING ALLOWANCE	\$	130,000.00	\$1.00	\$130,000.00	\$1.00	\$130,000.00		
Totals:					\$18,480,000.00		\$18,915,192.00		

ALTERNATES 81284B

ALTERNATE #1

991	DEDUCT ALTERNATE PROVIDE ASPHALT PAVING AT GROUND LEVEL IN LIEU OF CONCRETE	U	1.00	\$120,000.00	\$120,000.00	\$5,487.00	\$5,487.00		
Alt. Totals:					\$120,000.00		\$5,487.00		
Totals:					\$18,600,000.00		\$18,920,679.00		



Division of Public Works

PS&E Comparison

CONCORD
81284B
NON-FEDERAL

Item No.	Description	Unit	Quantity	A-Bidder		PS&E		A-PS&E Difference
				Unit Price	Total	Unit Price	Total	
Items								
901	CONSTRUCT 400 CAR PARKING GARAGE	U	1.00	\$17,251,000.00	\$17,251,000.00	\$18,000,000.00	\$18,000,000.00	(\$749,000.00)
902	OWNER CHANGES OR UNFORESEEN CONDITIONS	\$	300,000.00	\$1.00	\$300,000.00	\$1.00	\$300,000.00	\$0.00
903	TESTING ALLOWANCE	\$	50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00	\$0.00
904	SPECIAL INSPECTIONS AND TESTING ALLOWANCE	\$	130,000.00	\$1.00	\$130,000.00	\$1.00	\$130,000.00	\$0.00

ALTERNATES 81284B

ALTERNATE #1

991	DEDUCT ALTERNATE PROVIDE ASPHALT PAVING AT GROUND LEVEL IN LIEU OF CONCRETE	U	1.00	(\$86,000.00)	(\$86,000.00)	\$120,000.00	\$120,000.00	(\$206,000.00)
Total:					\$17,645,000.00	\$18,600,000.00		(\$955,000.00)



Division of Public Works

Bid Report

The undersigned, hereinafter referred to as principal or bidder, hereby proposes to furnish all materials and perform all labor necessary to complete the work described in the caption hereof, in accordance with the plans, current Standard Specifications, and special provisions, for the prices set for in the Total Bid. Failure to complete and submit this bid in its entirety or falsification of bid documents will result in the entire proposal being considered irregular and may be rejected by the Department of Administrative Services, Division of Public Works. Plans and specifications on this project cannot be transferred to any other firm or organization for the purpose of submitting a bid as a general contractor without the knowledge and authority of the department. Those who sign (manually and electronically) and the firm for which they are authorized to sign, do so under the penalty of perjury as specified by the laws of the United States and the State of New Hampshire.

State Contract Number: 81284B CONCORD

Contractor Profile

Firm	PC CONSTRUCTION CO DBA PCEO
Contractor ID	277136
Address	193 TILLEY DRIVE SO BURLINGTON VT 05403-4440
Phone	(802)658-4100
FAX	
E-Mail	kcarstensen@pcconstruction.com
Authorized Signature:	<i>Isi Karyn Carstensen</i>

Bid Bond

Verified

Auth Code/Check#	SNH0516730069
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Receipt of Addenda

Sequence	Date	Verified
1	04/12/2024	Yes
2	04/17/2024	Yes
3	04/23/2024	Yes
4	04/30/2024	Yes
5	05/01/2024	Yes
6	05/14/2024	Yes
7	05/20/2024	Yes

Department of Administrative Services, Division
of Public Works

Total Bid for Award Consideration

Proposal

\$17,731,000.00

Contract Number: 81284B

Bid Opening Date: 22-May-2024

Contract Name: CONCORD

Project Funding:

