



**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:	Tuesday, March 18, 2025
Meeting Time:	5:30 p.m.

I. CALL TO ORDER at 5:36pm.

II. ROLL CALL ATTENDANCE:

- a. Present: Michelle Clancy, Ronan O'Doherty, Ernie Clark, Linnea Nemeth, Fergus Cullen.
- b. Absent: Craig Flynn.
- c. Staff: Peter Driscoll, Mike Limanni, Morgan Lyon.
- d. Consultants: Neil Hanson (T&B), Preston Hunter (Eckman) was virtual.

III. APPROVAL OF MEETING MINUTES

- A. February 18, 2025 regular meeting minutes shared.
- B. Michelle made a motion to approve, Ronan seconded. Approved 5-0.

IV. FINANCIAL REPORT – Presented by Mike Limanni

- a. Written reports presented.
- b. Manifest including three invoices totaling \$42,550 from Tighe & Bond. Motion to approve by Linnea, Michelle second. Approved 5-0.

V. PUBLIC FORUM – None present, no one spoke.

VI. OLD BUSINESS

- a. Discussion with Tighe & Bond, design & engineering consultant. Reviewed updated designs for both Base Options. Neil presented Dunaway with the possibility of having two 60' softball/baseball fields.

VII. NEW BUSINESS

- A. Feedback from Technical Review Committee initial briefing 2/20 was shared by Fergus and Neil.
 - a. Questions about some items such as utilities were more detailed than we were prepared to be at due to the current phase. T&B is working on official responses to some of the questions.
 - b. Bathrooms located inside can be included in the count as a renovation project.
- B. Reviewed updated cost estimates from Eckman Construction with Preston Hunter.
 - a. Assumptions: Current pricing, 2% cost escalation by fall bidding, potential



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impact of new tariffs excluded / not estimated

- b. Base Options A (Just Dunaway) and B (Dunaway + baseball + maintenance building) range from about \$10 million to \$20 million, with several alternatives in between. Soft cost estimates need to be tightened up.
 - i. Alt A1: Add \$1.5 million to renovate existing baseball with new subgrade drainage, irrigation, and sod. Excluded fence, dugouts, batting cages, bullpen, seating, lights. Outfield fence and cages are newer. Consensus to add back infield fence, dugouts, and bullpen area, salvage outfield fence and batting cages.
 - ii. Alt A2: Not pivoting Dunaway would save \$850,000 but preclude baseball reconfiguration permanently
 - iii. Alt A3: Marginal cost of turf on Dunaway is \$400k, included in base pricing.
- c. Base Option B repositions and fully replaces the baseball field for \$5.4 million
 - i. Alt B1: Option B would require replacing the maintenance shed for \$2.4 million, which includes a 27-car parking lot with ADA parking.
 - ii. Alt B2: Marginal cost of turf for baseball is \$585,000, included in base pricing
 - iii. Alt B3: Cut light towers but include light tower bases and conduit, deduct \$320k
 - iv. Alt B4: Cut light tower infrastructure, deduct \$160K

C. Status updates on School Board resolution items

- a. Private fundraising committee, Michelle: Met for the first time with 3 attendees. Background in organizing and fundraising. Goal is to plan 2-3 big initiatives for fundraising. Next step: Communicate to larger group for a second meeting,
 - b. Youth programs and rental income, Fergus: A lot of organizations do not currently pay fees. Will work on a conservative estimate. Limanni noted school department staffing changes will add capacity for administering city / school field use.
 - c. Synthetic vs natural grass, Fergus: Compiling more data and sources to provide.
 - d. Injury rates & severity, Fergus: Report for a fee available for in depth details.
 - e. Maintenance & replacement cost projects, Fergus: More information to come.
- D. Discussion on logistics if the City becoming responsible for baseball & second multi-sport field to be had with City Manager.**
- E. Preparation of formal written report and recommendation: Next step and direction to proceed with.**
- a. Process: Full report sent and then presentation to group.
 - b. Address the questions and concerns directly that were brought up by the school board resolution. Detail what the recommended Option is solving.



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- c. Schedule a tour for the larger group. Have this be right before the presentation meeting or a school board workshop night. Target the 2nd/3rd week of April.

VIII. CONFIRM NEXT MEETING DATES/TIMES – Monday March 31st at 5:30 to review recommendation decision and outline of report/presentation.

IX. FOR THE GOOD OF THE ORDER

- a. Ronan recommended we update the JBC website with more detail once we get to the next phase.

X. ADJOURNMENT Michelle made a motion to adjourn, Fergus seconded. Approved 5-0. Meeting adjourned at 7:34pm.