



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX MINUTES

Meeting Type:	Meeting
Meeting Location:	McConnell Center Room 306 61 Locust St., Dover, NH
Meeting Date:	Tuesday, October 1, 2024
Meeting Time:	6:15 p.m.

I. CALL TO ORDER at 6:15pm.

II. ROLL CALL ATTENDANCE

- a. Present: Linnea Nemeth, Craig Flynn, Fergus Cullen, Ernie Clark, Michelle Clancy, Ronan O'Doherty (arrived at 6:36).
- b. Staff: Peter Driscoll, Morgan Lyon, Dr. Harbron.
- c. Consultant: Neil Hanson (Tighe & Bond).

III. APPROVAL OF MEETING MINUTES

- A. September 23, 2024 regular meeting – *action deferred to our next non-interview meeting*
- B. September 30, 2024 regular meeting – *action deferred to our next non-interview meeting*

IV. FINANCIAL REPORT – *action deferred to our next non-interview meeting*

V. PUBLIC FORUM - seeing no one, closed public forum.

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. Presentations and discussion with companies that responded to Construction Manager RFQ - Dave White & Sons (Phil Lasker).
 - a. General Contractor specializing in Sports Facilities.
 - b. Members of ASBA, certified sports builders on staff.
 - c. Some outsourcing/sub-contracting does occur (surface, bleachers, lights).
 - d. Reviewed similar project examples, including St. Thomas Aquinas.
 - e. For Phase 1 - would need a partner for pricing on buildings.
- B. Presentations and discussion with companies that responded to Construction Manager RFQ - Eckman Construction (Matthew Murphy, Alex Flanders, Preston Hunter).
 - a. Eckman and team member introductions. Construction Management firm based in Bedford, NH and specializes in school projects.
 - b. Has three full-time cost estimators on staff.
 - c. Would provide a menu of options to meet pricing needs and concerns. 3-6 weeks for a cost estimate. (Early - Mid November). Target to go out to bid by the end of year.



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- d. Fixed fee for pre-construction phase. Almost always end up as the Construction phase contract as well. For the construction phase it is a % fee for the total project. General conditions would be above and beyond the % fee.
- C. Presentations and discussion with companies that responded to Construction Manager RFQ - Bonette, Page & Stone (Kevin Lorden, Barry Beauregard, Barrett Salta)
 - a. Company and team introductions.
 - b. 1-2 weeks for fully vetted scope for initial cost study. Design/Development pricing is 3-4 weeks. GMP would be 6 weeks.
 - c. Do see the project end date goal of August attainable given kick-off dates.
 - d. Pricing in % based fee.
 - e. Experience working in schools, and reviewed a couple recent athletic projects.
- D. Informal committee discussion on presentations:
 - a. RAD - Has all the tools available and needed for the project.
 - b. Careno - Appreciate the local aspect, but the majority feels they are not a top prospect. Consensus reached that they are not in the running after the meeting.
 - c. Dave White & Sons - Lack of building expertise and not a CM was a concern. Prior experience on the STA project was very favorable. Consensus on not moving forward for phase 1.
 - d. Eckman - Construction manager approach with deep experience.
 - e. BPS - Did not feel they have the expertise in field building. Consensus reached that they are not in the running after the meeting.
 - f. Committee would like to proceed with Eckman or RAD and will reach a final decision at the next meeting to allow for more feedback and reference check.

VIII. CONFIRM NEXT MEETING DATES/TIMES - Monday October 7th at 5:30pm.

IX. FOR THE GOOD OF THE ORDER

X. ADJOURNMENT - Michelle motioned to adjourn, Linnea seconded. Adjourned at 9:11pm.