



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
 25 Capitol Street
 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

February 12, 2026

Her Excellency, Governor Kelly A. Ayotte
 and the Honorable Council

State House
 Concord, New Hampshire 03301

REQUESTED ACTION

1) Authorize the Department of Administrative Services, Division of Public Works Design and Construction to enter into an amendment to an existing contract with PC Construction Company (VC#277136), South Burlington, Vermont, by increasing the price limitation by \$9,900,000 for a total price not to exceed value of \$56,660,824.06, for Project Number 81176, Contract D ARPA Secure Psychiatric Unit Forensic Hospital, Concord, New Hampshire. The completion date has been extended from February 5, 2026, to October 18, 2027, in accordance with the contract. This contract amendment is effective upon Governor and Council approval through the completion of construction administration services, estimated to be October 18, 2027, unless further extended in accordance with the contract terms. The original contract was approved by Governor and Council on June 28, 2023, Item #277, amended October 30, 2024, Item #125, and February 5, 2025, Item #132. **100% Agency Income.**

2) Further authorize that a contingency in the amount of \$1,485,000 be approved for unanticipated site costs. **100% Federal ARPA**

Funding is available in the following accounts, contingent upon Fiscal Committee approval to accept and expend \$1,485,000 of ARPA funds at the March 20, 2026 meeting and the Governor and Council approval included on this agenda for the March 25, 2026 meeting, with authority to adjust accounts and line items within the price limitation, through the DAS Budget Office, if needed and justified:

	<u>FY 2026</u>
01-014-014-141910-52420000 Forensic Hospital Project 034-500161 – Capital Project	\$ 9,900,000*
05-95-94-940010-24650000 ARPA DHHS Fiscal Recovery Fund 102-500731 - Contingency	\$ 1,485,000

*Note * Fiscal Committee and Governor and Council previously approved the accept and expend of the \$9.9mil at their respective meetings 11/21/25 and 12/3/25*

EXPLANATION

This project is for the construction of a forty-one thousand square-foot addition to the existing New Hampshire Hospital (NHH) facility at the Governor Hugh Gallen State Office Park in Concord, NH. The addition will feature a 24-bed, two-floor secure forensic psychiatric hospital, including spaces required for patient treatment and administration. In addition, the project includes interior and exterior renovations to the existing entrance vestibule and lobby area of NHH, which will serve as a single entrance point for both NHH and the new secure psychiatric forensic unit. These changes will increase security and allow for centralized screening.

The construction contract was originally approved at just over \$41 million and as with any construction project of this size and complexity, the need for additional funds for unforeseen expenses can occur. As such this request is two-fold, additional funds necessary to address the structural system and load-bearing issue, and an increase to the project's contingency fund.

Work on portions of the Forensic Hospital project was delayed in some areas while the State and its partners investigated and analyzed some design errors in work that had been completed. The State and its partners developed a comprehensive plan to remediate, correct errors, and complete the project. The State received \$9.9 million from the design vendor's (SMRT) insurance carriers to support the remediation work and additional costs resulting from the delay while a corrective action was designed and negotiated. The acceptance of \$9.9 million has been previously approved by both the Fiscal Committee and Governor and Council. This request is adding those funds to the construction contract.

The agreement has been approved by the Attorney General as to form and execution, and the Department of Administrative Services has certified the funds are available.

Respectfully submitted,



Charles M. Arlinghaus,
Commissioner

PC Construction Reconciliation			
Forensic Hospital Project			
	GC Approval	Contract Amount	Funding
Original Contract General		34,272,680.00	100% General
Original Contract ARPA		7,701,320.00	100% ARPA
Total Original Contract	6/28/23 #277	41,974,000.00	
Amendment	10/30/24 #125	2,341,244.52	100% ARPA
Previous increases to contract value per terms of contract utilizing contingency		2,445,579.54	
Contract Value		46,760,824.06	
Current Amendment		9,900,000.00	100% Other Agency
AMENDED CONTRACT VALUE		56,660,824.06	

Contingency Reconciliation			
	GC Approval	Contract Amount	Funding
Original Contract General		1,500,000.00	100% General
Original Contract ARPA		500,000.00	100% ARPA
Total Original Contract	6/28/23 #277	2,000,000.00	
Amendment	10/30/24 #125	50,000.00	100% ARPA
Previous increases to contract value per terms of contract utilizing contingency to:			
PC Construction		(2,445,579.54)	
SMRT		(160,000.00)	
Amendment	2/5/25 #132	1,550,000.00	100% General
Current Contingency Balance		994,420.46	
Current Amendment		1,485,000.00	100% ARPA
AMENDED CONTINGENCY VALUE		2,479,420.46	

AMENDMENT TO 81176 D – FORENSIC HOSPITAL

This AMENDMENT TO THE CONTRACT (“Amendment”) is entered into on January 28th, 2026 by and between the State of New Hampshire, acting by and through the Commissioner, Department of Administrative Services (hereinafter “State,” “Commissioner,” “Department” respectively) and PC Construction Company DBA PCEO (hereinafter “Contractor”) (the State and the Contractor may hereinafter singularly and/or collectively be referred to as “Party” or “Parties”).

