



State of New Hampshire

10A

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301

LINDA M. HODGDON
Commissioner
(603) 271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603) 271-3204

Bureau of Public Works
Design and Construction
Project No. 80713 – Contract B

December 23, 2013

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

- 1). Authorize the Bureau of Public Works Design and Construction to enter into a contract with Gilbane Building Company (VC# 255679) Bedford, NH, for a total price not to exceed \$34,997,783, for the New Hampshire State Prison for Women and Men's Prison Steam Line Repairs and UST (Underground Storage Tank) Removal. This contract is effective upon Governor and Council approval through October 1, 2016, unless extended in accordance with the contract terms. **100% Capital - General Funds.**
- 2). Further authorize that a contingency in the amount of \$2,465,117 be approved for unanticipated structural and site expenses for the New Hampshire State Prison for Women and Men's Prison Steam Line Repairs and UST Removal, bringing the total to \$37,462,900. **100% Capital - General Funds.**
- 3). Further authorize pursuant to Chapter 195:12, Laws of 2013, the amount of \$135,000 be approved for payment to the Department of Administrative Services, Bureau of Public Works Design and Construction (VC# 177875), Capital Clerk for oversight and engineering services provided, bringing the total to \$37,597,900. **100% Capital – General Funds.**
- 4). Further authorize, pursuant to RSA 19-A:9, II, the transfer of \$75,000 to the State Art Fund, within the Department of Cultural Resources. This transfer is for the purchase of art for the New Hampshire State Prison for Women, Concord, NH. Appropriation Account No. 01-34-34-341010-11270000-054-500528 (406342), bringing the total to \$37,672,900. **100% Capital – General Funds.**

Funding is available in account titled Department of Corrections as follows:

02-46-46-460030-12890000	224 Bed Women's Prison	<u>SFY14</u>
034-500162	- Repair/Renovations Bldgs	\$34,454,783
034-500162	- Contingency	2,422,717
034-500162	- BPW Fees Interagency	135,000
034-500162	- Transfer to Cultural Resources	<u>75,000</u>
	Sub Total	\$37,087,500
02-46-46-460030-12900000	Remove and Replace 2 20,000 Gallon Oil Tanks	
034-500162	- Repair/Renovations Bldgs	\$ 118,000
034-500162	- Contingency	<u>12,000</u>
	Sub total	\$ 130,000
02-46-46-460030-88760000	Steam Lines and Sprinkler	
034-500162	- Repair/Renovations Bldgs	\$ 425,000
034-500162	- Contingency	<u>30,400</u>
	Sub total	\$ 455,400
	Grand Total	\$37,672,900

EXPLANATION

Per Chapter 195:1, IV, A, Laws of 2013, for the 224 Bed Women's Prison, Chapter 195:1, IV, B, Laws of 2013 for the Removal and Replacement of (2) 20,000 gallon Storage Tanks, and Chapter 145:1, IV, C, 2, Laws of 2009, for the Steam Lines and Injector at Men's Prison, as amended by Chapter 195:25, C, 2 Laws of 2013, for Steam Lines and Injector at Men's Prison. The contract is for Construction Management services for a new 224 bed (expandable to 350 beds) women's correctional facility on a site adjacent to the existing men's prison in Concord. This project will provide a state owned facility that will replace the current facility that is leased from Hillsborough County. This will eliminate the need to outsource services from Strafford County jail and bring minimum security (C-2) inmates to the facility as well. The current women's correctional facilities and program spaces are inadequate and a new facility specifically designed to meet the needs of the women's prison population is required. Contractors were selected through a Prequalification Invitational Bid process.

The contractor has been pre-qualified by the Department of Transportation. The contract has been approved by the Attorney General as to form and execution; and the Department of Corrections has certified that the necessary funds are available. Copies of the

fully executed contract are on file at the Secretary of State's Office and the Department of Administrative Services, Bureau of Public Works Design and Construction.

Request for Letters of Interest and Qualification (LOIQ) for the Construction Management firm (CM) were published on July 1, 2013. That request listed specific criteria for evaluation.

Eight (8) CM firms responded with letters of interest and qualifications. Of those eight (8) firms, the selection committee selected five (5) firms as most qualified based on the letters of interest and the following criteria, (not listed in priority order): their workload and capacity; their team skills and experience; their experience working on correctional facility projects and women's corrections facility experience specifically; their experience with similar projects; their specific understanding of this project; their approach to selection of materials and systems; their experience in Concord; and whether their letter of interest complied with the selection committee's published requirements. The committee evaluations were tabulated and five (5) CM firms were selected to receive Requests for Technical Proposal and Interview.

