

Holderness Free Library Addition and Renovations Complete

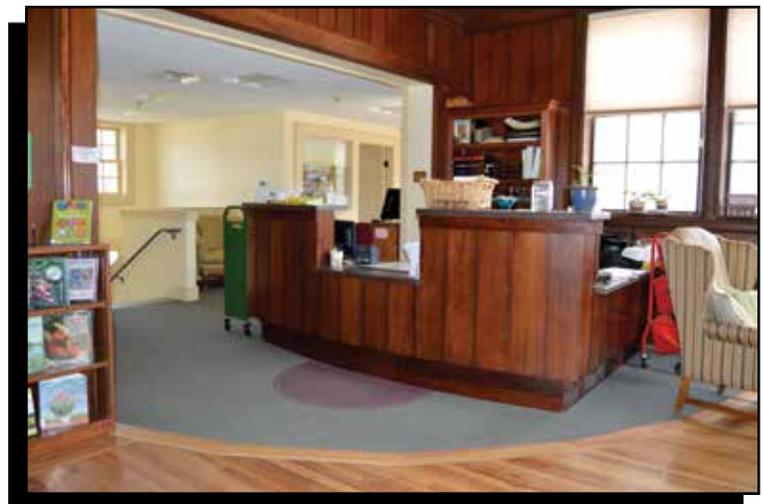
By: Laura Larson

Making a library 122% larger is a big deal, especially when the existing library consisted of only 2,600 square feet. This was the case in the Town of Holderness, NH. After a successful warrant article in 2016, the Library Trustees and Friends of the Library now had the authority to use \$195,000 of dedicated town capital funds, and fundraise the additional \$680,000 needed to construct a 3,200 square foot addition and renovate 1,000 square feet of existing space. The entire project had no impact on the tax rate of the townspeople of Holderness, but surely will be a long-term investment in future generations to come.

Site work began in August 2016 and construction was completed by January 2017. An Open House Celebration was held for all of the townspeople on Saturday, March 18th to view the newly expanded and renovated library.

As one of five structures in Holderness on the National Register of Historic Places, melding the old and the new brought many exciting changes to this building. While new features such as natural lighting, modern electrical and mechanical systems and a two-stop elevator add to the functionality of the library, the design of the addition was careful to maintain the historical feel of the existing portion, including the curved checkout desk which was built from reclaimed wood paneling removed during the expansion project.

This building is sure to be a crowd pleaser for years to come for both old and new generations alike.



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Making Hay While the Sun is Shining

By: Jeff Downing

What a busy summer season it was and what a bunch of unique and special projects CCI worked on. Here is a list of the many places we've been in the past three months:

Alex Ray Peverly Barn Restoration:

Over the past 25 years, we have experienced a lot of Alex Ray fun on a wide variety of projects that have changed the hospitality landscape here in New Hampshire. This summer, we started to relocate and restore one of the oldest barns in the state, making it into a very special 12,000 square foot function facility located in Plymouth.

Pickering House Restoration: CCI is working with Patty and Peter Cooke to restore one of the oldest properties in Wolfeboro into a unique inn. This project also involves saving another historic barn,

which will also serve as a function facility. Although CCI has a number of historical restorations to our credit, this project may be our first listing on the National Register for Historic Places with all construction being done in accordance to the Park Services standards in order to receive Federal Tax Credits for the project.

Mountain View Grand: "Easy is for amateurs" and nothing about this project is easy. CCI is adding a six stop elevator, egress stair and support facilities to this historic grand hotel in Whitefield and completing other large scale renovations, while the facility remains in full operation. The scope of the project involves working in a very tight alley space, the under-pinning and shoring of the existing six story structure to accommodate the additions and renovations and working around 145 rooms open to guests.

Schillings Brewery: When the Schilling Beer Company needed to expand their brewing operations in Littleton, they selected CCI to manage the project. Located on a very tight site wedged between Mill Street and the Ammonoosuc River, next to their existing location, this 7,500 square foot project presents many logistic challenges for the construction team to solve.

Taylor Community: Working around an operating assisted living community has many challenges, working inside one has many more. CCI returned to the Taylor Community in Laconia to complete several projects over the summer, including doing some extensive renovations to convert existing office space into additional assisted living units, working alongside ongoing operations. 



From the President's Desk



Driving North

By: Jeff Downing

Over my past 30-plus years in the construction business, it has been my pleasure to work in a number of communities across the state. Depending on where the projects are located, I put around 25,000 miles on my truck annually doing project management work and visiting many of our job sites weekly.

Over the past six months, it has been my pleasure to drive north through Franconia Notch, to Whitefield, to the Mountain View Grand Resort project. Every week, I admire the mountain vistas and feel lucky to live and raise my family in such a beautiful state.

Mostly due to economics, the majority of our work is in the central and southern part of the state. We are very fortunate to be doing two projects "North of the Notch" this year with both the Mountain View Grand Resort and the Schilling Brewery under construction.

