



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX AGENDA

Meeting Type: Regular Meeting
Meeting Location: Room 306, McConnell Center, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, April 30, 2024**
Meeting Time: **6:00 p.m.**

I. CALL TO ORDER

II. ROLL CALL ATTENDANCE

III. PUBLIC FORUM

IV. APPROVAL OF MEETING MINUTES

- A. April 9, 2024 regular meeting
- B. April 16, 2024 regular meeting
- C. April 17, 2024 regular meeting

V. NEW BUSINESS

- A. Discussion by committee members about design and engineering firms and possible selection of a preferred vendor.
- B. Discussion of main project elements

VI. IDENTIFY NEXT MEETING DATE/TIME

VII. ADJOURNMENT



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Meeting Type: Regular Meeting
Meeting Location: Conference Room 305, McConnell Center, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, April 9, 2024**
Meeting Time: **5:00 p.m.**

I. CALL TO ORDER 5:00pm

II. ROLL CALL ATTENDANCE

- a. Fergus Cullen, Linnea Nemeth, Craig Flynn, Ronan O'Doherty, Michelle Clancy. Ernie Clark joined at 5:19pm.
- b. Staff: Gary Bannon and Rick Conway (Parks & Rec), Peter Driscoll, Morgan Lyon (C&W Facilities Director)

III. PUBLIC FORUM

- a. Jim Vershuren 102B 6th Street - Strongly opposed to artificial turf due to two major reasons; injuries and environmental hazards.
- b. Cynthia Walter W Concord St - Comments with requests to the JBC, presented handout on concerns with artificial turf.

IV. APPROVAL OF MEETING MINUTES

- A. Regular Meeting – March 14, 2024. C Flynn made a motion to approve, with a second by M Clancy. Approved 5-0.

V. NEW BUSINESS

- A. Guest speaker: Discussion with Ron Lavoie, retired Supervisor of Athletics Facilities at UNH & longtime Dover resident - Presented advice on items to consider:
 - a. Retired from UNH 3 years ago, and previously at Pease for the golf course development.
 - b. 2002 UNH installed first synthetic field. Turf is less maintenance but not maintenance free. Currently has 5 synthetic fields.
 - c. Need to do inspections, sweeping, and run a magnet to pick up debris. G-max testing done once a year. Testing costing roughly \$1,000.
 - d. Durability and availability is a big consideration for fields. Able to use their fields 12 months out of the year.
 - e. Question from Fergus on Maint Staff: 3 for fields/track/open grass, team was part of the Grounds/Events Crew. Budget unsure as it was bundled with campus grounds.
 - f. Question from Fergus on if reversing course was ever considered: No.
 - g. Question from Craig on if perceived more injuries were occurring: No. There were injuries, but not asked to check turf specifically for concerns.
 - h. Question from Michelle on replacement disposal: Contractors hauled it away. Noted that low bid turf didn't hold up well on one of first fields
- B. Field Trips: Discussion of member visits
 - a. Note that photos are posted on Dropbox & available to the public



