



**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, November 5, 2025
Meeting Time:	5:30 p.m.

During the Joint Building Committee's regular meeting on November 5, 2025, the Committee voted to enter a non-public session to under RSA 91-A:3, II(d) to discuss the consideration of a contract where public discussion would likely benefit a party or parties whose interests are adverse to those of the general community. When the Committee returned to its public meeting, minutes of the non-public meeting were sealed until November 14th. The minutes of the non-public session are below.

I. CALL TO ORDER at 5:43 PM.

II. ROLL CALL ATTENDANCE

- a. Present: Ernie Clark, Ronan O'Doherty, Craig Flynn, Michelle Clancy, Linnea Nemeth, Fergus Cullen.
- b. Staff: Dr. Boston, Peter Driscoll, Josh Knight, Shawn Greenough, Mike Limanni, Ken Mavrogeorge, Kevin Hebert.
- c. Consultants: Neil Hanson (Tighe & Bond), John DeLoia (Eckman Construction)

III. NEW BUSINESS

1. DeLoia reviewed a summary of bids. Four potential subcontractors submitted Base Bids for site work and general construction. A fifth interested bidder withdrew after being hired for a different project elsewhere. This is a desirable project for potential contractors, and our timing was good as contractors are trying to fill up their schedules for 2026. These factors helped produce more bids, and more competitive bids, than we might have otherwise received. Contractors wanted this project and bids came in somewhat better than expected.
2. The four completed bids ranged from \$10,047,460 to \$11,140,000. The low bid is nearly \$1.1 million less than the high bid.
 - a. Hard costs in the Base Bid include sitework, fields, and electrical work.
 - b. The three buildings in the project (maintenance, concessions/bathrooms, and the athletic equipment storage barn) are nearly \$2.5 million. Changes to the proposed maintenance building have saved over \$500,000 from original estimates.
 - c. The Base Bid scope of work includes the installation of synthetic turf on Dunaway. The option of installing synthetic turf for the baseball/multisport field is added at a marginal cost of \$417,000.
 - d. Other hard costs added to the Base Bid are for underground conduit and wiring, site lighting, and low-voltage equipment.



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- e. Additional allowances added to the Base Bid are for utility infrastructure, finding hazardous materials, soil testing, and potential costs from state and local permitting requirements.
 - f. Construction Management costs, insurance, and bond fees come to just over \$2 million.
 - g. The CM is carrying an additional \$450,000 for CM contingencies.
 - h. All the above results in a proposed Guaranteed Maximum Price (GMP) of \$15,941,460. If authorized, Eckman will proceed with locking in the site subcontractor and other subs.
 - i. This figure does not include \$2 million in owner (School District) soft costs for engineering, permitting, architects, equipment, and other expected costs. This figure also includes \$900,000 for owner contingencies.
 - j. Construction Hard Costs plus the Owner Soft Costs is the total project cost, which is coming in less than the \$18,037,000 authorized budget.
3. The Committee reviewed the alternate list totaling \$935,000. These items are not included in the Base Bid or GMP.
- a. Alt 1A Infill: The Committee asked for bids on three types of infill for synthetic fields. BrockFill, which includes engineered wood particles and is used on only one field in New Hampshire (Salem), has received negative feedback. Encapsulated Rubber, a premium product used at UNH's Wildcat Stadium, is about \$100,000 more expensive. JBC discussed not proceeding with either alternative given the costs and player feedback.
 - b. Alt 2 Multi Sport Lights: Lights are included in the Base Bid for Dunaway Field. Alt 2 is for installing lights at the baseball / multisport field. The Committee asked Eckman to break out the cost of installing foundations and conduit from the light towers and will revisit this alternative at a future meeting.
 - c. Alt 3 Multi Sport High Tension Netting: instead of chain link option. Will revisit.
 - d. Alt 4 Batting Cage Netting tunnels: Base includes moving the existing. Will be considered as more of a contingency based on how moving the current goes in construction.
 - e. Alt 5 Safety Netting for Bellamy: Discussion on aesthetics and need for this. JBC will revisit with feedback from Staff.
 - f. Alt 6: End Zone lettering and plan to be discussed at a later date.
 - g. Alt 6a/6b: Infill discussion already had for Dunaway. Not proceeding.
 - h. Alt 7: Field mow curb for natural field: Only applies if Multi Sport is in natural grass.



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- i. Priorities for Alternates:
 - i. Alt 2
 - ii. Alt 4: Needs to be included as a contingency.
 - 4. Discussion on next steps to authorize Eckman to proceed with authorizing a GMP based on Schematic Construction costs dated 10/17/25.
- IV. ADJOURNMENT** - Craig made a motion to exit the Non-Public Session. Michelle seconded the motion. Motion approved 6-0. The JBC returned to Public Session at 7:01PM.

Minutes prepared by: Linnea Nemeth on 11/5/2025