State

Proposal For: 277136 - PC CONSTRUCTION CO DBA
PCEO

Items

Seq#	Item #	Description	Unit	Quantity	Unit Price	Extended Price
1	901	CONSTRUCT 400 CAR PARKING GARAGE	U	1.000	\$17,251,000.00	\$17,251,000.00
2	902	OWNER CHANGES OR UNFORESEEN CONDITIONS	\$	300,000.000	\$1.00	\$300,000.00
3	903	TESTING ALLOWANCE	\$	50,000.000	\$1.00	\$50,000.00
4	904	SPECIAL INSPECTIONS AND TESTING ALLOWANCE	\$	130,000.000	\$1.00	\$130,000.00
Total for Category Items						\$17,731,000.00

ALTERNATES 81284B

ALTERNATE #1

Seq#	Item #	Description	Unit	Quantity	Unit Price	Extended Price
5	991	DEDUCT ALTERNATE PROVIDE ASPHALT PAVING AT GROUND LEVEL IN LIEU OF CONCRETE	U	1.000	(\$86,000.00)	(\$86,000.00)
Total for Category ALTERNATE #1						(\$86,000.00)

**Total Bid for Award
Consideration**

\$17,731,000.00

Proposal

Proposal Of

PC CONSTRUCTION CO DBA PCEO
193 TILLEY DRIVE, SO BURLINGTON VT, 05403-4440

to furnish and deliver all materials and to perform all work in accordance with the Contract of the State of New Hampshire, Department of Administrative Services, Division of Public Works for which proposals will be received until 2.00:00 PM, Prevailing Time on Wednesday, May 22, 2024. Said project being situated as follows:

NEW LEGISLATIVE PARKING GARAGE

Department of Administrative Services, Division of Public Works
John O. Morton Building
P. O. Box 483
Concord, NH 03302-0483

Commissioner:

In accordance with the advertisement of the Department of Administrative Services, Division of Public Works inviting proposals for the project hereinbefore named and in conformity with the Plans and Specifications on file in the office of the Department of Administrative Services, Division of Public Works, I/WE hereby certify that I AM/WE ARE the only person, or persons, interested in this proposal as principals; that this proposal is made without collusion with any person, firm or corporation; that an examination has been made of the Plans, of the Standard Specifications, of the Standard Plans Book, of the Proposal, and applicable addendums, including but not restricted to the Special Attentions, Supplemental Specifications, and Special Provisions attached thereto, and also that an examination has been made of the site of the work; and I, or we, propose to furnish all necessary machinery, equipment, tools, labor and other means of construction, and to furnish all materials specified in the manner and at the time prescribed; and understand that the quantities of work as shown herein are approximate only and are subject to increase or decrease, and further understand that all quantities of work whether increased or decreased are to be performed at the following prices:

I acknowledge, understand, and accept these terms and conditions.

Yes No

Signature Isl Karyn Carstensen

SIGN-STATE

It is further proposed:

To execute the Contract and begin work within 10 days from the date specified in the "Notice to Proceed" and to prosecute said work so as to complete the Project and its appurtenances on or before August 31, 2025.

To furnish a Contract Bond in the amount of 100 per cent of the Contract award, as security for the construction and completion of the Project and its appurtenances in accordance with the Plans, Specifications and Contract. The Contractor's attention is called to section 103.05 of the Standard Specifications which reads, in part, as follows: "Unless specifically waived in the Proposal, upon execution of the Contract, the successful Bidder shall furnish the Department a surety bond or bonds equal to the sum of the Contract amount. The form of the bonds(s) shall be acceptable to the Department and the bonding Company issuing the bond(s) shall be licensed to transact business in the State of New Hampshire, and ..."

To guarantee all of the work performed under this Contract to be done in accordance with the Specifications and in good and workmanlike manner, and to renew or repair any work which may be rejected, due to defective materials or workmanship, prior to final completion and acceptance of the project.

Enclosed herewith find certified check or bid bond in the amount of 5% OF THE BID TOTAL made payable to the "Treasurer, State of New Hampshire," as a proposal guarantee which it is understood will be forfeited in the event the Contract is not executed, if awarded by the Department to the undersigned.