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- b. Plymouth (grass) by Linnea Nemeth - Football field is only used for games in the fall, needs the full spring/summer to recover. Use PSU fields as backups and considering turf for their other multi purpose field.
- c. Londonderry (grass) by Ronan O'Doherty and Ernie Clark - Walked the site, did not meet with anyone. Have up to 13 fields.
- d. Windham (grass) by Ronan O'Doherty and Ernie Clark - Multi field complex.
- C. Note: Recorder stopped at 5:40 due to full memory. L Nemeth started recording on an alternate device and will try to upload.
 - a. Manchester Memorial (synthetic) by Ronan O'Doherty and Ernie Clark - There was great lighting and accessibility.
 - b. Con-Val (grass) by Fergus Cullen - Older facility, grass very spongy.
 - c. Bedford (synthetic) by Fergus Cullen - Impressive facility with great accessibility. Very busy on Saturday afternoon. City owns a synthetic field across the street.
 - d. City of Manchester / Derryfield Park / Trinity High (synthetic) by Fergus Cullen - Has a softball and football combo turf field.
 - e. Craig noted he is planning to visit Governor's Academy in MA. This is an organically managed natural grass field.
 - f. Discussion to make time to visit more grass in their actual playing season.
- D. RFQ status update:
 - a. Issued March 22, responses due April 5
 - b. Recap non-mandatory site walks conducted 3/27 & 3/29 as part of RFQ. Fergus, Craig, and Ernie gave a tour to the firms.
 - c. Firms that responded: Activitas Inc, CHA Consulting, FieldTurf, Harriman, Huntress Sports, Tighe & Bond, Woodard & Curran, Warrenstreet Architects
 - d. Discussion of review process & next steps: Contract negotiations will be a non-public to protect our bargaining position. Will need to consult with legal on how to handle interviews.

VI. ADJOURNMENT

- a. M Clancy made a motion to adjourn, seconded by R O'Doherty. Motion passed, adjourned at 5:59pm.



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Meeting Date:	Tuesday, April 16, 2024
Meeting Time:	6:00 p.m.

- I. CALL TO ORDER :** Meeting called to order at 6:00pm.
- II. ROLL CALL ATTENDANCE**
 - a. Present: Linnea Nemeth, Craig Flynn, Fergus Cullen, Michelle Clancy, Ernie Clark, Ronan O'Doherty.
 - b. Staff: Peter Driscoll, Gary Bannon.
- III. PUBLIC FORUM :** *Given the nature of this meeting, the Chair requested members of the public to wait to deliver general comments until the next meeting of the JBC.*
- IV. APPROVAL OF MEETING MINUTES :** *Given the nature of this meeting, the committee is expected to postpone consideration of minutes from the April 9, 2024 regular meeting until the next meeting of the JBC.*
- V. NEW BUSINESS**

Presentations by design & engineering consultants who responded to the Request for Qualifications issued by the JBC on March 22, 2024 and received by March 5, 2024.

Woodard & Curran Presentation from Scott Salvucci (in-person), Darrin Stairs (in-person), Thomas Shay (virtual).

- Community Development Group - Experience with Sports and Recreation.
- Takes an Integrated Approach: Community Development, Infrastructure Improvements, Strategic Funding & Financing, Stakeholder Engagement
- Building on Past Success or lessons learned: Cost Savings & Control (planning process), Innovation (early adopter of shock pads and alternative infills), Feasible and Functional projects.
- Stakeholder Engagement: Would work with JBC to create a stakeholder engagement plan early in the process. Outreach would present out the project for “public relations”. Identify the milestones to engage and inform. Sort the “loud” vs. “broad” feedback.
- Implementation: Team will continue to be engaged, housekeeping check-ins and establishing milestones.
- Functionality Options: Presented as possible options and how they would approach
 - Option 1: Refinished surfaces and expanded surfaces/same footprint
 - Option 2: Adjust fields for best orientation, move baseball to Bellamy
 - Option 3: Move track/field to Bellamy, gain more parking
 - Option 4: Swap baseball and track/field, extreme disruption, high cost



