



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX MINUTES

Meeting Type:	Meeting
Meeting Location:	City Hall, first floor conference room 288 Central Ave, Dover, NH
Meeting Date:	Wednesday, January 22, 2025
Meeting Time:	5:30 p.m.

I. CALL TO ORDER at 5:32 pm.

II. ROLL CALL ATTENDANCE

- a. Present: Fergus Cullen, Michelle Clancy, Craig Flynn, Ronan O'Doherty
- b. Excused: Linnea Nemeth, Ernie Clark
- c. Also present: Consultant Neil Hansen (Tighe & Bond), Peter Driscoll (DHS), Morgan Lyon (C&W Services), Mike Limanni (school district CFO)

III. APPROVAL OF MEETING MINUTES

- A. November 19, 2024 & December 18, 2024 regular meetings unanimously approved as presented. Flynn motion, Clancy second.

IV. PUBLIC FORUM – no members of the public attended or spoke

V. NEW BUSINESS

- A. Neil Hansen reviewed revised designs. Two broad categories, with permutations in each.
 - a. "A" configurations shift Dunaway and allow for baseball field & second multi-sport field now or in future. These are the full-scope options.
 - b. "B" configurations leave Dunaway home straight in existing location but do widen the field toward the woods (precludes repositioning baseball field). These are the more basic, limited-scope options.
 - c. Other pieces – home and away grandstands, bathrooms / concession building, maintenance building, athletics storage barn, parking lots, resurfacing baseball field – become optional components.
- B. Discussion
 - a. Value of saving existing concession buildings, which are serviced by electric & water, on A plans. General lack of enthusiasm for leaving them.
 - b. Option of using temporary, portable bleachers with wheels for away grandstand (Londonderry example) and using them seasonably for baseball. Option of building a more permanent grandstand at a later date. This is what Oyster River HS did.
 - c. Cullen stated his strong preference for preserving the option of including baseball and the second multi-sport field. Flynn expressed support for this as well.
 - d. Cullen mentioned his idea for having the city take over responsibility for the baseball acreage as a means of reducing the financial impact on the school district. Concord, Bedford, Nashua, Manchester have these split/shared responsibilities. Wondered



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when school district became responsible for Bellamy. Some later discussion acknowledging Athletic Director expressed concern about coordinating scheduling.

- e. Recognition that if baseball isn't done now, it may not be done for decades, if ever.
- f. Discussion of marginal cost of doing it now.
- g. Flynn noted the School Board resolution includes a request to see a bare-minimum option
- h. Cullen expressed appreciation for the clear, constructive guidance issued by the school board.
- i. Discussion of whether the school board had an acceptable debt service number in mind, whether there was a budget number they could support. Sense of group is, not necessarily, provided the project costs don't crowd out education priorities including maintaining teaching positions.
- j. O'Doherty asked about competing financial pressures. Limanni discussed rising special ed costs and next year's contract negotiations. O'Doherty wondered to what extent a new athletics facility could attract more tuition students and revenue.
- k. Limanni underscored need to present revenue forecast and maintenance forecast, including replacement costs. Include ticket sales.
- l. Cullen noted need to get rental commitments from youth programs.
- m. Discussion of school board request for 10-20-30 year cost projections. Consensus that 10 & 20 years, through pad replacement, is reasonable. Skepticism about how accurate 30 year projections could be.
- n. Hansen noted replacement schedule of two fields can be staggered.
- o. Cullen reiterated need to invest in maintenance of a new field to extent its lifespan.
- p. Guidance given to Tighe & Bond to develop schematic for a middle option – between bare minimum and full-scope – with options for adding components.
- q. Cullen noted Eckman had to scramble to get pricing, working with a moving target, result was very conservative estimates with large contingencies. Given more time and tighter scope, likely to get tighter pricing. Expecting to go back to Eckman for a new short-term contract.
- r. Limanni noted new timeline should mean we will be bidding well in advance, which will also help us get better pricing than our previous, last-minute effort.
- s. Good news: Geo-tech now in, no surprises underground
- t. State permits on hold, including alteration of terrain
- u. Discussion of intent to have SB & Council reconsider proposals and make a decision this spring.
- v. Clancy / School Board to work on scheduling an initial meeting for potential private



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fundraising in the next month

VI. CONFIRM NEXT MEETING DATES/TIMES

- a. Tentatively scheduled for Feb 18 at 5:30

VII. FOR THE GOOD OF THE ORDER

VIII. ADJOURNMENT – Clancy motion, Flynn second. All in favor, the meeting adjourned at 6:55 pm.



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Notes Ernie Clark requested to be put on the record post meeting due to audio issues:

I believe the JBC should seek the three renovation options with pricing and anticipate that all three will increase. We know we are going to pay for less.

I also believe we need to provide the bare minimum, although not our recommendation, be priced out. We do not have to present it but we need to have it in hand so we do not come away empty handed again.

The minimal plan would be...

- Main game field in its current location.
- Track to go to 8/6 lane configuration
- Grandstand renovation to ADA code
- Continue use of light TOWERS w new light fixtures

Dover (CC, SB, citizens) were expecting bare bones improvements and that is what we may get, especially as prices increase.

It's not the right way but it is what we will end up with if this is going to be paid for through operating budget and bonding.

The six of us can debate with each other every item but it's a totally different matter when going before the SB and CC. It took the CC very few minutes to punt this project out another year. It would not have mattered if the prices had been rock solid, the CC will not accept a project in excess of \$10MM, if that much.

Fergus and Linnea did excellent presentations/explanations at last CC meeting and my ears heard only one councilor speaking positively about the project. If it had been voted on with one councilor absent the project would have failed 3-5 with Fergus and Linnea voting in the affirmative.

We can make decisions and secure pricing but when the project goes back to the two bodies it will be squirm time. Even those council members that did not speak were twisting in their seats with their eyes looking at the floor.

The only way Plan A will become reality is conversion to Enterprise Fund.



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The athletic complex being built using Plan A would need to go to an Enterprise Find with a private entity taking over all management including renovations and charge the school department as does the ice arena charge the school and every other user.

It is doubtful that the City administration will want any City department to be responsible for management of fields, even as an enterprise fund.