



REQUEST FOR PROPOSAL

2010-04

**Heating and Air Conditioning
Maintenance and Repair Services
Energy Management System**

January 1, 2010

Issued by:

NH Liquor Commission



New Hampshire

Liquor Commission

PO Box 503, Concord, NH 03302

TABLE OF CONTENTS

APPENDICES	1
TABLE 1: SCHEDULE OF EVENTS.....	2
PART I - GENERAL INFORMATION FOR RESPONDENTS	3
1. PURPOSE	3
2. ISSUING OFFICE	3
3. SCOPE	3
4. PROJECT NEED	3
5. PROJECT DELIVERABLES	3
6. EQUIPMENT LIST BY LOCATION	6
PART II - RFP TERMS AND INSTRUCTIONS.....	11
1. TYPE OF CONTRACT	11
2. RFP INQUIRIES AND RESPONSES	11
3. AMENDMENT TO THE RFP.....	11
4. PROPOSAL FORMAT.....	11
5. ECONOMY OF PREPARATION	12
6. PROPOSALS AND AWARDS	12
7. PROPOSAL SUBMISSION	12
8. PROHIBITED COMMUNICATIONS	13
9. VALIDITY OF PROPOSAL	13
10. NON-COMMITMENT	14
11. RESPONDENTS' COSTS AND EXPENSES.....	14
12. PROPERTY OF STATE.....	14
13. DISCUSSIONS FOR CLARIFICATION.....	14
14. PRESENTATIONS.....	14
15. INFORMATION TECHNOLOGY COMPLIANCE REQUIREMENT	15
16. CONTRACT TERMS AND CONDITIONS	15
17. CONFIDENTIALITY/SENSITIVE INFORMATION.....	15
18. DISCLOSURE OF PROPOSAL.....	15
19. CONDITIONAL NATURE OF AGREEMENT.....	16
20. BEST AND FINAL OFFERS	16
21. NEWS RELEASES.....	16
22. RESPONDENT'S REPRESENTATIONS AND AUTHORIZATIONS.....	16
23. METHOD OF AWARD	17
24. USE OF ELECTRONIC VERSIONS OF THIS RFP	17
PART III - INFORMATION REQUIRED FROM THE RESPONDENT	18
1. PREVENTATIVE MAINTENANCE (PM) - FIXED COST PER LOCATION:.....	18
3. PRIOR EXPERIENCE.....	20
4. SUBCONTRACTOR.....	20
5. OBJECTIONS & ADDITIONS TO STANDARD CONTRACT TERMS & CONDITIONS AND/OR AGREEMENT STANDARD.....	20
PART IV - CRITERIA FOR SELECTION.....	21
1. MANDATORY RESPONSIVENESS REQUIREMENTS	21
2. REVIEW AND EVALUATION.....	21
3. CRITERIA FOR SELECTION.....	21

APPENDICES

Appendix A - Contract Terms and Conditions (General Provisions, Form P-37 (v. 1/09))

Appendix B – Proposal Cover Sheet

Appendix C – List of Store Information

TABLE 1: SCHEDULE OF EVENTS

The following table sets forth the Schedule of Events for this RFP. The Schedule of Events is subject to change at the sole discretion of the N.H. Liquor Commission. Any changes will be posted on the N.H. Liquor Commission official website located at www.nh.gov/liquor. Respondents are responsible for checking the website for any schedule changes.

<u>Events</u>	<u>Responsibility</u>	<u>Date</u>
Request for Proposals Issued:	Issuing Office	Friday, January 1, 2010
Deadline to Submit Inquiries By Electronic mail to NHLC Issuing Officer (“Closing Date”)	Potential Respondents	Monday, January 11, 2010 at 4:00 pm
NHLC Anticipated Date to Issue Responses to Potential Respondent Inquiries	Issuing Office	Wednesday, January 13, 2010
Deadline for Submission of Sealed Proposals to Issuing Office at: ATTN: John Tower NH State Liquor Commission 50 Storrs St, PO Box 503 Concord, NH 03302-0503	Respondents	Friday, January 22, 2010 at 9:00 am

PART I - GENERAL INFORMATION FOR RESPONDENTS

1. PURPOSE

The N.H. Liquor Commission (“NHLC”) seeks to procure Heating and Air Conditioning annual preventative maintenance and repair services (HVAC) at various retail store locations throughout New Hampshire. The NHLC is issuing this request for proposal (“RFP”) as a vehicle for soliciting and evaluating proposals from interested parties. This RFP describes the project and the NHLC’s requirements. A respondent may submit a proposal for HVAC services as further described in Section 24 of this RFP governing “Method of Award.”

2. ISSUING OFFICE

This Request for Proposal (“RFP”) is issued by the N.H. Liquor Commission (“NHLC”) that shall serve as the Issuing Office for this RFP. The Issuing Officer responsible for managing the RFP and serving as the sole point of contact is:

Mr. John Tower, Maintenance Engineer
NH State Liquor Commission, P.O. Box 503
Concord, NH, 03302-0503
(tel: 603-271-1710 or 603-419-9069-cell)
(email: jtower@liquor.state.nh.us).

All inquiries regarding this RFP must be submitted electronically to the Issuing Officer.

3. SCOPE

This RFP contains instructions governing the required content of proposals, terms governing this procurement process, a description of the services sought by the NHLC, requirements that a respondent must satisfy to be eligible for consideration, evaluation criteria, a description of standard contract terms and conditions, and other requirements that must be satisfied in each proposal.

4. PROJECT NEED

The intent of this RFP is to provide annual preventative maintenance and service for the heating and air conditioning systems and associated devices as described within.

5. PROJECT DELIVERABLES

The NHLC’s HVAC deliverables for this engagement consist of the following:

Respondents must be a Qualified Services Company that is able and responsible to perform all activities and requirements set forth in the performance of this specification for services. Energy Management Systems service contractor shall be Johnson Controls Authorized Building Controls Specialist (ABCS).

All Energy Management Systems are Johnson Controls Metasys brand (N30).

Respondents may from time to time contact NHSLC's Energy Services Company, Ameresco, Inc. (508)-661-2232 which is engaged in an on-going Energy Savings Performance Contract with NHSLC. Ameresco has many energy savings strategies employed through the various systems. Furthermore, the Energy Management Systems will also be used for monitoring and measuring the energy consumption of a facility or specific equipment or systems.

Respondents are recommended to visit each facility listed within, and perform a comprehensive assessment of the equipment and systems prior to submitting a response. The respondent **must** contact the store manager for each location listed in Appendix C, and make arrangement prior to arrival. The respondent must at the time of visit request the sign-in sheet from the Store Manager.

System Operation: All work and costs associated with ongoing, normal equipment adjustments necessary to satisfy the building occupants and assure the continued effective and efficient operation of equipment or systems.

Major repair service: These services will require an estimate for work to be provided at no charge to the NHSLC. In addition, the State reserves the right to get a second estimate for major repairs.

Preventive Maintenance: All work and costs associated with periodic inspections, tests, calibrations and adjustments required for sustaining or restoring equipment or systems to as-designed performance.

Preventative maintenance is expected to be billed at a fixed rate per store for fall and spring preventative maintenance on Part III, Item#1, any service required above and beyond normal manufacturer preventative maintenance will require an estimate to be approved by the maintenance engineer before any work is performed. Any work performed above preventative maintenance must be billed on a separate invoice at the rates listed in Part III, Item #2.

The cost shall include System Operation and Preventive Maintenance for all equipment and systems and shall further include Corrective Maintenance for the Energy Management Systems.

