

STATE OF NEW HAMPSHIRE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
NEW HAMPSHIRE HOSPITAL

Lori A. Weaver
 Commissioner

Ellen M. Lapointe
 Chief Executive Officer

36 CLINTON STREET, CONCORD, NH 03301
 603-271-5300 1-800-852-3345 Ext. 5300
 Fax: 603-271-5395 TDD Access: 1-800-735-2964 www.dhhs.nh.gov

July 22, 2026

Her Excellency, Governor Kelly A. Ayotte
 and the Honorable Council
 State House
 Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Health and Human Services, New Hampshire Hospital, to amend an existing contract with Granite State Automation LLC (Vendor #167499), Manchester, NH, for continued preventive maintenance, repairs and emergency services for the building automation systems at the New Hampshire Hospital Acute Psychiatric Services facility and transitional housing buildings, by exercising a contract renewal option by increasing the price limitation by \$61,000 from \$166,400 to \$227,400 and extending the completion date from December 31, 2026 to December 31, 2028, effective January 1, 2027, upon Governor and Council approval. 72% General Funds. 28% Other Funds (Provider Fees).

The original contract was approved by Governor and Council on March 8, 2023 (Item #13) and amended on May 17, 2023 (Item #29) and March 13, 2024 (Item #21).

Funds are available in the following accounts for State Fiscal Year 2027, and are anticipated to be available in State Fiscal Years 2028 and 2029, upon the availability and continued appropriation of funds in the future operating budget, with the authority to adjust budget line items within the price limitation and encumbrances between state fiscal years through the Budget Office, if needed and justified.

05-95-94-940010-84100000 HEALTH AND SOCIAL SERVICES, HEALTH AND HUMAN SERVICES DEPT., NEW HAMPSHIRE HOSPITAL, NEW HAMPSHIRE HOSPITAL-FACILITY/PATIENT SUPPORT

State Fiscal Year	Class / Account	Class Title	Job Number	Current Budget	Increased (Decreased) Amount	Revised Budget
2023	048-500226	Contract Repairs, Building-Grounds	94024000	\$13,500	\$0	\$13,500
2024	048-500226	Contract Repairs, Building-Grounds	94024000	\$27,000	\$0	\$27,000
2025	048-500226	Contract Repairs,	94024000	\$28,350	\$0	\$28,350

		Building-Grounds				
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2026	048-500226	Contract Repairs, Building-Grounds	94024000	\$29,700	\$0	\$29,700
2027	048-500226	Contract Repairs, Building-Grounds	94024000	\$14,850	\$15,250	\$30,100
2028	048-500226	Contract Repairs, Building-Grounds	94024000	\$0	\$30,500	\$30,500
2029	048-500226	Contract Repairs, Building-Grounds	94024000	\$0	\$15,250	\$15,250
			Subtotal	\$113,400	\$61,000	\$174,400

030-014-1400-92920000 ADMINISTRATIVE SERVICES DEPARTMENT, COMMISSIONERS OFFICE, L21:1IF-STATEWIDE ENERGY EFFICIENCY IMPROVEMENT, L21:1IF-STATEWIDE ENERGY EFFICIENCY IMPROVEMENT

State Fiscal Year	Class / Account	Class Title	Job Number	Current Budget	Increased (Decreased) Amount	Revised Budget
2023	034-500155	Capital Project	Health Safety & Energy Project	\$53,000	\$0	\$53,000
			Subtotal	\$53,000	\$0	\$53,000
			TOTAL	\$166,400	\$61,000	\$227,400

EXPLANATION

The purpose of this request is to exercise an available contract renewal option for the Contractor to continue providing preventive maintenance, repairs, and emergency services for the building automation systems at the New Hampshire Hospital Acute Psychiatric Services facility and transitional housing buildings.

The Building Automation Systems equipment is imperative to maintain proper heating, ventilation, and air conditioning of approximately 240,000 square feet of space within the New Hampshire Hospital Acute Psychiatric Services facility and transitional housing buildings. In addition, the equipment is essential to maintaining habitability standards for the resident psychiatric patient population as well as treatment staff and support personnel.

The Department will continue monitoring services through:

- Observing the Contractor while performing services on-site.
- Review and assessment of Contractor written summaries of the work performed.