WHEREAS, on June 28, 2023, New Hampshire Governor and Council approved the original Contract for Construction with PC Construction Company in the amount of \$41,974,000 along with a project contingency of \$2,000,000 (Item # 277) (“Contract”);

WHEREAS, the Contract calls for the construction of an addition to the New Hampshire Secure Psychiatric Hospital located in Concord, New Hampshire (“Project”);

WHEREAS, as of January 5, 2026, the total Contract not-to-exceed Value is \$46,760,824.06, which includes the original contract combined with all previous amendments and contingency transfers;

WHEREAS, the Contractor is currently mobilized in Concord, New Hampshire and is completing work under the Contract. However, additional work is required to address a redesign of the Project’s structural system to address a load-bearing capacity issue;

WHEREAS, the Parties seek to increase the Contract price so that this additional work can be performed by the Contractor;

WHEREAS, due to the expense of certain products/systems and the length of the delay due to design/construction issues, the Parties seek to amend the Contract to allow the Contractor to request deposit payments from the Department for a portion of the actual cost of certain products/systems prior to the products/systems being fully-fabricated or incorporated into the work, which Section 00708, Part 10 of the Contract, as originally drafted, does not permit.

NOW THEREFORE, the Parties hereby agree to amend the Contract as follows:

INCREASE TO CONTRACT PRICE

1. Increase the Contract not-to-exceed value by \$9,900,000 for an amended not-to-exceed value of \$56,660,824.06.
2. Amend the Contract scope to include foundation remediation and repairs as described in Change Order #50 Rev. #4, dated 08/01/2025 (attached hereto as **Attachment A**). Scope of work includes removal of slabs as required for installation of additional piles, addition of new steel beams to distribute building loads, additional pile caps and foundation work around new pile locations.

3. The State has revised Design Documents by SMRT, Inc. The additional scope shall be completed in accordance with these revised Design Documents or within agreed upon design changes including SI-16, dated 4/25/25, SI-16 Rev 1, dated 5/9/25, SI-16 Rev 2, dated 5/19/25 & SI-16 Rev 3, dated 12/18/25 (attached hereto as **Attachment B**).
4. The Contractor agrees to perform the Additional Scope in accordance with all terms of this Amendment and the Contract, including any Specifications and Drawings under this Amendment or the Contract.
5. The Contractor agrees that all materials shall be furnished and delivered and all labor under this Amendment shall be substantially complete on or before October 18, 2027.

ADVANCE OF DEPOSIT PAYMENTS

6. The Contract is amended by adding new Part 10.11 to Section 00708, Part 10, which shall read:

10.11 Payment for Deposits for Products/Systems

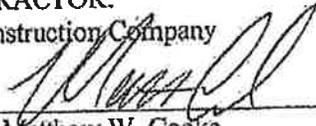
- A. Per Sections 081113 HOLLOW METAL DOORS AND FRAMES and 280010 ELECTRONIC SAFETY AND SECURITY of the Contract, the Work includes the design, furnishing, and installing, of the hollow metal doors and frames and design, furnishing, installing, and testing of a complete building security system ("Products/Systems").
- B. Contractor has entered into a contract with Honeywell, the supplier of the building security system required under Section 280010 for \$1,690,336.51 (one million six hundred ninety thousand three hundred thirty-six dollars and fifty-one cents), and a contract with Aorbis, the manufacturer of the doors and frame required under Section 081113 for \$675,718.30 (six hundred seventy-five thousand seven hundred eighteen dollars and thirty cents). Pursuant to those contracts, Contractor must make deposit payments and/or progress payments to Aorbis and/or Honeywell.
- C. For payments already made by Contractor under its contracts with Aorbis and/or Honeywell, or for payments that become due by Contractor pursuant to said contracts, the Contractor may submit to the Department a request for payment in the amount due to the Contractor. The request shall be submitted with an invoice from Aorbis and/or Honeywell indicating the amount due from Contractor and any other supporting documentation or information requested by the Department.
- D. For payments issued to reimburse the Contractor for amounts previously paid to Aorbis and/or Honeywell, the Contractor may retain such funds for reimbursement. For payments issued in advance of payment to Aorbis and/or Honeywell, the Contractor may use payment funds under this Section only to pay Aorbis/Honeywell for the actual cost of the Products/System. The Contractor

shall submit proof of payment made to Aorbis and/or Honeywell within thirty (30) days from the date payment is made by the Department under this Section. Such proof shall be in the form of notarized copies of paid invoices or copies of canceled checks or any other form satisfactory to the Department. Failure to provide such documentation will result in deduction of the partial payment from future payments until such documentation is provided.