Account Manager: Provide service coordination and ensure proper delivery and documentation of the overall service program with NHSLC.

Service Documentation:

Upon arrival at the site the Contractor shall sign in with the manager of the store or person in charge and after upon leaving each visit. Before leaving the job site present a written summary of the work performed and obtain the State's signature thereon. (time of day must be written in and manager must initial at time of arrival and again at time of departure)

At the completion of each planned operational checkout, scheduled service visit or unscheduled service call, provide a complete service report to the Liquor Commission for review and record. The service report will include all adjustments made or action taken, with a clear indication of the final outcome and any adverse effect on the energy savings.

A separate work order must be made on each unit and sent in with the invoice for payment.

The Liquor Commission representative is the contact person and the only one that can request services except for an emergency repair call.

The Contractor will be responsible for presenting an annual report by store on the condition of all equipment as well as recommendations for future repairs. This report must be sent to the Liquor Commission Maintenance Engineer, no later than the first Friday of January each year.

Service Response Times: Standard response times for all non-critical service shall be within 24 hours from time of notification. Critical service, which includes a loss of heating or a life safety situation, will be responded to within four (4) hours from time of notification. Contractor shall maintain a 24 hour phone number for emergency service requests.

Equipment: The systems covered by this agreement, their respective locations and manufacturers, are as follows: (Note: Modifications and/or new replacement equipment added during the term of the contract is also the responsibility of the Vendor.)

Replacement Parts: All replacement parts shall be new and of the same quality as that being replaced. All supplies such as coils and refrigerants shall be as specified by the equipment manufacturer. Substitutions will be permitted only with prior authorization of the contracting officer or his designated representative.

6. EQUIPMENT LIST BY LOCATION

- a) **Concord #01 – 50 Storrs Street**
Including Office space, Liquor store, Warehouse, Computer room
(E M S) System
(3) Fulton gas-fired condensing Boilers
(1) Trane roof-top A/C chiller
(2) Radiant Heaters
(1) Computer room Humidifier
(5) Motors
(1) VFD
(1) AHUD
(1) Mitsubishi A/C Model # PKG36FKI
(1) Carrier Model # 50DB008400DA Combination HVAC Roof top unit
(1) GE A/C Model # BGTC060B3D
(7) Exhaust Fans & Blowers
(14) Dunham & Bush Unit coil heaters
(1) Johnson Control Dry Flow Air Dryer
(2) Air Compressors, Pneumatic Controls
(2) Return Air Fan Units
(3) Trane Multi-Zone Air Handling Units with Hot & Cold Decks.
- b) **Littleton #07 – 568 Meadow Street, Globe Shopping Center**
(E M S) System
(1) Lennox Model # GCS161353227054
(1) Carrier Model # 48DJE007500
(4) 20x20x1 filters
- c) **Dover #09 – 47 Chestnut Street**
(E M S) System
(1) Carrier Model # 40RT016410
- d) **Keene #15 – 6 Ash Brook Court**
(E M S) System
(2) Carrier Model # 48TFE012-A-511
(1) Carrier Model # 48TFE008-A-511
(1) Micro Melt Model # ERVB -1420-H23JE9
(2) Weil McLain Model #Ultra 230
(8) 20x20x2, (4) 16x20x2, (4) 20x25x2 filters
- e) **Stratham #25 – Kings Highway Plaza**
(E M S) System
(1) American Standard Model # YCD0603H0BE
(1) American Standard Model # YCD090C3H0BE
(3) 16x25x1, (2) 20x25x1 filters
- f) **Salem #34 – 417 Broadway**
(E M S) System
(1) Fulton gas-fired condensing Boiler
(1) Carrier A/C Model # 50CD900570
(2) 16x24x2, (2) 20x24x2, (2) 24x24x1 filters
- g) **Portsmouth #38 – Portsmouth Circle, 500 Woodbury Avenue**
(E M S) System
(2) American Standard Model # 07-YCD090C3HOB
(6) 16x25x1 filters
- h) **Bristol #44 – 20 Lake Street**
(E M S) System
(4) York Roof top units Model # D2CG060N10325A
(1) 20x20x1, (1) 16x20x1, (8) 14x20x1, (4) 14x25x1 filters
- i) **Ashland #46 – 46 North Main Street**
(E M S) System
(1) Carrier (FHA) Model # 40QHC60300
(1) 20x25x1, (2) 24x24x1 filters

- j) **Raymond #62 – Raymond Shopping Center, Route 27, RFD 2**
 (E M S) System
 (1) Carrier Model # 38ED060300
 (1) Jackson Church LP Heater
 Washable filter

- k) **Hooksett North #66 – I-93 North, Route 3A**
 (E M S) System
 (1) Buderus Boiler
 (1) Trane Air Handler Model # L14B
 (8) 16x25x2, (4) 12x24x1 filters

- l) **Hooksett South #67 – I-93 South, 25 Springer Road**
 (E M S) System
 (1) Buderus Boiler
 (1) Trane Air Handler Model # L14B
 (8) 16x25x2, (4) 12x24x1 filters

- m) **Nashua #69 – 27 Coliseum Avenue**
 (E M S) System
 (3) Airtemp Model # 14050CB011
 (1) Airtemp Model # 12660GR111
 (2) York Model #K3EV120A33A
 (12) 16x25x1 filters

- n) **Hampton South #73 – I-95 South**
 (E M S) System
 (1) Olsen Oil fired hot furnace Model #BCL170
 (2) Weil Mclain Model # AB-WGO-7
 (1) Dels Champs Air Handling Unit Model # EZA2285
 (1) Trane Air Handling Unit Model # mcca014booboo
 (1) Trane CHU Model # ffdb12o1bnodba
 (2) Taco Heat Pumps Model # 1614c3n2
 (1) Taco Heat Pump Model # 0014-f1
 (1) Taco Heat Pump Model # 0013-f3
 (1) Trane RAUC-IOM-12 Condensing Unit
 (6) VAV units Model #s VAV-IN-23 & VAV-IOM-8M
 (8) 16x25x2 filters

- o) **Hampton #76 – I-95 North**
 (E M S) System
 (1) A/C 48.5 Ton Mcquay Model # ALP055C
 (2) Model Ad Air Cooled Condensing Units Model # AD060H
 (3) Cook Exhaust fans Model # GEM640
 (1) Cook Exhaust Fan Model # GEM111
 (1) Cook Exhaust Fan Model # GEM420
 (1) Lochinvar Gas Boiler Model # PBN0750
 (2) McQuay Unit Heaters Model # UHH-0528
 (1) McQuay Unit Heater Model # UHH-0228
 (2) McQuay Cabinet Heaters Model # CHF003A
 (2) McQuay Air Handlers with Heating & Cooling Coils
 (1) McQuay Model # ALP055C
 (1) McQuay Model # SCB121BR (Entry Vestibule)
 (1) McQuay Model # SCB081B (Exit)
 (1) EZ Aire Fresh Air Reclaim Model #EZA-2285 (Restroom)
 (1) Reznor Heating Unit Model # X100-8-S-2-E
 (12) 16x25x2, (4) 18x25x1, (1) 20x25x1 filters

Note this list of locations may be revised as required during the term of the contract and will also be the responsibility of the Vendor.

Appendix C is a complete listing of stores including hours of operation.