As referenced in Exhibit A, Revisions to Standard Agreement Provisions, of the original agreement, the parties have the option to extend the agreement for up to four (4) additional years, contingent upon satisfactory delivery of services, available funding, agreement of the parties, and Governor and Council approval. The Department is exercising its option to renew services for the two (2) years remaining available.

Should the Governor and Council not authorize this request, the building automation systems at the New Hampshire Hospital Acute Psychiatric Services facility and transitional housing buildings may not receive specialized routine preventive maintenance and repairs in a timely manner, which could result in poor habitability conditions, endangering the health and well-being of both patients and staff.

Area served: New Hampshire Hospital Acute Psychiatric Services facility and transitional housing buildings.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Lori A. Weaver', is written over a horizontal line.

For:

Lori A. Weaver
Commissioner



STATE OF NEW HAMPSHIRE
DEPARTMENT OF INFORMATION TECHNOLOGY

27 Hazen Drive | Concord, NH | 03301
Fax: (603) 271-1516 | TDD: (800) 753-2964
doit.nh.gov



Denis Goulet, *Commissioner*

June 25, 2026

Lori A. Weaver, Commissioner
Department of Health and Human Services
State of New Hampshire
129 Pleasant Street
Concord, NH 03301

Dear Commissioner Weaver:

This letter represents formal notification that the Department of Information Technology (DoIT) has approved your agency's request to enter into a contract amendment with Granite State Automation, LLC, as described below and referenced as DoIT No. 2023-050C.

The purpose of this request is to provide continued preventive maintenance, repairs, and emergency services for the building automation systems at the New Hampshire Hospital Acute Psychiatric Services facility and transitional housing buildings.

The Total Price Limitation shall increase by \$61,000 for a new Total Price Limitation of \$227,400, effective upon Governor and Council approval from January 1, 2027 through December 31, 2028.

A copy of this letter must accompany the Department of Health and Human Services' submission to the Governor and Executive Council for approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Denis Goulet".

Denis Goulet

DG/jd
DoIT #2023-050C

cc: Ken Gagne, IT Manager, DoIT

**State of New Hampshire
Department of Health and Human Services
Amendment #3**

This Amendment to the Building Automation Systems Maintenance and Repair Services contract is by and between the State of New Hampshire, Department of Health and Human Services ("State" or "Department") and Granite State Automation LLC ("the Contractor").

WHEREAS, pursuant to an agreement (the "Contract") approved by the Governor and Executive Council on March 8, 2023 (Item #13), as amended on May 17, 2023 (Item #29), and amended on March 13, 2024 (Item #21), the Contractor agreed to perform certain services based upon the terms and conditions specified in the Contract and in consideration of certain sums specified; and

WHEREAS, pursuant to Form P-37, General Provisions, the Contract may be amended upon written agreement of the parties and approval from the Governor and Executive Council; and

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and conditions contained in the Contract and set forth herein, the parties hereto agree to amend as follows:

1. Form P-37 General Provisions, Block 1.7., Completion Date, to read:
December 31, 2028
2. Form P-37, General Provisions, Block 1.8., Price Limitation, to read:
\$227,400
3. Modify Exhibit A, Revisions to Standard Provisions, by adding Subsection 1.4., to read:
 - 1.4 Paragraph 6, Compliance by Contractor with Laws and Regulations/Equal Employment Opportunity, Subparagraph 6.1., is amended as follows:
 - 6.1 In connection with the performance of the Services, the Contractor shall comply with all applicable 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, RSA 151:21 Patients' Bill of Rights, civil rights and equal employment opportunity laws, and the Governor's order on Respect and Civility in the Workplace, Executive Order 2020-01. In addition, if this Agreement is funded in any part by monies of the United States, the Contractor shall comply with all federal executive orders, rules, regulations and statutes, and with any rules, regulations and guidelines as the State or the United States issue to implement these regulations. The Contractor shall also comply with all applicable intellectual property laws.
4. Modify Exhibit B-1, Equipment List, by replacing it in its entirety with Exhibit B-1, Equipment List, Amendment #3.
5. Modify Exhibit C, Payment Terms, Section 1., to read:
 1. This agreement is funded by:
 - 1.1. 66.9% General Funds
 - 1.2. 33.1% Other Funds (Provider fees)
6. Modify Exhibit C, Payment Terms; Section 4., to read:
 4. The State shall pay the Contractor \$800 per semi-annual visit, as described in Exhibit B, Scope of Services, Section 1.6. Semi-Annual Service Visits.
7. Modify Exhibit C, Payment Terms; Section 5., to read:
 5. The State shall pay the Contractor \$800 per bi-weekly service visit, as described in Exhibit B, Scope of Services, Section 1.7. Bi-Weekly Service Visits.