- E. Pursuant to Section 00708, Part 10.4(A), five percent (5%) retainage shall be withheld from each payment under this Part 10.11. Total payments under Part 10.11 shall not exceed Contractor's actual cost to purchase the Products/System from Aorbis and/or Honeywell.
 - F. Any payments made under this section do not constitute acceptance of the Products/System. The Contractor shall remain responsible for the Products/System until the Department's final acceptance of the Project.
 - G. Contractor's failure to comply with the terms of Part 10.11 shall constitute an act of default under Part 18.1, Section 00708 of the Contract. In the event of default, the Department shall be entitled to pursue all remedies set forth in the Contract or pursuant to law. Further, the Department shall be entitled to the repayment of all funds paid to the Contractor under this Part 10.11 if:
 - a. Aorbis and/or Honeywell fails to supply and/or deliver the Products/System in accordance with the Contract;
 - b. The Products/System is not incorporated into the Work in accordance with the Contract; or
 - c. The Contract is terminated due to fault of the Contractor.
7. Except to the extent specifically set forth herein, this Amendment does not alter the terms of the Contract. All terms of the Contract remain in full force and effect.
8. This Amendment is subject to the continuing availability of funds and is governed by Section 19.2 of Document 00708 to the Contract.
9. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to them in the Contract.
10. This Amendment and all obligations of the Parties are contingent upon appropriate State approval and subject to funds available.

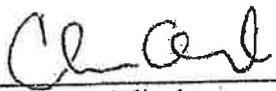
IN WITNESS WHEREOF, the Parties hereto have set their hands the date first-written above.

CONTRACTOR:
PC Construction Company

By: 
Name: Matthew W. Cooke
Title: President/CEO

Date: January 28, 2026

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES

By: 
Name: Charlie M. Arlinghaus
Title: Commissioner

Date: 2-20-26

The foregoing Amendment, having been reviewed by this office, is approved as to form and execution on March 5, 2026.

OFFICE OF THE ATTORNEY GENERAL

By: 
Assistant Attorney General



CHARLES M. ARLINGHAUS
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
DIVISION OF PUBLIC WORKS DESIGN & CONSTRUCTION

STIPULATED SUM CHANGE ORDER
GENERAL CONTRACTOR FORM

Date: 08/01 /2025 Number: CO#50 - SI #16 Foundation Corrections Rev #4
Project Title : NH Secure Psychiatric Forensic Hospital
Project Number: 81176 Contract: D

Labor:

DESCRIPTION OF LABOR INVOLVED	TOTALS
Labor Costs shall include Worker's Compensation & Employee Liability, and Unemployment and Social Security Taxes	
	SUBTOTAL
	\$-
	(General Contractor) + 20%
	\$-
GENERAL CONTRACTOR LABOR TOTAL	\$ -

Material: (provided by General Contractor)

DESCRIPTION OF MATERIAL INVOLVED	TOTALS
	\$-
	SUBTOTAL
	\$-
	(General Contractor) + 10%
	\$-
GENERAL CONTRACTOR MATERIAL TOTAL	\$ -

Equipment: (provided by General Contractor, attach rental quotes/rates)

DESCRIPTION OF EQUIPMENT TO BE USED	TOTALS
	\$-
Reimbursement Only for Rental Equipment @ actual cost, no mark-up is	
	SUBTOTAL
	\$-
GENERAL CONTRACTOR EQUIPMENT TOTAL	\$ -

John O. Morton Building • 7 Hazen Drive, Room 250 • POB 483 • Concord, New Hampshire 03302-0483
Telephone: 603-271-3516 • Fax: 603-271-3515 • TDD: 1-800-735-2964

<http://das.nh.gov/publicworks>

Subcontractor: (Attach subcontractors' quote)