7. **MINIMUM EQUIPMENT SERVICE REQUIRMENTS AND PROCEDURES**

a) **Boilers**

System Operation: Perform the following procedures two (2) times during the heating season:

- Inspect equipment and confirm proper operation.
- Check combustion air and venting for any obstructions or leaks.
- Check for any boiler hot water leaks.
- Written report of service. Note any deficiencies and recommend remedies.

Preventative Maintenance: Perform the following procedures on an annual basis:

- Shutdown.- June 1st (weather permitting)
- Start-up -. September 1st (weather permitting)
- Burner service.
- Manufacturer recommended preventive maintenance tasks.
- Combustion efficiency test.
- Written report of service. Note any deficiencies and recommend remedies.

The Liquor Commission will perform the following on a periodic basis:

- Monitor boiler operation through EMS. Report any problems to Contractor.
- Visually inspect equipment for proper operation.

b) **Chiller**

System Operation: Perform the following procedures two (2) times during the cooling season:

- Inspect equipment and confirm proper operation.
- Written report of service. Note any deficiencies and recommend remedies.

Preventative Maintenance: Perform the following procedures on an annual basis:

- Start-up. - June 1st (weather permitting)
- Shutdown.- September 1st (weather permitting)
- Manufacturer recommended preventive maintenance tasks.
- Written report of service. Note any deficiencies and recommend remedies.

The Liquor Commission will perform the following on a periodic basis:

- Monitor chiller through EMS. Report any problems to Contractor.
- Visually inspect equipment for proper operation.

c) **Air Handling Unit(s), Radiant heaters, Computer room humidifier**

System Operation: Perform the following procedures each season or four (4) times annually:

- Inspect equipment and confirm proper operation.
- Written report of service. Note any deficiencies and recommend remedies.

Preventative Maintenance: Perform the following procedures on an annual basis:

- Start-up - Radiant heaters
- Shutdown - Radiant heaters
- Manufacturer recommended preventive maintenance tasks.
- Adjust blower sheave and replace damaged belts - Air Handling Unit(s)
- Air filter replacement - Air Handling Unit(s) using pleated filters
- Burner service - Radiant heaters
- Combustion efficiency test - Radiant heaters
- Written report of service. Note any deficiencies and recommend remedies.

The Liquor Commission will perform the following on a periodic basis:

- Monitor equipment through EMS. Report any problems to Contractor.
- Visually inspect equipment for proper operation

d) **Motor(s) and Variable Frequency Drive(s)**

System Operation: Perform the following procedures two (2) times annually:

Inspect equipment and confirm proper operation.

Written report of service. Note any deficiencies and recommend remedies.

Preventative Maintenance: Perform the following procedures on an annual basis:

Startup - Variable Frequency Drive(s).

Shutdown - Variable Frequency Drive(s).

Check all connections. Make any adjustments necessary.

Check motor sheave and belts for proper tension. Replace damaged belts.

Measure and record instantaneous motor and drive amps and voltage.

Written report of service. Note any deficiencies and recommend remedies.

The Liquor Commission will perform the following on a periodic basis:

Monitor equipment through EMS. Report any problems to Contractor.

Visually inspect equipment for proper operation.

e) **Energy Management and Control System**

Preventative Maintenance: Perform the following procedures two (2) times annually:

Review proper operation, verify that equipment starts and stops properly, check that set points are maintained, and verify scheduling.

Inspect control panels.

Verify remote communications.

Conduct point-to-point check out, including visual inspection of all field devices.

Review software programming.

Archive historical data stored in the EMS.

Install software and firmware updates, as available and as needed.

Rectify any deficiencies.

Report any HVAC-related deficiencies not related to this contract.

Inspect conventional controls.

Pneumatic air compressor maintenance.

Written report of service. Note any deficiencies and recommend remedies.

The Liquor Commission will perform the following on a periodic basis:

Monitor scheduling at least monthly and adjust for schedule changes and holidays on an as-needed basis. Review historical trend data periodically to identify unusual or out-of-range condition.

Respond to alarms and rectify underlying problems.

Coordinate with Ameresco on any programming modifications.

Maintain a log of programming changes.

The Contractor shall schedule the preventative maintenance two weeks prior to performing the service; air conditioning preventative maintenance will be scheduled in the spring and heating preventative maintenance in the fall.

The following facility performance requirements must be maintained:

In conditioned areas, space temperatures will be maintained between 68°F and 76°F, dry bulb during the heating season and scheduled occupied periods as controlled by the space thermostats or room sensors. These temperature requirements shall also apply to buildings that have central cooling systems. In buildings with ventilation systems, outside air must conform to ASHRAE standard 62-89, "Ventilation for Acceptable Indoor Air Quality". Where humidity control is possible in buildings, 30% - 60% relative humidity shall be maintained during periods scheduled for occupancy, or maintained at present building set points.

During unoccupied periods, the heating and/or cooling systems may be turned off. However, the systems must be so designed that before any high or low temperature or humidity conditions that could damage equipment in the spaces can occur, the heating and/or cooling system will restart and control the temperature or humidity as required. In any case, temperatures must be restored to the 68°F to 76°F range by the start of the next occupied period.

PART II - RFP TERMS AND INSTRUCTIONS

1. **TYPE OF CONTRACT**

- a. **Fixed-Fee Contract.** Any contract resulting from this RFP shall be structured as a fixed-fee contract.

2. **RFP INQUIRIES AND RESPONSES**

- a. **Inquiry Submission.** Respondents must submit all inquiries, exceptions, or additions regarding this RFP, including without limitation, requests for clarifications or modifications to the RFP, by electronic mail (with the subject line titled “HVAC RFP Questions”) to the Issuing Officer identified in RFP, Part I, Section 2: *Issuing Officer* no later than the deadline to submit inquiries to NHLC Issuing Office specified in Table 1: *Schedule of Events*. Respondents must cite the relevant RFP title, RFP number, page, section, and paragraph in the inquiry submission. Respondents must not contact the Issuing Officer by telephone with any inquiries.
- b. **NHLC Responses to Inquiries.** The NHLC intends to issue official responses, in its discretion, to inquiries submitted on or before the deadline specified in Table 1: *Schedule of Events*. The NHLC may consolidate and/or paraphrase inquiries for sufficiency and clarity. Oral statements, representations, clarifications and modifications shall not be binding upon the NHLC. The Issuing Officer anticipates posting official answers to the questions on the NHLC website at www.nh.gov/liquor by the date specified in Table 1: *Schedule of Events*.

3. **AMENDMENT TO THE RFP**

The NHLC may amend this RFP at any time and at its sole discretion. The NHLC will post any amendments to the RFP on the NHLC official website located at www.nh.gov/liquor. In the event the NHLC determines it necessary to amend this RFP, the NHLC may extend deadlines and/or invite submission of additional information from respondents at any time, as the NHLC deems appropriate and at its sole discretion. Respondents are responsible for checking the website periodically for any new information or amendments to the RFP. The NHLC shall not be bound by any verbal information, and any written information that is not contained within the RFP or formally issued as an amendment by the Issuing Officer.

4. **PROPOSAL FORMAT**

Respondents must submit a complete response to this RFP using the format specified in Part III of this RFP. An official authorized to bind the respondent to the proposal must sign the proposal. If the official signs the Proposal Cover Sheet (Appendix B) and the Proposal Cover Sheet is attached to the proposal, the requirement will be met. Proof of signatory authorization must be included with the proposal submission.

5. **ECONOMY OF PREPARATION**

Proposals should provide a straightforward, concise description of the respondent's ability to meet the requirements of the RFP.

6. **PROPOSALS AND AWARDS**

The NHLC intends to award a contract to a respondents as a result of this RFP.