DS
M

8. Modify Exhibit C, Payment Terms; Section 6., to read:

6. The State shall pay the Contractor \$100 per hour for regular repair service calls, with a two (2) hour minimum per service call, as described in Exhibit B, Scope of Services, Section 1.8. Service Calls.

9. Modify Exhibit C, Payment Terms; Section 7., to read:

7. The State shall pay the Contractor \$100 per hour for emergency service calls, with a two (2) hour minimum per emergency service call, as described in Exhibit B, Scope of Services, Section 1.8. Service Calls.

DS


All terms and conditions of the Contract and prior amendments not modified by this Amendment remain in full force and effect. This Amendment shall be effective January 1, 2027, upon Governor and Council approval.

IN WITNESS WHEREOF, the parties have set their hands as of the date written below,

State of New Hampshire
Department of Health and Human Services

7/22/2026

Date

Signed by:
Ellen Lapointe

46806804F0E8428...
Name: Ellen Lapointe
Title: Chief Executive Officer

Granite State Automation LLC

7/21/2026

Date

DocuSigned by:
Jonathan Major

B5655F6C3BFA4A2...
Name: Jonathan Major
Title: President

The preceding Amendment, having been reviewed by this office, is approved as to form, substance, and execution.

OFFICE OF THE ATTORNEY GENERAL

7/27/2026

Date

DocuSigned by:
Robyn Guarino

Name: Robyn Guarino

Title: Attorney

I hereby certify that the foregoing Amendment was approved by the Governor and Executive Council of the State of New Hampshire at the Meeting on: _____ (date of meeting)

OFFICE OF THE SECRETARY OF STATE

Date

Name:

Title:

**New Hampshire Department of Health and Human Services
Building Automation Systems (BAS) Maintenance
and Repair Services**

EXHIBIT B-1, Amendment #3

EQUIPMENT LIST

Digital controls which are monitored in the Acute Psychiatric Services (APS) building are known variously in the industry as Direct Digital Controls (DDC), Building Automation System (BAS) or Energy Management System (EMS).

This is a Johnson Controls Facility Explorer Building Automation System (BAS). Equipment includes the following, not intended as an exact count, but an approximation of the magnitude of the system:

1. Four (4) Facility Explorer (FX80) Controllers.
2. Three (3) Network Control Engines (NCE).
3. Four (4) Extended Digital Controllers (DX-9100)
4. One (1) AS-UNT11-1.
5. 14 PCG (programmable controller general purpose) controllers.
6. One (1) PCA (property condition assessment) controller.
7. 119 VAV (variable air volume) boxes with VAV controllers.
8. 33 VAV boxes with PCV (permanent virtual circuit) controllers.
9. 176 VAV boxes with CVM controllers used to automate and monitor airflow control, improving energy efficiency and occupant comfort by matching supply air to actual heating/cooling needs of the VAV boxes.
10. 29 VAV boxes with VMA (variable air volume modular assembly) controllers
11. 14 PCG controllers
12. Four (4) CGM (general purpose application) controllers
13. Five (5) air handling units with preheat and final chilled water coils, supply and return fans, variable drives, mixed air controls and economizers.
14. Five (5) boilers, two steam and three heating hot water.
15. One (1) makeup air unit with heating and mixed air controls.
16. One (1) two-cell cooling tower with bypass control valves and variable speed motors.
17. Hydronic Solar Panels and Domestic Hot Water System.
18. Bypass control on chilled water.
19. Static pressure control on air handling units.
20. High and low temperature alarm points on equipment and buildings.
21. Six (6) remote transitional housing buildings on campus with heating, ventilation and air-conditioning (HVAC) systems which are network-connected to APS, having boilers, furnaces, and direct expansion cooling systems.