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- Schedule: September '25 would be difficult or aggressive. Most NE sports projects take place in Spring/Summer. Impact to Spring Season and beginning of Fall season for 2025.
- Questions and Answer:
 - Ernie: Is Scott the one overseeing the project? Answer: City of Dover is his client and Darrin the Project Manager.
 - Ernie: How is the contract fee based? Answer: Hourly rate schedule, provides a scope. Have the staff to be able to handle multiple Dover projects.
 - Fergus: Can you briefly overview past and present athletic projects. Answer: High school and college facilities around the Northeast. Currently working at Scarborough, Long Island University, UMass Amherst.
 - Fergus: Can you speak to the lifespan of turf replacement projects. Answer: Running track over 20 years old would be a reconstruction and should have a life of 7-10 years before resurfacing needed. Synthetic Turf would recommend financially planning for a 10 year replacement schedule depending on maintenance and use.
 - Craig: Is the timeline and being able to be ready for September surface dependent? Answer: Thomas Shay stated for the record he is a Board Member of the National Synthetic Turf Council; Could make the timeline if we took the field offline for 1 year for seeding, sod would be 4-6 weeks.
 - Michelle: Hearing conflicting information on whether turf is recyclable, can you speak to this? Answer: There is conflicting information out there. Tech exists for chemical recycling but energy intensive. Mechanical recycling does exist with a plant in PA being built right now. Industry is trying to scale up.
 - Fergus: Rough cost for just a replacement and resurface. Answer: Assuming a shock pad in the project \$600k for field. Running track sandwich system \$400k.

Motion to Recess for 15 minutes by Craig, seconded by Michelle. Recess at 6:45pm.
Reconvened at 7:00pm.

Harriman Presentation from Sam Forgue, Senior Civil Engineer and Mark Lee, CEO

- Experience in Education projects, with the ability to work on some athletic projects in that scope. Full service architecture and engineering firm.
- Past Projects Overview: Auburn ME Track and Field with natural and artificial turf and lighting. Exeter High School project they did the engineering and architecture for grandstands and concessions. Private school in Portland project is a natural to artificial turf,



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in hill seating and a multi-purpose field with a tight space and stream running through the site.

- **Project Understanding and Approach**
 - Synthetic vs. Natural Turf: Synthetic is treated as impervious surface and natural as grass. Would approach drainage in either based on current issues on existing fields. Seeding would need [longer] time and sod at least a month. Synthetic can be played 24-48 hours after installation. Maintenance is needed for both. Turf manufacturers and installers can do the testing, in some cases training as well. Replacement needed around 15 years. Cost of replacement can range from \$450-650k, \$400k for track.
 - Site Vision: Solar orientation is not good for existing fields. Would recommend swapping track and baseball orientation and corridor in between. Gateway entrance to the roadway. Area allotment for stormwater management.
- **Timeline and Budget**
 - Beginning in May for a kickoff meeting and community listening session.
 - Looking at conceptual options with pricing, takes a month.
 - Alteration of Terrain with DES could take the longest. Recommend getting this in early, even if only with concept information.
 - Permitting in Fall and concurrent bidding in Fall in order to get the largest bid pool.
 - Could phase projects for turf, stadium, and track. Football season can remain for artificial turf, but would need another full season for natural grass. Baseball sod laying in fall would allow for the spring season in '26 to remain intact.
 - Budget estimates: Football/Track in artificial at \$2M, Concession/Press Box \$800k, Track \$400k, Baseball Field \$1.2M, and other options etc to a total of \$6.5M.
 - Cost control strategies reviewed.
- **Question and Answer:**
 - Ernie: How do you structure your contract? Answer: Build from the bottom up, hours of work and fixed costs to achieve a fixed price. First phase price for concept to understand the scope.
 - Fergus: Were the current personnel responsible for the Exeter project? Answer: There are still a few members on staff that worked on that.
 - Fergus: Why did the original Belmont project fail that you had to “rescue”? Answer: The drainage was not appropriate, and similarly at Nashua South that they worked on assessing. The track was ultimately delaminated due to what had been budget constraints.
 - Craig: How comfortable are you with the timeline? Answer: Pretty comfortable given the ability to get the early start. With the focus being on getting playing surfaces ready.



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- Craig: Do you have any experience with synthetic outfield and natural infield?
Answer: Have not seen that set-up. (All turf, or turf on infield)
- Ronan: Who is your preferred synthetic turf supplier, and infill recommendation?
Answer: Greencare is the go-to but have also used FieldTurf. Crumb rubber performs the best. Coconut fiber performance in his experience in playing has been more slick.
- Ronan: What has been your process and experience in replacing/repurposing turf.
Answer: Have not been involved in the process of replacement in the sense of what to do with the old turf. But they do see the manufacturers involved in getting this out. Greencare investing in recycling programs.
- Ernie: What is the price difference in sod vs. synthetic? Answer: Artificial will be the premium due to infrastructure. Would estimate 75%.