Each proposal must itself fully conform to the requirements of this RFP. In order to ensure that a submission is evaluated appropriately, respondents must submit the proposal(s) in sealed envelopes that are clearly marked as follows:

"Proposal in Response to RFP 2010-04 HVAC Services"

Notwithstanding the foregoing or any provision of this RFP to the contrary, the NHLC reserves the right, at any time and in its sole discretion, to reject any or all proposals, wholly or in part, and/or to award to multiple contracts to one or more respondents, wholly or in part.

A contractor will not retain any exclusive rights to provide the services and supplies described in this RFP process during the term of a contract or any extension thereto. The NHLC may, at its sole discretion, obtain HVAC Services and related materials from other contractors.

7. **PROPOSAL SUBMISSION**

a. **Proposal Submission Deadline:** Proposals must be submitted in hard copy with one original, two copies and CD ROM format, clearly marked as specified in Section 6: *Proposals and Awards*. Proposals must be submitted to the Issuing Office no later than the Closing Date and Time in Table 1: *Schedule of Events*. Any respondent who elects to mail its proposal must allow sufficient mail delivery time to ensure timely receipt of its proposal. The NHLC accepts no responsibility for mislabeled, damaged or delayed mail. Proposals will not be accepted via electronic mail or facsimile transmission. The receipt of a proposal by the state's mail system does not qualify as receipt of a proposal by the Issuing Office.

i. If due to inclement weather, natural disaster or any other cause, the location to which proposals are to be returned is closed on the Closing Date and Time in Table 1: *Schedule of Events*, the deadline for submission shall be automatically extended until the next NHLC business day on which the Issuing Office is open, unless the respondents are otherwise notified by the Issuing Office. The time for submission of proposals shall remain the same. Proposals not submitted by the Closing Date and Time in Table 1: *Schedule of Events* or as otherwise extended pursuant to this RFP will be rejected.

b. **Proposal Receipt:** A proposal will be considered received on the date and time of the NHLC's receipt as officially documented by the NHLC.

8. PROHIBITED COMMUNICATIONS

From the issue date of this RFP until the effective date of a resulting contract with any respondent, the Issuing Officer shall serve as the sole point of contact concerning this RFP. Respondents are prohibited from distributing any part of their proposals except to the Issuing Office as required under this RFP. Except for contacts with the Issuing Officer as permitted by this RFP, respondents are prohibited from contacting or lobbying any NHLC personnel or evaluation committee members regarding this RFP. Any respondent's attempt to improperly influence the evaluation of proposals and selection of a respondent may result in the disqualification and elimination of that respondent from this RFP procurement process. If the NHLC later discovers that the respondent has engaged in any communications prohibited under this RFP, the NHLC may reject the offending proposal or rescind a contract award, without any liability to the respondent. Respondents are prohibited from distributing any part of their proposals except to the Issuing Office as required under this RFP.

9. VALIDITY OF PROPOSAL

- a. By submitting a proposal, a respondent acknowledges and agrees that:
- i. Its proposal shall remain in effect and is binding on the respondent for a period of one hundred and eighty (180) days following the Closing Date and Time in Table 1: *Schedule of Events*;
 - ii. The contents of the proposal of the successful respondent will become contractual obligations, except to the extent the contents are changed through best and final offers or contract discussions, and if a contract is finalized. The finalized and approved contract language shall prevail over the respondent's proposal in the event of any inconsistency or ambiguity;
 - iii. The respondent waives any right to withdraw or modify its proposal, except as permitted in the RFP;
 - iv. Proposals are irrevocable unless the proposal is withdrawn as permitted under this RFP or the expiration of 180 day(s) from the Closing Date and Time in Table 1: *Schedule of Events*. A respondent must submit a written request to withdraw a proposal that is signed by an authorized representative of the respondent and submitted to the Issuing Officer prior to the Closing Date and Time in Table 1: *Schedule of Events*. If a respondent attempts to provide such written notice by facsimile transmission, the NHLC shall not be responsible or liable for errors in facsimile transmission. A respondent may modify its proposal by withdrawing its proposal and submitting a new sealed proposal that complies with the requirements of this RFP, but only if the respondent withdraws and resubmits its proposal prior to the Closing Date and Time in Table 1: *Schedule of Events*.

10. NON-COMMITMENT

Notwithstanding any provision of this RFP to the contrary, this RFP does not commit the NHLC to award a contract. By submitting a proposal, a respondent acknowledges and agrees that the NHLC may, at any time and in its sole discretion, and without any liability to a respondent, reject any and all proposals, or any portions thereof; cancel this RFP; and solicit new proposals under another acquisition process.

11. RESPONDENTS' COSTS AND EXPENSES

By submitting a proposal, a respondent acknowledges and agrees that the NHLC is not responsible or liable for any costs or expenses incurred by a respondent in connection with its participation in this procurement process, including, but not limited to: (1) any costs or expenses incurred by a respondent in relation to the preparation of a proposal or a respondent's participation at the pre-proposal conference or oral presentation and discussions, and other RFP processes and events; and (2) costs and expenses associated with any work performed by a respondent prior to the effective date (date of Liquor Commission and Attorney General's Office approval) of a contract with the respondent.

12. PROPERTY OF STATE

The proposal and all material received in response to this RFP shall become the property of the NHLC and will not be returned to respondents. By submitting a proposal, a respondent acknowledges and agrees that the NHLC may, at its sole option, use any or all ideas not protected by intellectual property rights that are presented in any proposal regardless of whether the proposal becomes part of a contract. Notwithstanding any respondent copyright designations contained on proposals, the NHLC shall have the right to make copies and distribute proposals internally and to comply with public record or other disclosure requirements under the provisions of any the State of New Hampshire or United States statute or regulation, or rule or order of any court of competent jurisdiction.

13. DISCUSSIONS FOR CLARIFICATION

The NHLC may require, at its discretion, respondents who submit proposals to provide the NHLC with oral and/or written clarification of their proposal to the NHLC to ensure thorough mutual understanding and respondent responsiveness to the solicitation requirements. The Issuing Officer will initiate requests for clarification. The NHLC reserves the right to recall any respondents for additional discussions as it deems necessary.

14. PRESENTATIONS

The NHLC may, at its discretion require a respondent to participate in oral and/or written presentations on any aspects of its proposal. Respondents may also be required to demonstrate any product(s) and/or service(s) proposed at the NHLC site.

15. **INFORMATION TECHNOLOGY COMPLIANCE REQUIREMENT**

In the event that any portion of a respondent's proposal requires software or hardware is connected to or installed on NHLC network then all such computer products and services must comply with the requirements of the N.H. Department of Information Technology, which are available upon request. The Respondent shall stay knowledgeable with and shall abide by these standards for all related work resulting from this RFP.

16. **CONTRACT TERMS AND CONDITIONS**

The NHLC's standard terms and conditions are set forth in Appendix A of this RFP. In the event of any conflict between the NHLC's terms and conditions and any portion of a proposal, the NHLC's terms and conditions shall take precedence and supersede any and all such conflicting provisions contained in a proposal, at the sole discretion of the NHLC. Additionally, any resulting contract may include additional provisions provided that they are agreed to by the NHLC and in a form and substance as prescribed by the NHLC. The failure of a selected respondent to reach agreement with the NHLC on contractual terms, conditions and other provisions may result in cancellation of the selection as described in this RFP.

17. **CONFIDENTIALITY/SENSITIVE INFORMATION**

The selected respondent may have access to confidential/sensitive information in the course of performing its obligations under the contract, and may be required to sign a confidentiality agreement.