I acknowledge, understand, and accept these terms and conditions.

Yes No

Signature Isl Karyn Carstensen

State of New Hampshire

Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that PC CONSTRUCTION COMPANY is a Vermont Profit Corporation registered to do business in New Hampshire as PCEO on March 10, 1976. 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: 3023

Certificate Number: 0006696611



IN TESTIMONY WHEREOF,
I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 30th day of May A.D. 2024.

A handwritten signature in black ink, appearing to read "David M. Scanlan".

David M. Scanlan
Secretary of State



ADDITIONAL REMARKS SCHEDULE

AGENCY NFP Prop & Casualty Serv Inc.		NAMED INSURED PC Construction Company dba PCEO, State of NH Dept. of Admin. Servc., any and all Subs and all other employed on the premises 193 Tiley Drive South Burlington VT 05403	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 24 FORM TITLE: CERTIFICATE OF PROPERTY INSURANCE

SPECIAL CONDITIONS:

PC Construction Company's subcontractors of all tiers
 All others employed on the premises

Site Limit: \$17,731,000

Corporate Resolution

**UNANIMOUS WRITTEN CONSENT IN LIEU OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF PC CONSTRUCTION COMPANY**

Pursuant to Vermont Statutes Annotated Title 11A, Section 8.21, the undersigned, being all of the Directors of PC Construction Company (the "Company") do hereby waive notice of the time, place and purpose of the meeting and do hereby consent to the adoption of the following Resolution by Unanimous Written Consent of all Directors in lieu of a meeting of the Board of Directors, to the same extent as though such action had been authorized at a meeting of the Board of Directors pursuant to notice. This Resolution shall be effective as of the effective date stated below.

RESOLVED: That Michael Leonard, Vice President of the Company and Eve Norris, Senior Vice President of the Company are duly authorized to enter into contracts or agreements on behalf of PC Construction Company with the State of New Hampshire and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this Resolution.

DATED AND EFFECTIVE: June 4, 2024

Matt Cooke

Matt Cooke
May 30, 2024 3:13 PM EDT

Matthew W. Cooke, Director/President/CEO

Scott Boardman

Scott Boardman
May 31, 2024 5:22 PM EDT

Scott F. Boardman, Director

John Evans

John Evans
May 30, 2024 10:06 AM EDT

John N. Evans, Chairman

Donald A. Gillis

Donald A. Gillis
May 30, 2024 10:10 AM EDT

Donald A. Gillis, Director

Maureen Usifer

Maureen Usifer
May 30, 2024 11:00 AM EDT

Maureen K. Usifer, Director

Certificate Affirming Corporate Resolution

I, **Colin D. Reid**, hereby certify that I am the duly elected Secretary and an Officer of PC Construction Company. I hereby certify the attached is a true copy of a Resolution executed by the Board of Directors of PC Construction Company by Unanimous Consent, pursuant to all applicable requirements of Vermont law and the By-Laws of PC Construction Company and dated June 4, 2024.

The Resolution authorizes execution of contracts as follows:

RESOLVED: That Michael Leonard, Vice President of the Company and Eve Norris, Senior Vice President of the Company and duly authorized to enter into new contracts or agreements on behalf of PC Construction Company with the State of New Hampshire and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this Resolution.

I hereby certify that said Resolution has not been amended or repealed and remains in full force and effect as of the date of the contract to which this certificate is attached. This authority remains valid for thirty (30) days from the date of this Corporate Resolution. I further certify that it is understood that the State of New Hampshire will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the corporation. To the extent that there are any limits on the authority of any listed individual to bind the corporation in contracts with the State of New Hampshire, all such limitations are expressly stated herein.

DATED: June 4, 2024

ATTEST: 
Colin D. Reid, Senior Vice President, General
Counsel and Corporate Secretary