Proposals were received and scored individually by each Selection Committee member prior to the interviews. The RFP asked that specific questions be addressed in the proposal responses. The responses of the CM firms were the basis for the evaluation rubric used by the selection committee. Areas of evaluation broadly included: General Qualifications, Pre-Construction Phase, Construction Phase, Work Plan, Work Load, and the interview.

The selection committee interviewed all five (5) CM firms. The selection committee members' individual scores were then tabulated. Heery International, Gilbane and MacMillin/Pike clearly had the highest 3 rankings. All five (5) CM firms are very qualified and showed strengths in different areas, but Heery, Gilbane and MacMillin/Pike stood out overall and were selected by the committee to competitively bid the project.

Bidding documents were delivered to Heery, Gilbane and MacMillin/Pike to develop bids based on general conditions and fee. Bids were opened on November 7, 2013. The apparent low bidder is Gilbane Building Company.

Attached please find a copy of the tabulation of bids for this project along with the scoring information.

Respectfully submitted,



Linda M. Hodgdon
Commissioner

Department Estimate:	\$35,550,500
Contract Amount:	<u>\$34,997,783</u>
Under Estimate:	\$ 552,717

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: BPW Project No. 80713, Contract B – New Hampshire State Prison for Women, Concord, NH

DESCRIPTION: Construction Management services for a new 224 bed (expandable to 350 beds) women's correctional facility on a site adjacent to the existing men's prison in Concord.

EXPLANATION: This contract is for Construction Management Services for Pre-Construction and Construction of the proposed State Prison for Women in Concord combined with the Men's Prison Steamline Repair and UST removal projects.

This project will provide a state owned facility that will replace the current facility that is leased from Hillsborough County. This will eliminate the need to outsource services from Strafford County jail and bring minimum security (C-2) inmates to the facility as well. The current women's correctional facilities and program spaces are inadequate and a new facility specifically designed to meet the needs of the women's prison population is required.

The establishment of a new facility to house minimum, medium, close custody and maximum security inmates will address the pending lawsuit, disparities between male and female programs and services. Operational benefits include efficiencies with the combined warehouse and maintenance operations, shared infrastructure, combined inmate transportation operations; combined perimeter patrol operations, staff sharing (medical educational, vocational, and industries), and combined emergency response capability. Another efficiency is the combination of the Men's Prison Steam Line Repair and UST Removal projects which impact the both the Men's and Women's Prison have been combined with this project to make coordination of construction more simple, reduce overall

costs of procurement, reduce the number of contractors on site at one time and increase efficiency and security.

UNDER ESTIMATE

EXPLANATION: The Bid had three fixed amounts, and three variable amounts. The variable amounts are:

1. Pre-Construction Services including: proactive value engineering, expert guidance with regard to construction materials, systems and processes.
2. CM Fee: Overhead and profit
3. General Conditions: Direct CM costs associated with mobilization and CM presence on the site, job trailer, CM personnel, CM equipment, BPW equipment, etc. (list attached to contract in addendum 01).

These three variable components were estimated based on following typical percentages of total construction cost:

- | | | |
|----|---------------------------|------|
| 1. | Pre-Construction Services | .5% |
| 2. | CM Fee | 3% |
| 3. | General Conditions | 4.5% |

The total is approximately 8% of construction cost.

The spread of bids for each variable component was:

- | | | |
|----|---------------------------|--------------|
| 1. | Pre-Construction Services | .23% to .39% |
| 2. | CM Fee | 2.2% to 3.5% |
| 3. | General Conditions | 3.8% to 5.3% |

The 'A' (low) bidder's combined total is 7%; the 'B' bidder's combined total is 7.3% and the 'C' bidder's combined total is 9%.

The remainder or three fixed amounts are the hard construction cost for the Women's Prison, Steam Line Repair and UST Removal projects estimated as 92% of the cost of construction.

The bids were competitive and extremely close to the estimate. The small under-estimate is the result of the extremely competitive climate and high quality of the pre-selected bidders.

DEPARTMENT

ESTIMATE: \$35,550,500

LOW BID: \$34,997,783

Explanation of Selection Committee

Members are selected using the approved guidelines for the Bureau of Public Works Design and Construction "Selection of Engineering, Architects, and Surveyor Services". Per these guidelines, the Committee should consist of the Bureau Administrator plus two other Project Managers.