18. **DISCLOSURE OF PROPOSAL**

- a. **Respondent Obligation.** A respondent must maintain the confidentiality of its proposal until the effective date of a resulting with any respondent. A respondent's disclosure or distribution of its proposal to any individual or entity, other than the Issuing Office, prior to the effective date may be grounds for disqualification at the discretion of the NHLC.
- b. **NHLC Obligation.** The NHLC shall maintain the confidentiality of each proposal until a contract award is made as contemplated under N.H. RSA 21-I:13-a, II. Following an award as contemplated in RSA 21-I:13-a, II, the NHLC will disclose all proposals in accordance with applicable law and regulations, including, but not limited to, N.H. RSA Chapter 91-A, the Right to Know Law. Any respondent who determines that it must divulge any confidential, commercial or financial or other information not subject to public disclosure under applicable laws and regulations, (collectively referred to as "Respondent Confidential Information"), must submit in its proposal a signed written statement describing in detail the nature of the Respondent Confidential Information and the grounds for its position that the Respondent Confidential Information is exempt from public disclosure under applicable law and regulations, including but not limited to, the Right to Know Law, N.H. RSA Chapter 91-A; and submit a redacted version of its proposal that removes only the Respondent Confidential Information along with an unredacted proposal.

19. CONDITIONAL NATURE OF AGREEMENT

Notwithstanding anything in this agreement to the contrary, all obligations of the State hereunder, including, without limitation, the continuance of payments hereunder, are contingent upon the availability and continued appropriation of funds, and in no event shall the State be liable for any payments hereunder in excess of such available appropriated funds. In the event of a reduction or termination of those funds, the State shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this agreement immediately upon giving the Contractor notice of such termination. The State shall not be required to transfer funds from any other account.

20. BEST AND FINAL OFFERS

The NHLC may, at its sole discretion, solicit Best And Final Offers (“BAFOs”) from respondents who have submitted responsive proposals and which have been determined to be reasonably possible of selection for a contract award.

- a. Respondents will be given opportunity to respond with a BAFO under a procedure defined by the NHLC which may include one (1) or more of the following:
 - i. Enter into pre-selection discussions:
 1. Schedule written and/or oral presentations or scripted demonstrations; and/or
 2. Request revised proposals.
- b. The NHLC will evaluate BAFOs against Criteria for Selection found in Part IV, Section IV-3. The NHLC will conduct BAFO proceedings uniformly, the BAFOs will be subject to solicitation by the NHLC and NHLC’s timely receipt of responses pursuant to schedule set by the NHLC. Respondents are encouraged to submit their best price as part of their initial proposal and not to assume there will be an opportunity to provide a BAFO at a later date.

21. NEWS RELEASES

Respondents shall not issue news releases, Internet postings, advertisements or any other public communications pertaining to this project without prior written approval of the NHLC, and only in coordination with the Issuing Office.

22. RESPONDENT’S REPRESENTATIONS AND AUTHORIZATIONS

By submitting a proposal, a respondent agrees, represents and acknowledges that:

- a. All information provided by, and representations made by, the respondent in its proposal are material and important and may be relied upon by the NHLC in awarding a contract;
- b. Any misstatement, omission or misrepresentation by a respondent shall constitute fraudulent concealment from the Issuing Office of the true facts relating to the proposal submission;

- c. The respondent has arrived at the price(s), amounts, terms and conditions in its proposal independently and without consultation, communication or agreement with any other respondent or potential respondent, and without effort to preclude the NHLC from obtaining the best possible competitive proposal. The respondent has not disclosed the price(s), the amount of the proposal nor the approximate price(s) or amount(s) of its proposal to any other firm or person, including but not limited to, a respondent or potential respondent for this RFP;
- d. The respondent has not attempted, nor will it attempt, to induce any firm or person to refrain from submitting a proposal in response to this RFP or to submit a proposal higher than this proposal or to submit any intentionally high or noncompetitive proposal or other form of complementary proposal; and
- e. The respondent makes its proposal in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

23. METHOD OF AWARD

The NHLC evaluation committee will select a proposal(s) based on criteria set forth in Part IV. The evaluation committee may consist of senior staff member(s) of the NHLC. The evaluation committee will submit a recommendation on its selection of a proposal(s) to the NHLC Commissioners for final approval. The responsible respondent(s) whose proposal(s) the NHLC is determines to be the most advantageous to the State of New Hampshire, after taking into consideration all of the evaluation factors, shall be notified in writing of its selection for contract discussions. The resulting contract(s) will be based on the standard terms and conditions contained in Attachment A, and modifications and additions to the standard clauses acceptable to the NHLC in its discretion. If the NHLC is unable to reach agreement with a respondent(s) during contract discussions, the NHLC may, at its sole discretion and at any time, reject and cancel the first respondent selection and commence contract discussions with the next highest ranked respondent, and continue on in this manner at its discretion. The NHLC may, at its sole discretion, terminate any contract discussions, as it deems appropriate and at any time.

24. USE OF ELECTRONIC VERSIONS OF THIS RFP

This RFP is available in electronic form. If a respondent accepts the RFP in electronic form, the respondent acknowledges and accepts full responsibility to insure that no changes are made to the RFP. In the event of a conflict between a version of the RFP in the respondent's possession or relied upon by the respondent, and the Issuing Office's version of the RFP, the Issuing Office's version shall govern.

PART III - INFORMATION REQUIRED FROM THE RESPONDENT

Proposals must be submitted in the following format, including heading descriptions:

1. PREVENTATIVE MAINTENANCE (PM) - FIXED COST PER LOCATION:

State price per location below (price to include Labor, Material and Travel)

ST	Location	Spring PM	Fall PM	EMS (Performed 2x year)	Air Handler	Motor	2 Additional Filter Replacement	Total PM
1	Concord							

ST	Location	Spring PM	Fall PM	EMS (Performed 2x year)	2 Additional Filter Replacement	Total PM
9	Dover					
15	Keene					
34	Salem					
38	Portsmouth					
46	Ashland					
62	Raymond					
66	Hooksett – N					
67	Hooksett – S					
69	Nashua					
73	Hampton – S					
76	Hampton – N					

ST	Location	Spring PM	Fall PM	EMS (Performed 2x year)	Total PM
7	Littleton				
9	Dover				
25	Stratham				
44	Bristol				

One time cost: Add Store #15 to existing EMS software system, to connect with all sensors, controls and graphics compatible to existing software. \$ _____

2. SERVICES OTHER THAN PREVENTATIVE MAINTENANCE:

Charges shall consist of actual time at the job site. An estimate of hours required and number of workers needed to complete a requested service will be provided to the Liquor Commission by the Contractor at the time the Contractor schedules the work.

February 1, 2010 to January 31, 2011

Hourly Charges: (This estimate is on services other than the Preventative Maintenance.)

- Below include a breakdown of hourly rates for EMS and Mechanical/HVAC)

EMS Monday through Friday - Regular Hours \$ _____ /hour

Weekends, Holidays, and
After-Scheduled Working Hours \$ _____ /hour

Mechanical Monday through Friday - Regular Hours \$ _____ /hour

Weekends, Holidays, and
After-Scheduled Working Hours \$ _____ /hour

Material Charges: Contractor's Percentage of Mark-up from Contractor's Cost: Please indicate as a Percentage. _____ %

Mileage Charge: Mileage shall be from portal to portal or the distance from the previous worksite to the next worksite, whichever is less. Rate per Mile \$ _____.