SUBCONTRACTOR NAME & TRADE INVOLVED	TOTALS
PC SI #16 Foundation Corrections	\$9,678,216.00
See Back up for further details	\$0.00
	\$0.00
	\$0.00
All Subcontractors are allowed a 20% mark-up on their labor, 10% mark-up on materials, and 10% mark-up on any subcontractors that they may hire.	
	SUBTOTAL
	\$9,678,216.00
	(General Contractor) + 10%
SUBCONTRACTOR TOTAL	\$ 9,678,216.00

Summary of Costs:

LABOR / MATERIAL / EQUIPMENT / SUBCONTRACTOR	\$9,678,216.00
GRAND TOTAL	\$ 9,678,216.00

Approval:

		SIGNATURE	DATE
Using Agency Representative	Brianna Mancini	<i>Brianna Mancini</i>	11-5-2025
Contract Administrator or Clerk of the Works		<i>Keith Hemingway</i>	11-04-25
Contractor Representative	Mike Leonard	<i>Michael Leonard</i>	11/4/2025



193 Tilley Drive
 South Burlington, VT 05403
 T: 802.658.4100
 F: 802.419.5024

**17272: Secure Psychiatric Forensic
 Hospital**
 36 Clinton St
 Concord, NH 03301

Change Request Proposal 190018

Title **SI-16 Window #1, Window #2 CO #50 Rev #4**
 Date Issued **11/04/2025**
 Proposal Status **Submitted (Not Proceeding)**

Architect

Becca Casey
 SMRT Architects & Engineers
 75 Washington Ave Suite 3A
 Portland, ME 04101

T: 877.700.7678
 F: 207.772.1070
 E: rcasey@smrtinc.com

Owner

Keith Hemingway
 State of New Hampshire
 PO Box 483
 Concord, NH 03302-0483

T: 603.271.4523
 F:
 E: keith.hemingway@das.nh.gov

Project Cost And Schedule Impacts

This proposal will increase the value of this contract by \$9,678,216.00.

Scope Of Work

We herewith submit our Change Proposal Request for the costs associated with Windows #1 and Windows #2 stemming from ASI 16.

- Window #1 includes initial delay costs as outlined on the included back up.
- Window #2 includes corrective work based on SI #16 and as detailed / noted on the included back up.

Please note that any subcontractor/vendor impacts due to the delayed Notice to Proceed will be included in the Window #3 change order for review and approval.

Please refer to the included spreadsheet for further cost details.

Cost Items

Description	Company	Phase	Amount
SI #16 Windows #1, & #2		190010	\$ 9,678,216.00
Total			\$9,678,216.00

Owner Approval

By signing below, the Owner authorizes this work to proceed and agrees that PC shall be compensated by the appropriate time and cost. This Change Request Proposal will be included in the next Contract Change Order.

Signature

Date

Keith Hemingway, State of New Hampshire

Contractor Approval

Signature

Date

11/4/2025

Mike Leonard, PC Construction Company

This change request proposal includes only the direct costs associated with this work. PC Construction Company reserves the right to later claim schedule adjustment and extension of time, and for all other indirect impact costs caused by or resulting from this change proposal and cumulative effects of other change orders to the work of this contract.

17272 - Secure Psychiatric Forensic Hospital
 SI #16 Window #1, Window #2 - Rev #4
 11/4/2025

Total Cost	\$	5,678,216	
Fee (Direct Costs + Ins & Cont.)	\$	579,838	10.00%
P&P Bond	\$	853,037	0.548%
GL Insurance	\$	308,480	1.10%
Builder's Risk Insurance (Total Revised CV and Extended Duration)	\$	856,188	0.5700%
DCP	\$	89,878	0.10%
CM Contingency	\$	778,458	10.00%
Direct Cost	\$	5,798,572	



Item Number	Description	Qty.	UM	Unit Cost	Aggregate Cost	Notes
Initial Delay Costs (WINDOW #1 ACUTAL)						
Major: 01 - General Conditions						\$1,140,200
Minor: 00.01 - Preconstruction						\$21,556
00006.000	SI #16 Preconstruction and Estimating	4.00	WK	\$5,414	\$21,556	
Minor: 01.10 - General Conditions						\$1,120,570
00010.001	PCI #190016 Initial GC's (11/14/25 - 2/28/25)	1.00	LS		\$639,703	
00010.002	General Condition & General Requirements from 3/3/25 - 6/11/25	14.00	WK	\$33,675	\$471,445	
00010.004	Material Storage 3/3 - 5/30 (LP Cote)	3.00	MO	\$3,140	\$9,422	
Minor: 02 - Shoring						\$105,083
Minor: 02.11 - Foundations						\$205,083
02410.102	Simson, Gumpertz & Heiger from 3/3/25 - 5/19/25	1.00	LS	\$15,468	\$15,468	
02410.103	PC Level For Ground Water Monitoring	1.00	LS	\$308	\$308	
02410.105	GM2 (Surveying)	1.00	LS	\$6,758	\$6,758	
02410.107	Helical (Foundation Investigation Costs)	1.00	LS	\$182,549	\$182,549	
Minor: 03 - Concrete						\$25,990
Minor: 03.08 - Concrete						\$25,990
03391.002	Form-Up (Cleanup, Form Rental, Shoring Rental) (6/1/25 - 8/30/25)	1.00	LS	\$25,991	\$25,990	
Minor: 05 - Structural Steel						\$4,500
Minor: 05.01 - Structural Steel						\$4,500
05010.051	Structural Steel Storage (11 Mohawk Dr. Londonderry) (8/1/25 - 10/31/25)	3.00	MO	\$1,500	\$4,500	
Initial Delay Costs Subtotal					\$1,377,799	