VI. ADJOURNMENT: Ernie made a motion to adjourn, seconded by Michelle. Meeting adjourned at 7:48pm.



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Meeting Time:	6:00 p.m.

I. CALL TO ORDER: Meeting called to order at 6:00 pm.

II. ROLL CALL ATTENDANCE

- a. Present: Ronan O'Doherty, Ernie Clark, Michelle Clancy, Fergus Cullen, Craig Flynn, Linnea Nemeth.
- b. Staff Present: Peter Driscoll, Gary Bannon, Morgan Lyon, Rick Conway.

III. PUBLIC FORUM: *Given the nature of this meeting, the Chair requests members of the public to consider waiting to deliver general comments until the next meeting of the JBC.*

IV. APPROVAL OF MEETING MINUTES: *Given the nature of this meeting, the committee is expected to postpone consideration of minutes from the April 9, 2024 regular meeting until the next meeting of the JBC.*

V. NEW BUSINESS

Presentations by design & engineering consultants who responded to the Request for Qualifications issued by the JBC on March 22, 2024 and received by March 5, 2024.

CHA Presentation from Mike Moonan, Rob Faulkner, Jason Pollard, Jennifer Riordan.
CHA Overview:

- Rob Faulkner oversees the Keene office, where they worked on the Dover portion of Spaulding Turnpike. Mike Mooney oversees the NE Sports division. Jason Pollard is a sports designer with CHA. Jenn Riordan is with GM2 (Surveying) and a Dover High graduate. Has an in-house cost estimator.
- Full service firm with 1800 employees, with a dedicated sports group.
- Long time members of sports associations.
- Sports experience: Numerous in NH/ME/VT. Recent projects include Groton MA, Cromwell CT, Kennebunk ME, University of RI. Baseball field for Phillips Exeter and Tufts University.
 - Kennebunk was \$3.5M: Bleachers, press box, lights being a driver
 - Mt. Ararat they flipped school and track
 - York has a large multi purpose building in their scope

Project Overview

- Facility analysis>Programming>Community Input
- Relocate access to the South, and bring up the baseball field. Make longer and skinnier bleachers. Bringing in the jump to the interior of the track could help gain parking. Swap track and baseball for best solar orientation.



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- Constraints and considerations: Proximity to wetlands and wet conditions, limited space, orientation, space for storage, foul ball conflicts. How/if there could be a phased construction.
- Synthetic Turf: Monofilament is the newer version, Blended systems of slit film and monofilament, Thatch holds the fill in a bit tighter. Can last 10-15 years depending on use. Has done 650 synthetic projects and 500 natural grass. Fiber heights range from football at 2.25" to 0.5" for field hockey. Does not have a preferred synthetic manufacturer, but works with the top 4. Shock pad can help reduce the pile height. Uses EPDM virgin rubber.
- Natural Grass Options: Native topsoil, amended topsoil, sand capped, sand based. Seeding will take 3-4 months to get to playable level. Sod would be ready in 6 weeks.
- Cost comparisons: Grass \$600k, synthetic \$1.1M. Yearly upkeep for grass \$57k and turf \$10k. Cost/year difference with payback time being 10.5 years.
- Permitting considerations: 250' buffer from shorelands and those impacts, environmental permitting would eat up a lot of time. 6 month review timeframe roughly for wetlands impacts.

Firm Differentiators: Experience, expertise, efficiency; full service firm and in house sports architecture.

Motion for recess from Craig Flynn, Michelle Clancy second. Voted to recess at 6:47pm.

Meeting reconvened at 6:55pm.

