



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street

Concord, New Hampshire 03301

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Charles M. Arlinghaus
Commissioner

Catherine A. Keane
Deputy Commissioner

Sheri L. Rockburn
Assistant Commissioner

September 17, 2025

Her Excellency, Governor Kelly A. Ayotte
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 Northern Peabody LLC. (VC#158436), 25 Depot Street, Manchester, NH 03101, for a total price not to exceed \$930,000.00, for Project Number 81358-B NH Veterans Home Replace Three Air Handling Units. This contract is effective upon Governor and Council approval through the completion of construction administration services, estimated to be May 26, 2026, unless extended in accordance with the contract terms. **100% Capital Funds.**
- 2) Further authorize that a contingency in the amount of \$125,000.00 be approved for unanticipated site expenses. **100% General Funds.**
- 3) Further authorize the amount of \$75,000 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC#311152), for project management and engineering services. **100% General Funds.**

Funding is available in account title NH Veterans Home as follows:

	<u>FY 2025</u>
030-043-47000000-034-500162 L25:1XVII-Rplc 3 Air Handlers	
034-500162 – Contract	\$ 930,000.00
010-043-53580000-048-500226 Contractual Maint Build-GRN	
048-500226 – Contingency	\$ 125,000.00
048-500226 – DPW Fees	<u>\$ 75,000.00</u>
Project Total	\$1,130,000.00

EXPLANATION

The Project includes the removal and replacement of three air handling units (AHU's) located on the roof of the LEDU building at the NH Veterans Home. The project includes all mechanical, electrical, and controls work. These units provide fresh air, heating, and cooling to the residences in the three wings of the building. The residences are occupied 24/7.

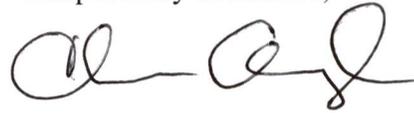
The AHU's are at the end of their useful life. The supply and return fans have failed numerous times and have been repaired or replaced. These units supply supplemental heating and cooling as well as fresh air to the residences. These units need to be in good working order to ensure proper indoor air quality.

A public bid opening was held on August 27, 2025. Five (5) bid proposals were received and the contract was awarded to the lowest qualified bidder. The low bid is 35% under the Department estimate. There are few projects out to bid, and this was a desirable winter season project with a competitive bidding pool resulting in a bid under estimate. The other bids were within a reasonable amount of the low bid.

The agreement 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 agreement are on file at the Secretary of State's Office and the Department of Administrative Services – Division of Public Works Design and Construction.

The Department of Administrative Services has determined that the vendor is in good standing with the Secretary of State's Office, has secured the required levels of insurance, and has provided evidence of authority to execute and be bound by the contract.

Respectfully submitted,



Charles M. Arlinghaus,
Commissioner

Department Estimate:	\$ 1,424,902
Low Base Bid:	\$ <u>930,000</u>
Under Estimate:	\$ 494,902



ABC Bid Data

TILTON
81358B
NON-FEDERAL

PROJECT: TILTON
STATE PROJECT NUMBER: 81358B
FED. PROJECT NUMBER: NON-FEDERAL
DATE BIDS OPEN: August 27, 2025, 2:00 PM
SCOPE OF WORK: NH VETERANS HOME REPLACE THREE AIR HANDLING UNITS
COMPLETION DATE: May 29, 2026
LOCATION: Belknap

Awarded To:

Amount: \$0.00
Award Date:

Certified by: _____
Director of Project Development

Summary of Bidders

Contractor	Bid Amount	Rank
NORTHERN PEABODY LLC 25 DEPOT STREET, MANCHESTER NH 03101	\$930,000.00	A
D. L. KING & ASSOCIATES INC. 3 MOUND COURT, UNIT 1, MERRIMACK NH 03054	\$993,427.45	B
TRIPLE CONSTRUCTION LLC 237 DANIEL WEBSTER HIGHWAY, MERRIMACK NH 03054	\$1,012,231.00	C
HEBERT, DANIEL INC. 12 PLEASANT ST., COLEBROOK NH 03576	\$1,146,415.00	D
STRUCTURE TONE LLC 40 BROAD STREET, BOSTON MA 02109	\$1,319,976.00	E

BID AWARD

Award To: Northern Peabody, LLC
Contract Award: \$ 930,000.00
Negotiated: Yes/No?: NO
Alternates: Yes/No?: NO
Using Agency: NH Vets Home
Authorized By: _____
Date: 09032025

Item 901: \$ 780,000.00 Item 906: \$ _____
Item 902: \$ 150,000.00 Item 907: \$ _____
Item 903: \$ _____ Item 908: \$ _____
Item 904: \$ _____ Item 909: \$ _____
Item 905: \$ _____ Item 910: \$ _____