Item Number	Description	Qty.	UM	Unit Cost	Aggregate Cost	Notes
SI #16 Cost of Work (WINDOW #2)						
Major: 01 - General Conditions						\$2,400,087
Minor: 01.10 - General Conditions						\$2,400,087
00010.003	General Conditions For Foundation Revisions. 6/11/25 - 2/27/26	36.00	WK	\$33,374	\$1,201,464	
00010.003a	Six Week Schedule Contingency	6.00	WK	\$33,374	\$200,244	
00010.004	2025/2026 Winter Conditions	1.00	LS	\$224,395	\$224,395	
00010.004	General Conditions Approval Delay 8/8/25 - 11/7/25	13.00	WK	\$33,374	\$433,862	
00010.004	Helical Holiday Shut Down Delayed Start	1.00	WK	\$33,374	\$33,374	
00010.004	Material Storage 6/1/25 - 9/30/26 - (LP Cote)	15.00	MO	\$5,000	\$75,000	
00010.004	Form-Up (Concrete) (Additional Doka Rental) (10/2025 - 7/2026)	10.00	MO	\$1,500	\$15,000	
00010.004	Estimated Subcontractor Impact (Not finally determined, To Be In Revised by Window #3 Change Order)	0.00	LS	\$0	\$0	
00010.005.1	Testing & Inspecting Allowance (NOTE, we are including this cost, but SW Cole will continue to work for SMRT)	1.00	LS	\$150,000	\$150,000	
00010.006	Foundation corrections per SMRT's Supplemental Instructions #18 dated 04-25-25, Supplemental Instructions #16 R1 dated 05-09-25, Supplemental Instructions #16 R2 dated 05-21-25		----			
00010.007	The estimate is based on a SI #16 construction start in November 2025 with SI #16 completion June 2026		----			
00010.008	If Notice to Proceed is not given by 11/7/25 additional delay GC's will be incurred at \$33,374/wk.		----			
00010.009	PC Construction and our trade partners, subcontractors and vendors shall not be liable for any building settlement or any other matters relating to the re-design of the Project by SMRT, notwithstanding any contrary or different terms in the Contract.		----			
00010.010	Should unforeseen scope/costs arise that are not included in this change request, PC reserves the right for compensation and additional time for the missed/unforeseen scope. If work takes longer than anticipated, PC needs to be compensated for time and GC costs.		----			
00010.012	Execution of this work must be conducted through PC Construction's contract with the State of New Hampshire		----			

