

**TOWN OF PEMBROKE  
TOWN HALL**  
311 Pembroke Street  
Pembroke, New Hampshire 03275  
Tel: 603-485-4747 Fax: 603-485-3967  
Web: pembroke-nh.com

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**Capital Improvement Program (CIP) Committee**

**Agenda**

**August 15, 2018, 6:00 PM**

**Location: Town Hall**

1. Attendance:
2. Approve minutes August 8, 2018
3. Water Commission – 2019 CIP Requests
4. Sewer Commission – 2019 CIP Requests
5. Energy Committee – 2019 CIP Requests
6. Administration/Facilities – 2019 CIP Requests
7. Other Business
8. Adjourn:

**CAPITAL IMPROVEMENTS BUDGET 2019**  
**Funding From Connection & Permit Fees**

[illegible]

## Funding from Operating

Total

**Town of Pembroke, New Hampshire  
CIP Building Request Form**

Department: Building & Grounds Requested by: James Boisvert Date: 7/10/2018

*Please check all that apply and fill in as much information as you can.*

**General Information**

Year of suggested purchase: 2019 Source of Funding: CIP

☐ Replacement ☐ Upgrade ☐ Addition ☐ Renovation ☐ New

Description/Purpose: Retaining wall at back of building

**Existing Building Description**

Name of Building: 4 Union Street Year Built: \_\_\_\_\_ Projected life at date of purchase: \_\_\_\_\_

Date of last major repair or overhaul: \_\_\_\_\_ Cost/Description: \_\_\_\_\_/\_\_\_\_\_

Repair costs to Date: \_\_\_\_\_ Annual maintenance cost for the past 3 years: \_\_\_\_\_/yr.

Anticipated repairs needed in next 2 years: \_\_\_\_\_ Cost: \_\_\_\_\_

Current values: (on books): \_\_\_\_\_ (market): \_\_\_\_\_ (trade-in): \_\_\_\_\_

Source of values listed above: \_\_\_\_\_

**Requested Building Description**

Anticipated Price: \_\_\_\_\_ Source of Pricing: \_\_\_\_\_

Anticipated annual maintenance cost: \_\_\_\_\_ Anticipated Useful Life: \_\_\_\_\_

Warranty? ☐ Yes ☐ No If Yes, by whom?: \_\_\_\_\_

Anticipated changes in: Operating Cost: \_\_\_\_\_ Personnel: \_\_\_\_\_ Utilities: \_\_\_\_\_

Insurance Cost: \_\_\_\_\_ Maintenance: \_\_\_\_\_

Comments: Amount unknown, needs engineering

Unknown @ this time old wall costs  
\$80,000

BRYAN LOCKE, LLC

P.O. Box 303  
Pittsfield NH 03263

# Estimate

Date	Estimate #
6/26/2018	342

Phone #	603-231-1044
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Name / Address
Town Of Pembroke 8 exchange St. Pembroke NH. 03275

			Project
Description	Qty	Cost	Total
This item is to clean and prep the wall with my hot water pressure washer	1	2,000.00	2,000.00
this item is to install the metal Lath materials and labor on the block part of the retaining wall about 1000 sq. ft.	1	1,850.00	1,850.00
This item is to spray the wall with Type 2 mortar mix the block part of the wall about 1000 sq ft if we don't trowel it out leave it a texture it will be cheaper this is what i propose a texture finish i will do a sample for you	1	7,500.00	7,500.00
<b>Total</b>			\$11,350.00

Fax #	E-mail	Web Site
603-269-5265	bryan.basementsolutions@gmail.com	<a href="http://basement-solutions-nh-ma.com">http://basement-solutions-nh-ma.com</a>

**Town of Pembroke, New Hampshire  
CIP Building Request Form**

Department: Building & Grounds Requested by: James Boisvert Date: 7/9/2018

*Please check all that apply and fill in as much information as you can.*

**General Information**

Year of suggested purchase: 2019 Source of Funding: CIP

☐ Replacement ☐ Upgrade ☐ Addition ☐ Renovation ☒ New

Description/Purpose: A/C Units (2)

