



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	McConnell Center Room 305, 61 Locust St., Dover, NH
Meeting Date:	August 26th, 2024
Meeting Time:	6:00 p.m.

- I. CALL TO ORDER** at 6:05pm.
- II. ROLL CALL ATTENDANCE**
 - a. Fergus Cullen, Michelle Clancy, Ronan O'Doherty, Craig Flynn, Ernie Clark.
 - b. Linnea Nemeth arrived at 6:15
 - c. Staff: Peter Driscoll, Rick Conway, Josh Knight.
 - d. Consultants: Neil Hanson, Joe Persechino
- III. APPROVAL OF MEETING MINUTES** - Minutes not circulated prior to meeting, no vote taken.
- IV. FINANCIAL REPORT** - No report or updates from last report/discussion
- V. PUBLIC FORUM** - No comment
- VI. NEW BUSINESS**
 - a. Tighe & Bond Update - Completed Hazard materials assessment of the buildings. Wetland/Habitat assessment completed, Report on file. Other Environmental assessments: Due Diligence expected to be complete soon. A few items being followed up on. The current unknown is how the sewer is connected to the maintenance building, and needs follow up.
 - b. Concept Designs and Selection
 - Goal tonight is to select one of the two designs (T&B request)
 - Facilities Maintenance Building design: Design has not changed much since initial unveil.
 - Bleacher building:
 - Team room with storage and 2 toilets on each end.
 - Concessions with 1 toilet on one side.
 - Restrooms on other.
 - Layout similar to Exeter because it works in our space.
 - Any additional storage beyond this space would need to be elsewhere on the site.



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- “Usable space” under the bleachers may be about 10 feet from the back of the building. With concerns for what can go there, and possible issues with people getting to those materials
- 84-98 toilets required under building code. Fergus in preliminary discussion with the planning department.
- Field Designs: Both designs have the same size track and baseball field. Both fit the “Minimum size” HS Soccer field.
 - Design A: Can be phased. Current fields remain relatively in place. Additional parking between the baseball field and the animal science building.
 - Large “Concourse” area at entry
 - Includes small storage building
 - Possible phased approach with this: Track and Dunaway first. Baseball to follow could potentially allow baseball to play spring during Dunaway construction.
 - Additional space for growth with some placeholders and small space available
 - Includes accessible spaces for visiting bleacher access
 - Design B: Can not be phased
 - Total flip of the fields
 - Bellamy Rd facing with drive thru access and some parking spaces
 - “Concourse” area is a little tighter between the two fields.
 - Improved orientation relative to the sun.
- Discussion on Option A or B: Various discussions regarding options including input from new A.D. Josh Knight regarding options. This option will be used to move forward for more detailed schematic designs. Ernie motioned to approve Option A, Michelle second. Vote for Option A in a 6-0.

c. Construction Manager Discussion and Vote



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- Bringing on a Construction Manager could get early pricing and could consult with the design team throughout the process to work towards a “Guaranteed Maximum Price” GMP. This option would get us a budget estimate sooner. Could give conceptual high level pricing now based on the design, and it gets more accurate as you move forward. Typical cost is a percentage of overall budget, as well as a pre-design fee.
- Alternate option is design-bid-build: T&B would design, and would lag a little in real time pricing. Inherent unknowns to the pricing exist due to the complexity of the process. Runs the risk of designing a project that the city can’t afford.
- Vote on Construction Manager vs Design-Bid-Build plan: Craig motioned to open an RFQ for a construction manager, Linnea second. Vote: 6-0
- d. Discussed a joint session City Council/School Board, tentatively scheduled sometime in October to bring both groups up to speed.
- e. T&B will begin moving the concept plan to a schematic plan.

VII. Motion to adjourn by Michelle, and second by Ronan. Vote 6-0 Adjourn 8:07pm.