BASE BID TOTAL: \$ 930,000.00

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

GRAND TOTAL: \$ 930,000.00



Division of Public Works

ABC Bid Data

TILTON
81358B
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&E		NORTHERN PEABODY LLC 25 DEPOT STREET MANCHESTER, NH 03101		D. L. KING & ASSOCIATES INC. 3 MOUND COURT MERRIMACK, NH 03054	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	ALL WORK IN THE CONTRACT AS INDICATED IN THE PLANS AND SPECIFICATIONS	U	1.00			\$780,000.00	\$780,000.00	\$843,427.45	\$843,427.45
902	ALLOWANCE #1 FOR UNFORSEEN CONDITIONS	\$	150,000.00			\$1.00	\$150,000.00	\$1.00	\$150,000.00
				Totals:		\$1,424,092.00	\$930,000.00	\$993,427.45	\$993,427.45
				Alt. Totals:					
				Totals:		\$1,424,092.00	\$930,000.00	\$993,427.45	\$993,427.45



Division of Public Works

ABC Bid Data

TILTON
81358B
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&E		TRIPLE CONSTRUCTION LLC 237 DANIEL WEBSTER HIGHWAY MERRIMACK, NH 03054		HEBERT, DANIEL INC. 12 PLEASANT ST. COLEBROOK, NH 03576	
				Unit Price	Total	Unit Price	Total	Unit Price	Total

Items

901	ALL WORK IN THE CONTRACT AS INDICATED IN THE PLANS AND SPECIFICATIONS	U	1.00			\$862,231.00	\$862,231.00	\$996,415.00	\$996,415.00
902	ALLOWANCE #1 FOR UNFORSEEN CONDITIONS	\$	150,000.00			\$1.00	\$150,000.00	\$1.00	\$150,000.00
Totals:						\$1,424,092.00	\$1,012,231.00	\$996,415.00	\$1,146,415.00
Alt. Totals:									
Totals:						\$1,424,092.00	\$1,012,231.00	\$996,415.00	\$1,146,415.00



ABC Bid Data

TILTON
81358B
NON-FEDERAL

Item No.	Description	Unit	Quantity	PS&E		STRUCTURE TONE LLC 40 BROAD STREET BOSTON, MA 02109		Unit Price	Total
				Unit Price	Total	Unit Price	Total		

Items

901	ALL WORK IN THE CONTRACT AS INDICATED IN THE PLANS AND SPECIFICATIONS	U	1.00			\$1,169,976.00	\$1,169,976.00		
902	ALLOWANCE #1 FOR UNFORSEEN CONDITIONS	\$	150,000.00			\$1.00	\$150,000.00		
				Totals:		\$1,424,092.00	\$1,319,976.00		
				Alt. Totals:					
				Totals:		\$1,424,092.00	\$1,319,976.00		



PS&E Comparison

TILTON
81358B
NON-FEDERAL

Item No.	Description	Unit	Quantity	A-Bidder		PS&E		A-PS&E Difference
				Unit Price	Total	Unit Price	Total	
Items								
901	ALL WORK IN THE CONTRACT AS INDICATED IN THE PLANS AND SPECIFICATIONS	U	1.00	\$780,000.00	\$780,000.00	\$1,274,092.00	\$1,274,092.00	(\$494,092.00)
902	ALLOWANCE #1 FOR UNFORSEEN CONDITIONS	\$	150,000.00	\$1.00	\$150,000.00	\$1.00	\$150,000.00	\$0.00
Total:					\$930,000.00		\$1,424,092.00	(\$494,092.00)



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 81358B TILTON

Contractor Profile

Firm	NORTHERN PEABODY LLC
Contractor ID	158436
Address	25 DEPOT STREET MANCHESTER NH 03101
Phone	(603)669-3601
FAX	
E-Mail	sdoherly@northernpeabody.com
Authorized Signature:	<i>/s/ Sean Doherty</i>

Bid Bond Verified

Auth Code/Check#	SNH0818936010
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Receipt of Addenda

Sequence	Date	Yes
1	07/23/2025	Yes
2	08/07/2025	Yes
3	08/07/2025	Yes
4	08/13/2025	Yes
5	08/19/2025	Yes

Department of Administrative Services, Division of Public Works
Proposal

Total Bid for Award Consideration

\$930,000.00

Contract Number: 81358B

Bid Opening Date: 27-Aug-2025

Contract Name: TILTON

Project Funding: State

Proposal For: 158436 - NORTHERN PEABODY LLC

Items

Seq#	Item #	Description	Unit	Quantity	Unit Price	Extended Price
1	901	ALL WORK IN THE CONTRACT AS INDICATED IN THE PLANS AND SPECIFICATIONS	U	1.000	\$780,000.00	\$780,000.00
2	902	ALLOWANCE #1 FOR UNFORSEEN CONDITIONS	\$	150,000.000	\$1.00	\$150,000.00

Total for Category Items \$930,000.00

Total Bid for Award Consideration \$930,000.00

Proposal

Proposal Of

NORTHERN PEABODY LLC
25 DEPOT STREET, MANCHESTER NH, 03101

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, August 27, 2025. Said project being situated as follows:

NH VETERANS HOME REPLACE THREE AIR HANDLING UNITS

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

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

Yes No

Signature Is/ Sean Doherty

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 May 29, 2026. 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 /s/ Sean Doherty