



State of NH DMV A Design/Build Project

Brookstone Builders, Inc. entered into an agreement with the State of NH, Department of Motor Vehicles

for a \$1.9 million design-build contract for the construction of the new DMV testing facility in Concord, NH.

The project involved the construction of a two-story, 14,000 square foot brick building on Hazen Drive consisting of both office space and classrooms; the scope of work also included site work for a new, on-site motorcycle test track.

Unlike traditional contracts, the “design/build” model includes the builder in the process from the start, and the actual design is created via collaboration between the builder, owner, and architect. Design-build is often considered a faster, more efficient process, as in the traditional model it is only after drawings are completed that a builder would price out the details of a project, leaving the owner exposed to the risk of finding out too late that the design is unaffordable and, therefore, incurring redesign costs and losing precious time. In the design-build scenario, early design decisions are made by the entire team with both usage requirements and the budget in mind.



Alan H. Yeaton of Manchester was the project’s architect. The mechanical contractor was **Eckhardt & Johnson** of Manchester, and **Harry-O Electrical Corporation** of Loudon was the electrical contractor.