



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Room 306, McConnell Center, 61 Locust Street, Dover, NH
Meeting Date:	Wednesday, April 17, 2024
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.
- a. Discussion included choosing who we choose being one of the most important steps in this process. Process would require us to choose one.
 - b. 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.