^{DS}
JM

State of New Hampshire

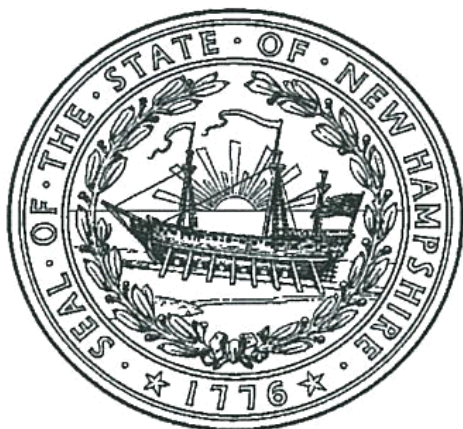
Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that GRANITE STATE AUTOMATION LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on December 24, 2007. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: **588972**

Certificate Number: **0007948025**



IN TESTIMONY WHEREOF,
I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 12th day of June A.D. 2026.

A handwritten signature in black ink, appearing to read "David M. Scanlan", is written over a faint circular outline.

David M. Scanlan
Secretary of State

CERTIFICATE OF VOTE/AUTHORITY

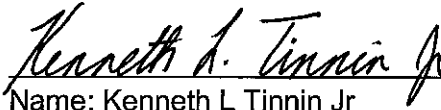
I, Kenneth L Tinnin Jr, of the Granite State Automation, Limited Liability Company under RSA 304-C, do hereby certify that:

1. I am the Operations Manager of the Granite State Automation, LLC:

This Limited Liability Company may enter into any and all contracts, amendments, renewals, revisions or modifications thereto, with the State of New Hampshire, acting through its Department of Health and Human Services.

RESOLVED: That the President is hereby authorized on behalf of this company to enter into said contracts with the State, and to execute any and all documents, agreements, and other instruments, and any amendments, revisions, or modifications thereto, as he/she may deem necessary, desirable or appropriate, and Jonathan W Major is the duly elected President of the Limited Liability Company.

2. I further certify that it is understood that the State of New Hampshire will rely on this certificate as evidence that the person listed above currently occupies the position indicated and that they have full authority to bind the LLC and that this authorization shall remain valid for thirty (30) days from the date of this certificate.


Name: Kenneth L Tinnin Jr

Title: Operations Manager

Company Name: Granite State Automation

Date: 07/20/2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/11/2026

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

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

PRODUCER Eaton & Berube Insurance Agency, LLC 11 Concord St Nashua NH 03064	CONTACT NAME: Jessica Archambault PHONE (A/C, No, Ext): 603-882-2766 FAX (A/C, No): 603-886-4230 E-MAIL ADDRESS: JArchambault@eatonberube.com
INSURER(S) AFFORDING COVERAGE	
INSURER A : Hartford Underwriters Insurance Co	
NAIC # 29424	
INSURED Granite State Automation, LLC 728 E. Industrial Park Drive; Unit #10 Manchester NH 03109	INSURER B : Sentinel Insurance Co.
	INSURER C : Hartford Fire Insurance
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES**CERTIFICATE NUMBER:** 1466390605**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			04SBAAE4356	12/24/2025	12/24/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			04 UEC EN6038	12/24/2025	12/24/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			04SBAAE4356	12/24/2025	12/24/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	04WECCS1248	12/24/2025	12/24/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Technology E&O Retention \$5,000 "Claims" Made Form			04SBAAE4356	12/24/2025	12/24/2026	Each "Glitch" Limit \$1,000,000 Aggregate Limit \$2,000,000 Retroactive Date 12/24/2014

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

NH Workers' Compensation Policy. Excluded Officer: Jon Major
 Additional Insured status applies to General Liability, Automobile Liability and Excess Liability when required by a written contract. Waiver of Subrogation and Primary and Non-Contributory wording applies to General Liability when required by a written contract.

CERTIFICATE HOLDER**CANCELLATION**

State of New Hampshire
 Department of Health and Human Services
 129 Pleasant Street
 Concord NH 03301-3857

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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