3. **PRIOR EXPERIENCE**

Include a detailed summary of your company's experience with emphasis on the retail environment. Experience should include projects completed for retail businesses where the size and scope are similar to the size of the NHLC and the size and scope of this project. Experience referred to should be identified by customer, including the name, current address and telephone number of the responsible official who may be contacted. The NHLC reserves the right to contact any and all persons listed by the respondent concerning past work experience.

4. **SUBCONTRACTOR**

Subcontracting is only permitted with prior approval from the Liquor Commission. If subcontractors are going to be utilized for any portion of the contract (e.g. Energy Management System) they need to be listed within this RFP along with experience. Experience should include projects completed for retail businesses where the size and scope are similar to the size of the NHLC and the size and scope of this project. Experience referred to should be identified by customer, including the name, current address and telephone number of the responsible official who may be contacted.

5. **OBJECTIONS & ADDITIONS TO STANDARD CONTRACT TERMS & CONDITIONS AND/OR AGREEMENT STANDARDS**

The respondent must identify which, if any, of the terms and conditions contained in Appendix A of this RFP it desires to negotiate, and the additional terms and conditions the respondent would like to add to the standard contract terms and conditions. The respondent's failure to make a submission under this paragraph will result in its waiving its right to do so later, but the NHLC may consider late objections and additional requests, if it is in the best interests of the State of New Hampshire and the NHLC. The NHLC may, in its sole discretion, accept or reject any requested changes to the standard contract terms and conditions and/or agreement standards. The respondent shall not request changes to other provisions of the RFP; nor shall the respondent request to completely substitute its own terms and conditions for Appendix A. All terms and conditions must appear in one (1) integrated contract. The NHLC will not accept references to the respondents, or any other, online guides or online terms or conditions contained in any proposal.

PART IV - CRITERIA FOR SELECTION

1. MANDATORY RESPONSIVENESS REQUIREMENTS

To be eligible for selection, a proposal must be:

1. Timely received from a respondent; and
2. Properly signed by the respondent's authorized representative, signature coversheet is provided in Appendix B.

The NHLC reserves the right, in its sole discretion, to waive technical or immaterial nonconformities in a proposal.

2. REVIEW AND EVALUATION

The Issuing Office plans to utilize a committee of qualified personnel to review and evaluate timely submitted proposals.

3. CRITERIA FOR SELECTION

The NHLC has established the weight for the evaluation criteria for this RFP as specified in the following table:

<u>Criteria</u>	<u>Percent</u>
Overall Engagement Price	35%
Experience	35%
Capacity to Perform in a Timely Manner	30%

The following criteria will be used in evaluating each proposal:

Capacity – This refers to the respondent's organizational capacity to handle these services in each of our statewide retail store locations.

Demonstrated Qualifications & Previous Results – This refers to the overall qualifications of the respondent's team assigned to the engagement and the ability of the respondent to meet the terms of the RFP with regard to pricing and SKU optimization. This also includes the respondent's previous results that have made a quantifiable and significant contribution to improved company performance.

Overall Engagement Price – This refers to the professional fees and expenses.

Appendix A

APPENDIX A

Subject: _____

AGREEMENT

The State of New Hampshire and the Contractor hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATIONS.

1.1 State Agency Name New Hampshire State Liquor Commission		1.2 State Agency Address P.O. Box 503, 50 Storrs St., Concord, NH 03302-0503	
1.3 Contractor Name		1.4 Contractor Address	
1.5 Contractor Phone Number	6 Account Number	1.7 Completion Date	1.8 Price Limitation \$
1.9 Contracting Officer for State Agency George P. Tsiopras, CFO		1.10 State Agency Telephone Number 603-271-2788	
1.11 Contractor Signature		1.12 Name & Title of Contractor Signatory	
1.13 Acknowledgment: State of _____, County of _____ On, _____, before the undersigned officer, personally appeared the person identified in block 1.12, or satisfactorily proven to be the person whose name is signed in block 1.11, and acknowledged that s/he executed this document in the capacity indicated in block 1.12.			
1.13.1 Signature of Notary Public or Justice of the Peace (Seal)			
1.13.2 Name and Title of Notary Public or Justice of the Peace			
1.14 State Agency Signature		1.15 Name/Title of State Agency Signatory Mark M. Bodi, Chairman Richard E. Simard, Commissioner	
1.16 Approval by the N.H. Department of Administration, Division of Personnel (<i>if applicable</i>) By: _____ Director, On: _____			
1.17 Approval by Attorney General (Form, Substance, and Execution) By: _____ On: _____			
1.18 Approval by Governor and Council By: _____ On: _____			

2. EMPLOYMENT OF CONTRACTOR/SERVICES TO BE PERFORMED. The State of New Hampshire, acting through the agency identified in block 1.1 (“State”), engages contractor identified in block 1.3 (“Contractor”) to perform, and the Contractor shall perform, the work or sale of goods, or both, identified and more particularly described in the attached EXHIBIT A which is incorporated herein by reference (“Services”).

3. EFFECTIVE DATE/ COMPLETION OF SERVICES.

3.1. Notwithstanding any provision of this Agreement to the contrary, and subject to the approval of the Governor and Executive Council of the State of New Hampshire, this Agreement, and all obligations of the parties hereunder, shall not become effective until the date the Governor and Executive Council approve this Agreement, (“Effective Date”)

3.2. If the Contractor commences the Services prior to the Effective Date, all Services performed by the Contractor prior to the Effective Date shall be performed at the sole risk of the Contractor, and in the event that this Agreement does not become effective, the State shall have no liability to the Contractor, including without limitation, any obligation to pay the Contractor for any costs incurred or Services performed. Contractor must complete all Services by the Completion Date specified in block 1.7.

4. CONDITIONAL NATURE OF AGREEMENT.

Notwithstanding any provision of this Agreement to the contrary, all obligations of the State hereunder, including, without limitation, the continuance of payments hereunder, are contingent upon the availability and continued appropriation of funds, and in no event shall the State be liable for any payments hereunder in excess of such available appropriated funds. In the event of a reduction or termination of appropriated funds, the State shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this Agreement immediately upon giving the Contractor notice of such termination. The State shall not be required to transfer funds from any other account to the Account identified in block 1.6 in the event funds in that Account are reduced or unavailable.

5. CONTRACT PRICE/PRICE LIMITATION/ PAYMENT.

5.1. The contract price, method of payment, and terms of payment are identified and more particularly described in EXHIBIT B which is incorporated herein by reference.

5.2. The payment by the State of the contract price shall be the only and the complete reimbursement to the Contractor for all expenses, of whatever nature incurred by the Contractor in the performance hereof, and shall be the only and the complete compensation to the Contractor for the Services. The State shall have no liability to the Contractor other than the contract price.

5.3. The State reserves the right to offset from any amounts otherwise payable to the Contractor under this Agreement those liquidated amounts required or permitted by N.H. RSA 80:7 through RSA 80:7-c or any other provision of law.

5.4. Notwithstanding any provision in this Agreement to the contrary, and notwithstanding unexpected circumstances, in no event shall the total of all payment authorized, or actually made hereunder, exceed the Price Limitation set forth in block 1.8.

6. COMPLIANCE BY CONTRACTOR WITH LAWS AND REGULATIONS/EQUAL EMPLOYMENT OPPORTUNITY.

6.1. In connection with the performance of the Services, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county or municipal authorities which impose any obligation or duty upon the Contractor, including, but not limited to, civil rights and equal opportunity laws. In addition, the Contractor shall comply with all applicable copyright laws.