The Administrator is a member of all the Selection Committees, serving to provide the larger perspective of the consultant capabilities that are desired, also bringing knowledge of the quantity of work and various types of anticipated projects the consultant may be called on to perform. He brings the perspective of achieving agency goals, using a balance of those consultants who have performed excellent work in the past, along with bringing in new consultant firms. His background in the private sector provides insight into expertise, staffing and capacity of the consultant firms.

The Assistant Administrator manages the day-to-day oversight of the Consultant assignments, and is the second member of all the selection committees. Her job description specifically outlines her involvement in the management of the consultants. She brings the expertise of the day-to-day working with consultants. Her past and present experience involves frequent interaction with consultants, including review of consultants' proposals and their engineering work.

The Project Manager, for the specific work the consultant is being hired for, brings additional expertise concerning the capabilities of various consultants. His years of project management experience and experience provide the more detailed perspective about the various consultants' strengths or weaknesses and how they would fit with the project needs.

The Assistant Commissioner, for the Department of Corrections has spent his entire career working with people at the margins of society primarily in a corrections setting. He is uniquely qualified to provide vision and direction regarding the design approach, social, behavioral and operational aspects of this project, based on extensive experience with this population type.

The Department of Corrections Warden of the Women's Prison, oversees the Operations of the existing women's prison facility in Goffstown. She provided detailed knowledge of the day to day operations of a female specific correctional facility during the evaluation process.

The Department of Corrections Administrator of Logistics, oversees the logistics for the Department of Corrections facilities, maintenance and operations. He provided detailed knowledge of the facilities, maintenance and operational needs during the evaluation process.

Administrator PM6
Assist. Administrator PM5
Project Manager – PM3
Assistant Commissioner
Warden of Women's Prison -
Administrator of Logistics -

Mark T. Nogueira – 25 years State/private sector
Michelle Juliano- 25 years State service
Tim Smith – 23 years State/private sector
William McGonagle – 35 years State service
Joanne Fortier – 28 years State service
Jon Hanson – 32 years State/ private sector

BIDDER SUMMARY

PROJECT NAME: **New Hampshire State Prison for Women NON-FEDERAL 80713-B**
PROJECT NUMBER: **80713-8**
COUNTY: **MERRIMACK COUNTY 013**
BID OPENING DATE: **11/07/2013**
SCOPE OF WORK: **NEW WOMEN'S PRISON AND TRANSITIONAL HOUSING FACILITY**
LOCATION: **281 NORTH STATE STREET CONCORD, NH**
COMPLETION DATE: **10/01/2016**

BID RESULTS

A	GILBANE BUILDING COMPANY - 2 EXECUTIVE PARK DRIVE BEDFORD, NH 03110	\$ 34,997,783.00	ACCEPTED
B	HEERY INTERNATIONAL; INC. (B001) - 8 NEW ENGLAND EXECUTIVE PARK SUITE 150 BURLINGTON, MA	\$ 35,099,000.00	ACCEPTED
C	DEW CONSTRUCTION & ASSOCIATES LLC D/B/A MACMILLIN - PIKE JV - 17 ELM STREET KEENE, NH 03431	\$ 35,805,000.00	ACCEPTED

BUREAU OF PUBLIC WORKS \$ 34,997,783.00

Award to A' Bidder
 Hold for Negotiation
 Cancel Contract
User Agency Corrections
Authorized by MLJ
Date 11/12/13

New Hampshire State Prison for Women
11/7/2013

Item No.	Description	Unit	Quantity	P S & E		A Bidder		B Bidder		C Bidder	
				Unit Price	Total						
901.00	Pre-Construction Services	Ea	1	\$200,000.00	\$200,000.00	\$80,000.00	\$80,000.00	\$136,000.00	\$136,000.00	\$112,000.00	\$112,000.00
902.00	Construction CM Fee	Ea	1	\$1,050,000.00	\$1,050,000.00	\$1,057,648.00	\$1,057,648.00	\$760,000.00	\$760,000.00	\$1,250,000.00	\$1,250,000.00
903.00	Construction General Cond.	Ea	1	\$1,750,000.00	\$1,750,000.00	\$1,317,135.00	\$1,317,135.00	\$1,660,000.00	\$1,660,000.00	\$1,900,000.00	\$1,900,000.00
904.00	Allow. #1 Cost of Construction	Ea	1	\$32,000,000.00	\$32,000,000.00	\$32,000,000.00	\$32,000,000.00	\$32,000,000.00	\$32,000,000.00	\$32,000,000.00	\$32,000,000.00
905.00	Allow. #2 UST Removal/Repl.	Ea	1	\$118,000.00	\$118,000.00	\$118,000.00	\$118,000.00	\$118,000.00	\$118,000.00	\$118,000.00	\$118,000.00
906.00	Allow. #3 Steam Line Repair	Ea	1	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00
					\$35,543,000.00		\$34,997,783.00		\$35,099,000.00		\$35,805,000.00