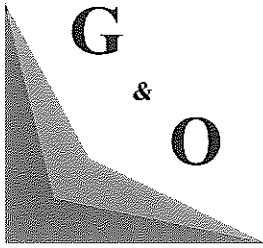
**Existing Building Description**

Name of Building: Town Hall Year Built: \_\_\_\_\_ Projected life at date of purchase: \_\_\_\_\_  
Date of last major repair or overhaul: \_\_\_\_\_ Cost/Description: \_\_\_\_\_/\_\_\_\_\_  
Repair costs to Date: \_\_\_\_\_ Annual maintenance cost for the past 3 years: \_\_\_\_\_/yr.  
Anticipated repairs needed in next 2 years: \_\_\_\_\_ Cost: \_\_\_\_\_  
Current values: (on books): \_\_\_\_\_ (market): \_\_\_\_\_ (trade-in): \_\_\_\_\_  
Source of values listed above: \_\_\_\_\_

**Requested Building Description**

Anticipated Price: \_\_\_\_\_ Source of Pricing: \_\_\_\_\_  
Anticipated annual maintenance cost: \_\_\_\_\_ Anticipated Useful Life: \_\_\_\_\_  
Warranty? ☐ Yes ☐ No If Yes, by whom?: \_\_\_\_\_  
Anticipated changes in: Operating Cost: \_\_\_\_\_ Personnel: \_\_\_\_\_ Utilities: \_\_\_\_\_  
Insurance Cost: \_\_\_\_\_ Maintenance: \_\_\_\_\_

Comments: Cost unknown, need quote (G&O)



# HEATING AND AIR CONDITONING

G&O The Right Way To Go !!!

5 Main St. Hooksett NH 03106  
[P]603-485-5942 [F]603-485-7780  
GODOUGJR@GANDOHVAC.COM

## Proposal

**Customer: Town of Pembroke**  
**Address: 311 Pembroke St, Pembroke NH 03275**  
**Date of Quote: 7/11/2018**

G&O Heating and Air Conditioning is pleased to present this proposal

**This Scope of Work Includes the required materials, labor and permitting:**

Town Hall 1<sup>st</sup> Floor A/C system

1<sup>st</sup> Floor 4ton System 13 Seer York

- Recover freon from system
- Place new condenser and pad
- Run new line set with Slim Duct covering
- New Disconnect and electrical whip
- Remove old air handler from ducting ad install new in its place
- New Gorilla safety pan with emergency safety switch
- New duct transition fittings as needed to reconnect to existing duct work
- Reconnect to existing power and low voltage lines.
- Braze and zoom lock all piping connections as needed
- High pressure nitrogen test for leaks
- Triple evacuation of line set to remove non-condensables
- Charge and check system operations
- 
- 

Investment \$7900.00

2<sup>nd</sup> Floor would be the same as 1<sup>st</sup> with the exception of it being a 5 ton system. The cost of that system Investment : \$8300.00

**We require 50% of the job for deposit to secure equipment and set into schedule, balance upon completion of work with no retaining of any funds to pay for this job.**