6.2. During the term of this Agreement, the Contractor shall not discriminate against employees or applicants for employment because of race, color, religion, creed, age, sex, handicap, sexual orientation, or national origin and will take affirmative action to prevent such discrimination.

6.3. If this Agreement is funded in any part by monies of the United States, the Contractor shall comply with all the provisions of Executive Order No. 11246 (“Equal Employment Opportunity”), as supplement by the regulations of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulation and guidelines as the State New Hampshire or the United States issue to implement these regulations. The Contractor further agrees to permit the State or United States access to any of the Contractor’s books, records and accounts for the purpose of ascertaining compliance with all rules, regulations and orders, and the covenants, terms and conditions of this Agreement.

7. PERSONNEL.

7.1. The Contractor shall at its own expense provide all personnel necessary to perform the Services. The Contractor warrants that all personnel engaged in the Services shall be qualified to perform the Services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.

7.2. Unless otherwise authorized in writing, during the term of this Agreement, and for a period of six (6) months after the Completion Date in block 1.7, the Contractor shall not hire, and shall not permit any subcontractor or other persons, firm or corporation with whom it is engaged in a combined effort to perform the Services to hire, any person who is a State employee or official, who is materially involved in the procurement, administration or performance of this Agreement. This provision shall survive termination of this Agreement.

7.3. The Contracting Officer specified in block 1.9, or his or her successor, shall be the State’s representative. In the event of any dispute concerning the interpretation of this Agreement, the Contracting Officer’s decision shall be final for the State.

Contractor Initials _____
Date _____

8. EVENT OF DEFAULT/REMEDIES.

8.1. Any one or more of the following acts or omissions of the Contractor shall constitute an event of default hereunder (“Event of Default”):

8.1.1. failure to perform the Services satisfactorily or on schedule;

8.1.2. failure to submit any report required hereunder; and/or

8.1.3. failure to perform any other covenant, term or condition of this Agreement.

8.2. Upon the occurrence of any Event of Default, the State may take any one, or more, or all, of the following actions:

8.2.1. give the contractor a written notice specifying the Event of Default and requiring it to be remedied within, in the absense of a greater or lesser specification of time, thirty (30) days from the date of the notice, and if the Event of Default is not timely remedied, terminate this Agreement, effective two (2) days after giving the Contractor notice of termination;

8.2.2. give the Contractor a written notice specifying the Event of Default and suspending all payments to be made under this Agreement and ordering that the portion of the contract price which would otherwise accrue to the Contractor during the period from the date of such notice until such time as the State determines that the Contractor has cured the Event of Default shall never be paid to the Contractor;

8.2.3. set off against any other obligations the State may owe to the Contractor any damages the State suffers by reason of any Event of Defaults; and/or.

8.2.4. treat the Agreement as breached and pursue any of its remedies at law or in equity, or both

9. DATA/ACCESS/CONFIDENTIALITY/PRESEVATION.

9.1. As used in this Agreement, the word “data” shall mean all information and things developed or obtained during the performance of, or acquired or developed by reason of, this Agreement, including, but not limited to, all studies, reports, files, formulae, surveys, maps, charts, sound recordings, video recordings, pictorial reproductions, drawings, analyses, graphic representations, computer programs, computer printouts, notes, letters, memoranda papers, and documents, all whether finished or unfinished.

9.2. All data and any property which has been received from the State or purchased with funds provided for that purpose under this Agreement, shall be the property of the State, and shall be returned to the State upon demand or upon terminaiton of this Agreement for any reason .

9.3. Confidentiality of data shall be governed by N.H. RSA chapter 91-A or other existing law. Disclosure of data requires prior written approval of the State.

10. TERMINATION. In the event of an early termination of this Agreement for any reason other than the completion of the Services, the Contractor shall deliver to the Contracting Officer, not later than fifteen (15) days after the date of termination, a report (“Termination Report”) describing in detail all Services performed, and the contract price earned, to and including the date of termination. The form, subject

matter, content, and number of copies of the Termination Report shall be identical to those of any Final Report described in the attached EXHIBIT A.

11. CONTRACTOR’S RELATION TO THE STATE.

In the performance of this Agreement the Contractor is in all respects and independent contractor, and is neither an agent nor an employee of the State. Neither the Contractor nor any of its officers, employees, agents or members shall have authority to bind the State or receive any benefits, workers’ compensation or other emoluments provided by the State to its employees.

12. ASSIGNMENT/DELEGATION/SUBCONTRACTS.

The contractor shall not assign, or otherwise transfer any interest in this Agreement without the prior written consent of the N.H. Department of Administrative Services. None of the Services shall be subcontracted by the Contractor without the prior written consent of the State.

13. INDEMNIFICATION. The Contractor shall defend, indemnify and hold harmless the State, its officers and employees, from and against any and all losses suffered by the State, its officers and employees and any and all claims, liabilities or penalties asserted against the State, its officers and employees, by or on behalf of any person, on account of, based or resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Contractor. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitutue a waiver of the sovereign immunity of the State, which immunity is hereby reseved to the State. This covenant in paragraph 13 shall survive the termination of this Agreement.

14. INSURANCE.

14.1. The Contractor shall, at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance:

14.1.1. Comprehensive general liability insurance against all claims of bodily injury, death or property damage in amounts of not less than \$250,00 per claim and \$2,000,000 per occurrence: and

14.1.2. fire and extended coverage insurance covering all property subject to subparagraph 9.2 herein, in an amount not less than 80% of the whole replacement value of the property.

14.2. The policies described in subparagraph 14.1 herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance and issued by insurers licensed in the State of New Hampshire.

Contractor Initials _____
Date _____

14.3. The Contractor shall furnish to the Contracting Officer identified in block 1.9, or his or her successor, a certificate(s) of insurance for all insurance required under the Agreement. Contractor shall also furnish to the Contracting Officer identified in block 1.9, or his or her successor, certificate(s) of insurance for all renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the insurance policies. The certificate(s) of insurance and any renewals thereof shall be attached and are incorporated herein by reference. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Contracting Officer identified in block 1.9, or his or her successor, no less than ten (10) days prior written notice of cancellation or modified of the policy.

15. WORKER’S COMPENSATION.

15.1. By signing this agreement, the Contractor agrees, certifies and warrants that the Contractor is in compliance, with or exempt from, the requirements of N.H. RSA chapter 281-A (“Workers’ Compensation”)

15.2. To the extent the Contractor is subject to the requirements of N.H. RSA chapter 281-A, Contractor shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers’ Compensation in connection with activities which the person proposes to undertake pursuant to this Agreement. Contractor shall furnish the Contracting Officer identified in block 1.9, or his or her successor, proof of Workers’ Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The State shall not be responsible for payment of any Workers’ Compensation premiums or for any other claim or benefit for Contractor, or any subcontractor or employee of Contractor, which might arise under applicable State of New Hampshire Workers’ Compensation laws in connection with the performance of the Services under this Agreement.

16. WAIVER OF BREACH No failure by the State to enforce any provisions herof after any Event of Default shall be deemed a waiver of its rights with regard to that Event of Default, or any subsequent Event of Default. No express failure to enforce any Event of Default shall be deemed a waiver of the right of the State to enforce each and all of the provisions hereof upon any further or other Event of Default on the part of the Contractor.

17. NOTICE Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by certified mail, postage prepaid, in a United States Post Office addressed to the parties at the addresses given in blocks 1.2 and 1.4, herein.