00010.013	Payment terms are 30 days from the receipt of requisition			****		
00010.017	No Architectural or MEPF changes have been included other than as noted in SI #16.			****		
00010.018	Consideration for this Change Order includes the State issuing paying PC the down payment on materials and equipment referenced in the Change Order documents no later than December 31, 2025.			****		
00010.019	For purposes of the Change Order, "Allowances" mean items or costs that include an estimated amount in the Change Order, and PC will be reimbursed for actual costs whether they are more or less than the Allowance amount.			****		
00010.020	The Change Order includes an allowance for tariff costs, as those costs have been required only since February 2025. PC shall charge for actual tariff costs and other material escalation costs (e.g., increased cost for domestic materials where domestic suppliers have increased their prices). PC will also be entitled to a time extension for delays in delivery of materials that are beyond the control of PC.			****		
00010.021	PC shall be entitled to compensation and a time extension for any change in applicable law (including but not limited to tariff rates) that takes effect after the date of the Change Order.			****		
00010.023	This Change Order is contingent on an approved Schedule Alteration Order that adds 620 calendar days to the project schedule and an agreed Change Order for the Window 1 and 2 Work and items. This duration is the time period from November 4, 2024 (initial shut down) to June 4, 2026 "assumed" date of SI #16 completion) plus window #2 six week schedule contingency. Potential Window #3 Schedule Implications will be included in the Window #3 Change Order and Schedule Alteration. Not included in this schedule alteration are unforeseen time extensions needed upon re-starting contract construction.			****		
00010.024	Builder's risk insurance is included.			****		
00010.025	Utility consumption costs during construction are included.			****		
00010.026	Estimate includes a Construction Manager contingency.			****		
00010.027	Hazardous materials testing, handling, monitoring or abatement is excluded.			****		
00010.028	Sales tax is excluded.			****		
00010.029	Dawn-Bacon or state prevailing rates are excluded.			****		
00010.030	LEED project administration and certification is excluded.			****		
00010.031	Design Fees, Delegated Design and Design Contingency are excluded.			****		
00010.032	Impact fees are excluded.			****		
00010.033	Trade permits (i.e. plumbing, electrical) are included.			****		
00010.034	Owner's protective insurance is included.			****		
00010.035	Owner contingency is excluded.			****		
Major: 02 - Stonework						\$2,496,227
Minor: 02.01 - Demolition						\$0
02031.000	ACM (Rebar Demo) \$9,700 Included in Enabling Scope Approved By State	0.00		****		\$0
Minor: 02.04 - Earthwork						\$1,233,555
02215.300	SI Cantwell (Site)	1.00	LS		\$373,075	\$373,075
02215.310	SI Cantwell (Site) (Gravel Deposit \$486,200 must be paid by the State prior to beginning)	1.00	LS			
02215.311	SI Cantwell (Site) (Gravel)	1.00	LS		\$860,480	\$860,480
Minor: 02.11 - Foundations						\$1,611,172
02410.101	SGH Design Review & Meetings	7.00	MO		\$4,000	\$28,000
02410.104	JTC (Vibration Monitoring For SI #16 Work Only 11/17/2025 - 6/4/2026)	1.00	LS		\$18,100	\$18,100
02410.106	GM2 (Surveying) (Preconstruction & Bi-Weekly K/B Monitoring through SI #16)	1.00	LS		\$35,350	\$35,350
02410.108	Helical (Piles)	1.00	LS		\$1,191,517	\$1,191,517
02410.109	Helical (Support of Excavation)	1.00	LS		\$279,675	\$279,675
02410.110	Helical (Two Additional Mobilizations)	2.00	EA		\$20,000	\$40,000
02410.112	Helical Additional Pile Length Allowance (74 piles, 6.5 added feet x #130 = \$62,530)	1.00	LS		\$62,530	\$62,530
Major: 03 - Concrete						\$529,338
Minor: 03.08 - Concrete						\$509,338
03391.001	Form-Up (Concrete)	1.00	LS		\$451,838	\$451,838
03391.003	Form-Up (Concrete) - Rebar Coupler/Dunnage/Miscellaneous Allowance	1.00	LS		\$20,000	\$20,000
03391.004	Form-Up (Concrete) (11.5 Line Shoring Design & 4mo Rental) - included in Enabling Scope Approved By State	0.00	****		\$0	\$0
03391.004	Form-Up (Concrete) (Additional Doka Rental Sma) (10/1/25 - 3/31/25)	5.00	****		\$1,500	\$7,500
03391.005	K and 8 Line Top of Wall Leveling (Concrete & Anchor Bolts)	1.00	LS		\$30,000	\$30,000
Major: 06 - Metals						\$432,580
Minor: 06.01 - Structural Steel						\$178,000
05010.000	SL Chasse (Steel)	1.00	LS		\$178,000	\$178,000
05010.051	Structural Steel Storage (11 Mohawk Dr, Londonderry) (11/1/25 - 6/1/26)	7.00	MO		1500	\$10,500
05010.001	SL Chasse (Steel) (Steel Prep/Rust Removal)	1.00	LS		\$244,080	\$244,080
Major: 07 - Thermal/Moisture Protection						\$119,576
Minor: 07.02 - Waterproofing						\$109,576
07020.050	Optimum (Remove/Replace Blindside, Corbel Waterproofing)	1.00	LS		\$109,576	\$109,576
Minor: 07.10 - Fireproofing						\$4,971
07850.001	Kaloudas (Spray Fireproofing)	1.00	LS		\$4,971	\$4,971
Major: 15 - Finishes						\$54,000