**Terms & Conditions:**

- Payment Terms: Fifty percent of the total Proposal price will be due when contract is signed. The remaining balance will be due as follows, 50% or balance due to pay for this job with no retaining of any funds upon final inspection of installation.
- G&O Heating and Air Conditioning retains title to the materials and equipment until contract is paid in full.
- Equipment warranty as written by manufacture.
- G&O Heating and Air Conditioning, offers a 5 year warranty on equipment, materials and labor in the residential application. (1 year on commercial applications)
- All equipment warranties by manufacture and G&O Heating and Air Conditioning are void if customer does not perform scheduled maintenance recommended by manufacture. G&O Heating and Air Conditioning will offer a maintenance program to all customers at close of contract. If maintenance is performed by other, customer must show written verification(s) of maintenance preformed to manufacture spec and date of maintenance, or warranty will be void.
- Also, not covered under warranty are unusual weather conditions, including, but not limited to, ice, snow, high winds, building structural or error caused by other that may inflict damage to the HVAC/R equipment, ductwork and materials installed by G&O Heating and Air Conditioning. Construction dust that may cause failure to HVAC/R systems.
- This proposal is valid for up to 30 days and does not constitute a contract until signed by both parties.
- If it is determined any of the structure contains any hazardous materials such as but not limited to asbestos; additional removal and disposal costs will be incurred.
- G&O Heating and Air Conditioning is not responsible for electrical/power wiring of equipment, unless agreed upon prior to project start in writing.
- Upon execution of this contract, Customer agrees to compensate G&O Heating and Air Conditioning for industry-wide material or equipment price increases that may be imposed after the execution of this contract and concurrent with G&O Heating and Air Conditioning
- All extras are described as any material or equipment above and beyond the scope of work provided by the customer or designed by G&O Heating and Air Conditioning and agreed upon by the G&O Heating and Air Conditioning. Extra's also can be described as any change to this existing contract.
- All extras are to be paid immediately after the extra is completed.

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**Customer Approval:**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**G&O Heating and Air Conditioning:**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_



**Town of Pembroke, New Hampshire  
CIP Building Request Form**

Department: Building & Grounds Requested by: James Boisvert Date: 7/13/2018

*Please check all that apply and fill in as much information as you can.*

**General Information**

Year of suggested purchase: 2019 Source of Funding: CIP

☐ Replacement ☐ Upgrade ☐ Addition ☐ Renovation ☐ New

Description/Purpose: Clock Tower repairs

**Existing Building Description**

Name of Building: Clock Tower Year Built: \_\_\_\_\_ Projected life at date of purchase: \_\_\_\_\_

Date of last major repair or overhaul: \_\_\_\_\_ Cost/Description: \_\_\_\_\_/\_\_\_\_\_

Repair costs to Date: \_\_\_\_\_ Annual maintenance cost for the past 3 years: \_\_\_\_\_/yr.

Anticipated repairs needed in next 2 years: \_\_\_\_\_ Cost: \_\_\_\_\_

Current values: (on books): \_\_\_\_\_ (market): \_\_\_\_\_ (trade-in): \_\_\_\_\_

Source of values listed above: \_\_\_\_\_

**Requested Building Description**

Anticipated Price: \$35,000.00 Source of Pricing: Quote

Anticipated annual maintenance cost: \_\_\_\_\_ Anticipated Useful Life: \_\_\_\_\_

Warranty? ☐ Yes ☐ No If Yes, by whom?: \_\_\_\_\_

Anticipated changes in: Operating Cost: \_\_\_\_\_ Personnel: \_\_\_\_\_ Utilities: \_\_\_\_\_

Insurance Cost: \_\_\_\_\_ Maintenance: \_\_\_\_\_

Comments: External & Internal repairs

# R.A. Desmarais & Son

AIR CONDITIONING - HEATING - REFRIGERATION

SEVEN WEST STREET  
CONCORD, NH 03301-3550

TEL: 603-224-9505 • FAX: 603-224-9506



SINCE 1961

## PROPOSAL

TO: Town of Pembroke  
311 Pembroke St.  
Pembroke, NH 03275

TELEPHONE:

DATE: 8/6/18

JOB NAME/LOCATION: Meeting Room – 1<sup>st</sup> Floor

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for sale and installation of: Mitsubishi 2 ½ Ton A/C System