Tighe & Bond Presentation from Joe Persechino, Neil Hansen, Bradford Prescott (Banwell Architects)

Overview:

- Established in 1911, 550+ employees, 17 offices in the Northeast and an office in Portsmouth.
- Whole asset approach and can use their in house team.
- Banwell Architects has extensive school experience, with 83% of their work pertaining to this. Castleton Stadium field house example was shared. Client responsive firm. Cardigan Mountain School and New Hampton school athletic centers are also in their portfolio.

Project Approach: Always available, familiar with the project to be able to quickly pull scope, project kickoff with stakeholders, regular meetings, pricing at each design phase, draft and final deliverables, contractor selection assistance.



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Project Experience: Completed multiple athletic fields and facilities for UNH. Oyster River site improvements. Important to leave room for future infrastructure. St Thomas Aquinas synthetic field design. Watkins Field Rehabilitation in Gardner MA is very similar to the Dover project. Have also done a few synthetic field replacements.

Existing Site:

- Concept 1: Swap the placements of fields with a central gathering place.
- Concept 2: Swap the placements of fields, with some additional parking.

Schedule: Utilize a construction manager approach to help provide budget scope and pricing early in the process.

Question and Answer:

- Ronan: How/can we optimize space, cost conscious and timeline? Answer: Positioned well to be able to do all of these. Consider existing assets to leverage and pick what will be the value add. Recommend master planning from the start.
- Craig: What would a turf vs. grass decision do to the timeline? Answer: Current schedule assumes installing a synthetic turf field. Sod field would go down in August but would not be able to play on it until Spring as it needs a growing season to settle. Design and permitting would need to be updated to allow for stormwater treatment for grass from track runoff.
- Michelle: What experience do you have with public input and outreach? Answer: Have done many of these. Considerations should be had on when we want to bring in the public. Banwell will help with messaging and graphics to allow the client to put out the message themselves. Shared a presentation on options, where we noted materials used are and can be recycled. Marketing materials should be tailored for the community.
- Fergus: Given the age of the facility is there anything worth saving or keeping as existing (ie layout)? Answer: More of the savings would be if it was a phased approach. But flipping the layouts would need to be done at the same time. Current track is very narrow and would still need to change the footprint in some way. It would be a full reconstruction needed in any scenario.
- Craig: What would you expect lifespan and replacement costs for turf? Answer: Manufacturers have an 8 year warranty for the carpet itself. G-max testing is the best factor to consider for the replacement timeframe, which tends to be around 10 years. Recent replacement cost for a project was \$600k for carpet, \$900k for total project updates.
- Fergus: If a problem could occur on this project, what would you guess they could be? Answer: Permitting with regulators. Pricing where something is not accounted for. A site this old, you don't know what's in the ground out there.



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Motion for recess by Ronan and seconded by Craig. Motion passed and recessed at 7:42 pm.

Meeting reconvened at 7:48pm.

Motion by Ronan O'Doherty to enter into Non-Public under the provisions of RSA 91-A:3, II(c), Adverse Impact to Reputation: Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself. Michelle seconded the motion. Motion passed 6-0.

- A. Discussion by committee members about the presentations and possible selection of a preferred vendor.
- Discussion included choosing who we choose being one of the most important steps in this process. Process would require us to choose one.
 - General discussion on highlights and concerns on each presentation.

Motion to come out of non-public by Ernie, seconded by Craig. Passed 6-0.

Motion to seal by minutes by Ronan, seconded by Craig. Discussion included a question from Linnea if we need to seal if minutes do not divulge sensitive information. Group consensus was these should be sufficient not needed to be sealed. Motion was rescinded.

- VI.** IDENTIFY NEXT MEETING DATE/TIME: Monday April 29th at 6pm was decided. Location to be determined. Ronan will need to call in.
- VII.** ADJOURNMENT Ronan motioned to adjourn, second by Michelle. Meeting adjourned at 8:41pm.