Minor: 15.01 - Plumbing					\$54,300
01540.000	MacCo (Plumbing) (Zone 1 Rework)	1.00	LS	\$29,300	\$29,300
01540.001	MacCo (Plumbing) (Additional work due to Glavet Rough-in)	1.00	LS	\$25,000	\$25,000
Minor: 16.01 - Electrical					\$17,201
Minor: 16.01 - Electrical					\$17,201
01600.000	DEI (Lightning Protection)	1.00	LS	\$17,201	\$17,201
SI #16 (Window #2) Cost of Work Total					\$6,416,780

Supplemental Instruction

PROJECT	NH Secure Psychiatric Hospital 21200	DATE SENT	4/25/2025
SUBJECT	Structural Revisions	SUPPLEMENTAL INSTRUCTION ID	SI-16
TYPE	Supplemental Instruction	TRANSMITTAL ID	01380
PURPOSE	For Construction	VIA	Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Document Control (SMRT)	SMRT	DocCtrl@smrtinc.com	

TO

NAME	COMPANY	EMAIL	PHONE
Allen Coen		Allen.R.Coen@dhhs.nh.gov	603-271-5212
Chris Sheehan	Bureau of Public Works Design & Construction NH (BPW)	Christopher.C.Sheehan@ das.nh.gov	603-496-3284
Claude Benjamin	PC Construction Company	cbenjamin@pcconstruction.com	
Drew Swinerton	PC Construction (South Burlington)	DSwinerton@pcconstruction.com	
Joe Noonan		Joseph.W.Noonan@dhhs.nh.gov	
Justin Reynolds	PC Construction Company	jreynolds@pcconstruction.com	
Keith Hemingway	Bureau of Public Works Design & Construction NH (BPW)	keith.p.hemingway@das.nh.gov	603-271-1643
Patrick Potter	PC Construction Company	ppotter@pcconstruction.com	
Zach Smith		zsmith@pcconstruction.com	

The work shall be carried out in accordance with the following information which is issued as a clarification or interpretation of the Contract Documents. This is not a direction to proceed with work which modifies the Contract Sum or Contract Time. Proceeding with the Work in accordance with this supplemental instruction indicates your acknowledgement that there is no Change in Contract Sum or Contract Time.

Supplemental Instruction

DATE: 4/25/2025
ID: 01380

DESCRIPTION: **SUMMARY:**

SI being issued because of necessary structural revisions due to foundation revisions.

REMARKS: **SUMMARY:**

SI being issued because of necessary structural revisions due to foundation revisions.

REMARKS SUMMARY:

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	4/25/2025	SI-16 Narrative.pdf				
1	4/14/2025	21-1610.3 Down Drag Loads.pdf				
1	4/14/2025	21-1610.3 NHH Design Memo.pdf				
1	4/25/2025	COLUMN LAYOUT PLAN	SB001			SI-16
1	4/25/2025	COLUMN LAYOUT PLAN	SB002			SI-16
1	4/25/2025	BASEMENT AND SUB-BASEMENT FOUNDATION PLAN	SB107			SI-16
1	4/25/2025	LEVEL 1 FOUNDATION PLANS	SB108			SI-16
1	4/25/2025	FOUNDATION DETAILS	SB505			SI-16
1	4/25/2025	FOUNDATION DETAILS	SB506			SI-16
1	4/25/2025	FRAMING PLAN	SF101			SI-16
1	4/25/2025	FRAMING PLAN	SF102			SI-16
1	4/25/2025	FRAMING ELEVATIONS	SF202			SI-16

COPIES

Alyssa Angers (SMRT)
Mark Estabrook (SMRT)
Rebecca Casey (SMRT)

Supplemental Instruction

DATE: 4/25/2025
ID: 01380

SUPPLEMENTAL INSTRUCTIONS

SMRT Architects and Engineers
877.700.7678
smrtinc.com

Supp. Instructions No.	16-R1	Date Issued	May 9, 2025
Project Name	NH Secure Psychiatric Forensic Hospital	Project No.	21200

PART I – SUMMARY:

SI issued includes updates required by additional geotechnical information, and changes to dimensions/elevations for foundation and steel framing in response to RFIs received.

PART II - MODIFICATIONS TO DRAWINGS/SPECIFICATIONS:

1. **SB107** – Updated corbel elevations located inside of basement.
2. **SB108** – Added new piles & pile caps to account for reduction in pile capacity due to down drag.
3. **SF101** – Updated beam elevations to account for deflection at columns being supported by steel grade beams in sub-basement.

END OF DOCUMENT



SUPPLEMENTAL INSTRUCTIONS

SMRT Architects and Engineers
877.700.7678
smrtinc.com

Supp. Instructions No.	16 R2	Date Issued	May 20, 2025
Project Name	NH Secure Psychiatric Forensic Hospital	Project No.	21200

PART I – SUMMARY:

This SI includes additional associated with SI-16.