### Scope of Work to Include:

- Mitsubishi Condenser (PUYA30NHA7)
  - Mitsubishi Wall Hung Air Handler (PKAA30KA7)
  - Removal & Disposal of Existing Equipment
  - Refrigeration Piping
  - Near Unit Electrical
  - Fortress Line Set Covering
  - Condenser Base
  - MHK1 Thermostat Controller
  - Labor
  - Misc. Hardware
  - Startup & Safety Test
- 
- One (1) Year Service Warranty during normal business hours Monday-Friday 8:00am-4:30pm (service warranty covers any issues that may arise with the operation of the unit during the one year period and does not cover routine preventative maintenance requested by customer)

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of Six Thousand Eight Hundred Eighty Nine XX/100 (\$6,889.00)

Payment to be made as follows: ½ on signing, balance on completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

*Dave McGrath*  
Dave McGrath  
Vice-President

Note: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

# R.A. Desmarais & Son

AIR CONDITIONING - HEATING - REFRIGERATION

SEVEN WEST STREET  
CONCORD, NH 03301-3550

TEL: 603-224-9505 • FAX: 603-224-9506



SINCE 1961

## PROPOSAL

TO: Town of Pembroke  
311 Pembroke St.  
Pembroke, NH 03275

TELEPHONE:

DATE: 8/6/18

JOB NAME/LOCATION: Town Hall - 1<sup>st</sup> Floor

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for sale and installation of: 4 Ton Rheem Air Handler & Condenser

### Scope of Work to Include:

- Rheem Condenser
  - Rheem Air Handler
  - Overflow Safety Pan w/ Emergency Shut off
  - Ductwork Adapter
  - Refrigeration Line Set
  - Reclaim & Disposal of Refrigerant
  - Removal & Disposal of Existing Equipment
  - Fortress Line Set
  - Near Unit Wiring
  - Labor
  - Startup & Safety Test
  - Manufacturer's Warranty
  - 1 YR Service Warranty
- One (1) Year Service Warranty during normal business hours Monday-Friday 8:00am-4:30pm (service warranty covers any issues that may arise with the operation of the unit during the one year period and does not cover routine preventative maintenance requested by customer)

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of Seven Thousand Four Hundred Eighty Eight XX/100 (\$7,488.00)

Payment to be made as follows: ½ on signing, balance on completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature

Dave McGrath  
Vice-President

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above  
Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

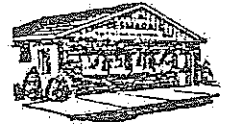
Signature \_\_\_\_\_

# R.A. Desmarais & Son

AIR CONDITIONING - HEATING - REFRIGERATION

SEVEN WEST STREET  
CONCORD, NH 03301-3550

TEL: 603-224-9505 • FAX: 603-224-9506



SINCE 1961

## PROPOSAL

TO: Town of Pembroke  
311 Pembroke St.  
Pembroke, NH 03275

TELEPHONE:

DATE: 8/6/18

JOB NAME/LOCATION: Town Hall—2<sup>nd</sup> Floor

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for sale and installation of: 5 Ton Rheem Air Handler & Condenser

### Scope of Work to Include:

- Rheem Condenser
  - Rheem Air Handler
  - Overflow Safety Pan w/ Emergency Shut off
  - Ductwork Adapter
  - Refrigeration Line Set
  - Reclaim & Disposal of Refrigerant
  - Removal & Disposal of Existing Equipment
  - Fortress Line Set
  - Near Unit Wiring
  - Labor
  - Startup & Safety Test
  - Manufacturer's Warranty
  - 1 YR Service Warranty
- One (1) Year Service Warranty during normal business hours Monday-Friday 8:00am-4:30pm (service warranty covers any issues that may arise with the operation of the unit during the one year period and does not cover routine preventative maintenance requested by customer)

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of Eight Thousand One Hundred Sixty Eight XX/100 (\$8,168.00)

Payment to be made as follows: ½ on signing, balance on completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature

*Dave McGrath*  
Dave McGrath  
Vice-President

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above  
Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_