18. AMENDMENT. This Agreement may be amended, waived or discharged only by an instrument in writing signed

by the parties hereto and only after approval of such amendment, waiver or discharge by the Governor and Executive Council of the State of New Hampshire.

19. CONSTRUCTION OF AGREEMENT AND TERMS.

This agreement shall be construed in accordance with the laws of the State of New Hampshire, and is binding upon and inures to the benefit of the parties and their respective successors and assigns. The wording used in this Agreement is the wording chosen by the parties to express their mutual intent, and no rule of construction shall be applied against or in favor of any party.

20. THIRD PARTIES. The parties hereto do not intend to benefit any third parties and this Agreement shall not be construed to confer any such benefit.

21. HEADINGS. The headings throughout the Agreement are for reference purposes only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

22. SPECIAL PROVISIONS. Additional provisions set forth in the attached EXHIBIT C are incorporated herein by reference.

23. SEVERABILITY. In the event any of the provisions of this Agreement are held by a court of competent jurisdiction to be contrary to any state or federal law, the remaining provisions of this Agreement will remain in full force and effect.

24. ENTIRE AGREEMENT. This Agreement, which may be executed in a number of counterparts, each of which shall be deemed an original, constitutes the entire Agreement and understanding between the parties, and supersedes all prior Agreements and understandings relating hereto.

Contractor Initials_____

Date_____

SPECIAL PROVISIONS

Sections 1.16 and 1.18 are hereby deleted.

Section 3.1 is hereby deleted and replaced with the following: “Notwithstanding any provision of this Agreement to the contrary, this Agreement and all obligations of the parties hereunder shall not become effective until the date that the State executes this Agreement (the “Effective Date”).”

Section 12 is hereby deleted and replaced with the following: “The contractor shall not assign, or otherwise transfer any interest in this Agreement, without the prior written consent of the State. None of the Services shall be subcontracted by the Contractor without the prior written consent of the State.”

Section 18 is hereby deleted and replaced with the following: “This Agreement may be amended, waived or discharged only by an instrument in writing signed by the Contractor and the State.”

Appendix B

Request for Proposals
Coversheet

Title: HVAC Services RFP 2010-04

Issue Date: January 1, 2010

Issuing Agency: New Hampshire State Liquor Commission

Mailing Address: P.O. Box 503
Concord NH 03302-0503

Physical Address: 50 Storrs Street
Concord, NH 03301

Period of Contract: From Liquor Commission and Attorney General's Office approval through January 31, 2011.

Written Proposal Deadline: Sealed proposals will be received until **9:00AM, on Friday, January 22, 2010**, for furnishing the services described herein. **Proposals postmarked prior to, but received after deadline, will not be accepted.**

Proposal Opening: Friday, January 22, 2010 at 9:00 a.m.

Bids must be made on the enclosed bid form and must be typed or clearly printed in ink, and signed. Corrections must be initialed. Bids that are not complete or are unsigned will not be considered. Faxed Bids will **NOT** be accepted.

Bids will be made public at the time of the opening. Bid results will not be given by telephone and shall be given by mail only if requested in writing and accompanied by a self-addressed, stamped envelope.

If sending through the mail, send to: NHSLC, P.O. Box 503, Concord, NH 03302-0503

If sending via another carrier, send to: NHSLC, 50 Storrs Street, Concord, NH 03301

Or hand-delivered, deliver to: The New Hampshire State Liquor Commission, 50 Storrs Street, Concord, NH 03301.

ALL PROPOSALS MUST BE CLEARLY LABELED:
"Proposal in Response to RFP 2010-04 HVAC Services"
Attention: John Tower, Maintenance Engineer

In compliance with this Request For Proposals, and to all the conditions imposed herein, the undersigned Offerors and agrees to furnish the services in accordance with the attached signed proposal, or as mutually agreed upon by subsequent negotiation.

THIS BID IS NOT VALID UNLESS SIGNED BY A PERSON AUTHORIZED TO LEGALLY BIND THE COMPANY.

Name and Address of Company:

Date: _____

Contact: _____

Title: _____

Authorized Signature: _____

Phone: _____ Fax: _____

E-Mail: _____

Appendix C

ST	LOCATION	ADDRESS	PHONE	WEEKDAY HOURS	SATURDAY HOURS	SUNDAY HOURS
1	Concord	80 Storrs St., Concord, NH 03302	271-1700	9:00 am - 6:30 pm Thurs & Fri 8:00 pm	9:00 am - 6:30 pm	11:00 am - 5:30 pm
7	Littleton	568 Meadow Street, Globe Shopping Center Littleton, NH 03561	444-5726	9:00 am - 5:30 pm Friday close 7:00 pm	9:00 am - 6:00 pm	9:00 am - 5:00 pm
9	Dover	47 Chestnut Street Dover, NH 03820	742-3738	9:30 am - 6:00 pm Friday close 8:00 pm	9:30 am - 6:00 pm	10:00 am - 5:00 pm
15	Keene	6 Ash Brook Court Keene, NH 03431	352-1568	9:00 am - 8:00 pm Friday close 9:00 pm	9:00 am - 9:00 pm	9:00 pm - 6:00 pm
25	Stratham	Kings Highway Plaza Kings Hwy, 28B Portsmouth Ave., Stratham, NH 03885	772-2021	10:00 am - 7:00 pm Friday close 8:00 pm	10:00 am - 7:00 pm	12:00 - 5:00 pm
34	Salem	417 South Broadway Salem, NH 03079	898-5243	9:00 am - 9:00 pm	9:00 am - 9:00 pm	9:00 am - 6:00 pm
38	Portsmouth	Portsmouth Circle, 605 US Interstate By-Pass, Portsmouth, NH 03801	436-4806	8:00 am - 9:00 pm Thurs & Fri 10:00 pm	8:00 am - 10:00 pm	8:00 am - 9:00 pm
44	Bristol	20 Lake Street Bristol, NH 03222	744-2484	10:00 am - 5:30 pm Friday close 7:00 pm	9:00 am - 5:30 pm	CLOSED
46	Ashland	46 North Main Street Ashland, NH 03217	968-7556	10:00 am - 5:30 pm Friday close 7:00 pm	10:00 am - 5:30 pm	CLOSED
62	Raymond	Raymond Shopping Center Route 27, RFD 2 Raymond, NH 03077	895-2286	10:30 am - 5:30 pm Fri 9:00 am - 6:30 pm	9:00 am - 5:30 pm	CLOSED
66	Hooksett	I-93 North, Route 3A PO Box 16296 Hooksett, NH 03106	485-5663	8:00 am - 9:00 pm Fri close 10:00 pm	8:00 am - 9:00 pm	8:00 am - 8:00 pm
67	Hooksett	I-93 South 25 Springer Road Hooksett, NH 03106	485-5816	9:00 am - 9:00 pm	9:00 am - 9:00 pm	9:00 am - 9:00 pm
69	Nashua	27 Coliseum Avenue Nashua, NH 03063	882-4670	9:00 am - 9:00 pm	9:00 am - 9:00 pm	10:00 am - 6:00 pm
73	Hampton- S	I-95 South, PO Box 1993 Hampton, NH 03843	926-3272	8:00 am - 9:00 pm	8:00 am - 9:00 pm	8:00 am - 9:00 pm
76	Hampton- N	I-95 North, PO Box 2081 Hampton, NH 03843-2081	926-3374 Fax:926-8803	8:00 am- 9:00 pm Thursday & Friday close 10:00 pm	8:00 am - 10:00 pm	8:00 am - 9:00 pm