PART II - MODIFICATIONS TO DRAWINGS:

- † **CG101** – Revised grading at walkway.
- † **CP101** – Revised walkway.
- † **PU101** – Revised underslab piping at Floor B1.

END OF DOCUMENT



SUPPLEMENTAL INSTRUCTIONS

SMRT Architects and Engineers
877.700.7678
smrtinc.com

Supp. Instructions No.	SI-16 R3	Date Issued	December 18, 2025
Project Name	NH Secure Psychiatric Forensic Hospital	Project No.	21200

PART I – SUMMARY:

This SI includes additional drawing revisions associated with SI-16.

PART II - MODIFICATIONS TO DRAWINGS:

- **SB107** – Clarified pipe penetration requirements.

END OF DOCUMENT



Certificate of Authority # 1

(Corporation, Non-Profit Corporation)

Corporate Resolution

I, Colin D. Reid, hereby certify that I am duly elected Clerk/Secretary/Officer of
(Name)
PC Construction Company d/b/a PCEO, I hereby certify the following is a true copy of a vote taken at
(Name of Corporation)

a meeting of the Board of Directors/shareholders, duly called and held on March 5, 2025,
at which a quorum of the Directors/shareholders were present and voting.

VOTED: That Matthew W. Cooke (may list more than one person) is
(Name and Title)

duly authorized to enter into contracts or agreements on behalf of

PC Construction Company with the State of New Hampshire and any of
(Name of Corporation)

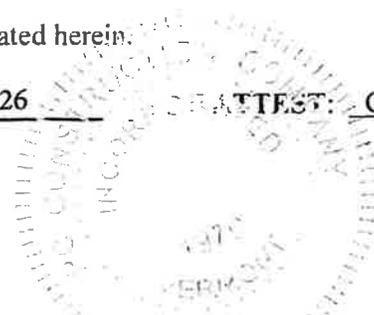
its agencies or departments and further is authorized to execute any documents
which may in his/her judgment be desirable or necessary to effect the purpose of
this vote.

I hereby certify that said vote 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: January 22, 2026

WITNESSED BY: Colin D. Reid, Secretary

(Name & Title)



Handwritten signature of Colin D. Reid

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: **0007353304**



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 December A.D. 2025.

A handwritten signature in black ink, appearing to read "D. Scanlan", is written over a faint circular stamp.

David M. Scanlan
Secretary of State



PCCONST-01

KIMAHER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Property & Casualty Services, Inc. PO Box 2127 620 Hinesburg Road South Burlington, VT 05407	CONTACT NAME: Missy Boylan PHONE (A/C, No, Ext): (802) 524-4652 E-MAIL ADDRESS: missy.boylan@nfp.com FAX (A/C, No):													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Starr Indemnity & Liability Company</td> <td>38318</td> </tr> <tr> <td>INSURER B : Starr Specialty Insurance Company</td> <td>16109</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Starr Indemnity & Liability Company	38318	INSURER B : Starr Specialty Insurance Company	16109	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURED PC Construction Company dba PCEO 193 Tilley Drive So Burlington, VT 05403														

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	X	1000026098261	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/OP AGG \$ 4,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	1000673039261	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	X	X	1000588761261	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Prod CompOps Ag \$ 5,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	1000005683	1/1/2026	1/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: PC project: 17272 Secure Psychiatric Forensic Hospital - Concord 81176D

Umbrella/Excess Limits continued:
Products/Completed Operations Aggregate - \$5,000,000

The State of New Hampshire, its agencies and its agents and employees, City of Concord, NH and any others as required by written contract are included as additional insureds for ongoing and completed operations performed by or on behalf of PC Construction Company dba PCEO. Coverage is primary and SEE ATTACHED ACORD 101

CERTIFICATE HOLDER State of New Hampshire c/o Department of Administrative Services 7 Hazen Drive, Room 250 Concord, NH 03302	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ADDITIONAL REMARKS SCHEDULE

AGENCY NFP Property & Casualty Services, Inc.		NAMED INSURED PC Construction Company dba PCEO 193 Tilley Drive So Burlington, VT 05403	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance**

**Description of Operations/Locations/Vehicles:
noncontributory in regards to general, auto and umbrella liability when required by written contract or agreement.
The umbrella/excess liability policy follows form to the underlying GL policy and includes premises operations and
products-completed operations.
Waiver of subrogation applies to all policies when required by written contract or agreement.
45 day notice of cancellation applies.**



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 Tilley 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: \$56,660,824.06