- A Gilbane Building Company - 2 Executive Park Drive, Bedford, NH 03110
- B Heery International, Inc. - 8 New England Executive Park, Suite 150, Burlington, MA
- C Dew Construction & Associates LLC, D/B/A MacMillin - 17 Elm Street, Keene, NH 03431

Women's Prison Project
Contractor Selection Process
Scoring Summary
Phase I Letter of Interest and Qualifications
Reduce Contractors from 8 to 5 Most Qualified

	WM	JF	JH	MN	MJ (DA)	TS	Overall Score
Consigli Construction	B	B+	C-	B	B	A-	NO
	3	3.3	1.7	3	3	3.7	17.7
Eckman Construction	D	C	D-	C	C-	B	NO
	1	2	0.7	2	1.7	3	10.4
Gilbane	A	A-	A-	B+	C-	A-	
	4	3.7	3.7	3.3	1.7	3.7	20.1
Harvey Construction	A	A-	A-	B+	B	B+	
	4	4	3.7	3.3	3	3.3	21.3
Heery Construction	A	A-	B+	B	C+	A-	
	4	3.7	3.3	3	2.3	3.7	20
Hutter Construction	C	B	C	B	B-	B	NO
	2	3	2	3	2.7	3	15.7
MacMillin Company	B	A-	B+	B+	B	A-	
	3	3.7	3.3	3.3	3	3.7	20
The Walsh Group	A	B	B+	B+	B	A-	
	4	3	3.3	3.3	3	3.7	20.3

Women's Prison Project
Contractor Selection Process
Phase II Proposal and Interview
Proposal Rating Worksheet
Reduce Contractors from 5 to 3 Most Qualified

The State is not obligated to award a contract and is free to reject any and all proposal at any time.

Reply Evaluation Criteria: The State shall evaluate Proposals and score them as follows. The State anticipates awarding the contract (if any award is made) to the highest ranked CM firm (after proposal review and interview) that is responsible and provides the best value to the State of New Hampshire. The following criteria will be used to evaluate Proposals.

PART 1 General Qualifications (50 points)

1.1	Opportunities/ Challenges	5 points
1.2	Experience working around operational facility	5 points
1.3	Design Experience Correctional	5 points
1.4	Design Experience Women's Correctional	5 points
1.5	Organization / Team	20 points
1.6	Development of GMP	10 points

PART 2 Pre-Construction Phase (50 points):

2.1	Coordination	10 points
2.2	Quality Control	10 points
2.3	Estimating (relating experience)	10 points
2.4	Materials and Systems Selection	10 points
2.5	Tracking	5 points
2.6	Transition	5 points

PART 3 Construction Phase (50 points):

3.1	Presentation of Bids to State	5 points
3.2	Construction Schedule	10 points
3.3	Coordination with State and A/E	10 points
3.4	Tracking	4 points
3.5	Contingency	5 points
3.6	Use of BIM and other technologies	4 points
3.7	Local relationships (AHJ, FMO, etc.)	2 points
3.8	Partial occupancy	4 points
3.9	Project Closeout	3 points
3.10	Warranty Support	3 points

PART 4 Work Plan (20 points):

4.1	Preliminary Project Work Plan	20 points
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PART 5 Work load (30 points):

5.1	Current Load	10 points
5.2	Capacity	10 points
5.3	Consistency	10 points

PART 6 Interview (50 points):

6.1	Interview	50 points
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Total Possible Points **250 points**

Disclosure of Reply Contents: All documentation produced as part of this RFP shall become the exclusive property of the State and may not be removed by the Vendor or its agents. All replies shall become the property of the State and shall not be returned to the Vendor. The State shall have the right to use any or all ideas or adaptation of the ideas presented in any reply. Selection or rejection of a reply shall not affect this right.

Women's Prison Project
Contractor Selection Process
Phase II Proposal and Interview
Reduce Contractors from 5 to 3 Most Qualified

		Gilbane	Harvey	Heery	MacMillin	Walsh
GENERAL QUALIFICATIONS 50 POINTS						
	Opportunities / Challenges	4.36	4.06	4.17	3.94	3.83
1.1	Experience working around operational facility	4.00	3.39	4.67	4.25	4.28
1.2	Design Experience Correctional	3.78	3.83	4.50	4.25	4.28
1.3	Design Experience Women's Correctional	3.17	3.17	4.19	4.03	3.78
1.4	Organization / Team (QA/QC included)	15.67	14.67	17.00	17.83	16.33
1.5	Development of GMP	7.67	6.56	7.17	7.67	6.83
1.6		38.65	35.68	41.70	41.97	39.33
total	PRE-CONSTRUCTION PHASE 50 POINTS					
	Coordination	7.17	8.00	7.83	8.00	7.42
2.1	Quality control	7.33	7.86	7.50	7.94	6.72
2.2	Estimating (related experience)	8.17	7.67	7.97	8.78	9.00
2.3	Materials and Systems Selection	7.67	7.75	7.83	8.67	8.50
2.4	Tracking	3.83	4.17	4.06	3.50	4.11
2.5	Transition	3.67	3.83	4.00	3.67	3.67
2.6		37.84	39.28	39.19	40.56	39.42
total	CONSTRUCTION PHASE 50 POINTS					
	Presentation of Bids to State	4.89	4.31	4.28	4.33	4.00
3.1	Construction Schedule	7.33	7.50	7.83	8.33	7.50
3.2	Coordination with State and A/E	7.39	8.00	7.11	8.39	7.17
3.3	Tracking	3.50	3.67	3.17	3.67	3.00
3.4	Contingency	4.00	3.67	3.50	3.17	3.00
3.5	Use of BIM and other technologeis	3.50	3.78	3.33	3.67	3.17
3.6	Local relationships (AHJ, FMO, etc.)	2.00	2.00	1.28	1.83	0.92
3.7	Partial Occupancy	3.17	3.58	3.28	3.50	2.83
3.8	Project Closeout	2.67	3.00	2.61	3.00	2.17
3.9	Warranty Support	2.50	3.00	2.28	3.00	2.17
3.1		40.95	42.51	38.67	42.89	35.93
total	WORK PLAN 20 POINTS					
	Preliminary Work Plan	17.33	17.00	16.17	16.00	15.50
4.1	WORK LOAD 30 POINTS					
	Current Load	9.17	8.67	8.33	8.17	8.00
5.1	Capacity	9.33	9.08	9.00	8.33	8.83
5.2	Consistency	9.00	9.17	9.00	8.67	8.83
5.2		27.50	26.92	26.33	25.17	25.66
total	INTERVIEW 50 POINTS					
	Interview	40.67	29.17	37.17	44.00	35.83
6.1	GRAND TOTAL 250 POINTS	202.94	190.56	199.23	210.59	191.67



November 26, 2013

State of New Hampshire
Department of Administrative Services
PO BOX 483
Concord, NH, 03302-0483

Re: ----- Gilbane Building Company -----
New Hampshire Department of Administrative Services
Project-Specific Insurance Policies

To Whom It May Concern,

Please accept this letter as confirmation of Gilbane's ability to meet the insurance requirements associated with the referenced construction contract. As Gilbane's insurance broker, I can attest that Gilbane purchases and maintains a comprehensive insurance program with policies that renew on an annual basis at various points throughout the year. In regards to project-specific insurance such as Builders Risk and Owners Contractors Protective (OCP) policies, Gilbane has insurance facilities to provide both coverages as needed on individual projects. Coverage under such policies is typically purchased just prior to the start of construction activities. As such, evidence of Builders Risk and OCP coverage shall be provided to the Department at least 60 days prior to the projected start of construction.

If you have any additional questions or concerns, please feel free to contact me at Andrew.O'Brien@aon.com or my office line (617) 457-7664.

Sincerely,

Andy O'Brien, CPCU
Aon Risk Solutions - Construction Services Group
One Federal Street, Boston, MA 02110
Phone: (617) 457-7664 / Email: Andrew.O'Brien@aon.com