Even better, we have established a Northern workforce, hiring five local tradesmen in the area to join the CCI team for these projects. Finding qualified tradesmen in the current labor market is a challenge, but when we placed an ad looking for new hires in the North Country, we were flooded with responses and had no trouble finding good, quality help.

Northern New Hampshire is a special place to visit and enjoy the best the state has to offer in outdoor recreation. We are glad to be back working in this part of the state and plan to continue our presence in the area. It is nice to see the current economic expansion benefiting the northern part of the state and we feel fortunate to be part of the communities of Whitefield and Littleton.

With many projects currently underway in the Plymouth area, we also feel comfortable that with some reasonable travel, ongoing employment will be possible for our new hires just an hour to the south.

North, South, East and West, every point on the compass, is just a part of being in the commercial construction business. As for myself, you just can't beat driving through Franconia Notch to go to work (except maybe in the winter).

Client Profile

Irwin Marine

By: Jon Healey

Irwin Marine has been one of many clients who have repeatedly come to CCI over the past twenty five years for their construction needs, both large and small. Established in 1919, Irwin Marine is a third generation, family owned and operated marine business employing over ninety people, with sixty employees working year round.

Irwin Marine was most recently ranked 18th in the "Top 100 Marine Dealers" in the country. This is attributed to their ability to adapt to the customer demands and boating trends. In fact, they have experienced a 10% growth in their overall business every year since the recession. Their service department staff has proved themselves to be industry leaders in service, garnering numerous awards and accolades including "Best in Training and Service."

When asked "Why use CCI?" Irwin Marine Vice President and General Manager, Bruce Wright, stated, "They get the job done, on time and on budget." CCI is proud of the construction partnership it has made with the ownership and staff at Irwin Marine and hopes to continue this relationship in the years to come. Now let's go boating! 



Camp Farnsworth – Thetford, VT Dining Hall Renovation and New Bunkhouse Completed

By: Laura Larson

Prior to the Girl Scouts of the Green and White Mountains' Annual Celebration and Luncheon, held on May 6th at Camp Farnsworth in Thetford, Vermont, a ribbon cutting ceremony was held for the camp's new bunkhouse and recently renovated dining hall.



Following a long six month winter construction season in the Green Mountains, CCI turned over a new 2,600 square foot bunkhouse and newly renovated 7,800 square foot dining hall.



CCI project manager, Mark Bolstridge, and CCI superintendent, Dan Baggaley, enlisted many of CCI veteran subcontractors to assist with this project. In addition to subcontractors with a long history of working with CCI, we were also introduced to some new local subcontractors in the area. These new additions include Chey Properties, DGE Mechanical, Home Improvement Co. of VT, Brian O'Dell and Royal Electric.



We hope all of the girls enjoy their summer season at Camp Farnsworth with their new amenities. 



Employee Profile

Eric Harding

By: Ray Breton

After graduating from high school in 1996, Eric went to college, where after one semester he

decided he wanted something else. Eric got into bridge construction where he worked for ten years, until he decided to

make a change. That change was a good one for us, when in 2006 Eric came to work for CCI.

Eric began his career at CCI as a laborer, but quickly moved into a carpenter role and now a lead carpenter. Eric has a special knack when it comes to commercial doors and hardware, where he has made a name for himself within the company. In fact, Eric is usually requested when there is a fair amount of doors and hardware to be installed on a job.

Eric has continued to develop his construction skills over the years and is a

great asset on any job from frame to finish. He also is helpful with bringing some of the lesser experienced guys up to speed on how certain things are done.

In 2011, Eric married his best friend Ryann. He and Ryann enjoy spending time with their three dogs that they call "their kids" (two Mastiffs and a Pitbull). He enjoys 4-wheeling in his side-by-side ATV in his free time, as well as hanging out with friends and with his 6-year-old nephew, Connor. 

Project Profile

Center Harbor Inn

By: Bryant Lehr

Steele Hill Resort just got another sister. Two years after completing a new building at Steele Hill West, the Cutillo family, who own and operate the Steele Hill Resort and The Summit Resort, asked CCI to undertake the renovation of the Center Harbor Inn. The inn was originally built in 1969 and provided thirty-three rooms with private balconies affording a view of Lake Winnepesaukee. In the nearly five decades since the Center Harbor Inn opened, a lot has changed; the inn was in need of a major upgrade. The existing white façade suffered from years of deferred maintenance; the once lauded private balconies showed signs of rot, with timbers sagging and decking falling apart, and the guest rooms were dated.

The Cutillo's saw the inn for what it was, a diamond in the rough. They paired up with Peter Stewart Architects to provide plans to bring the dated appearance of the inn into the 21st century. The formerly all-white building would become an

Adirondack style building. To do this Peter Stewart Architects added gable roofs to the front elevation, the existing failing decks were demolished and rebuilt using a combination of steel columns and large Douglas fir beams. The existing wood and vinyl siding was removed and replaced with vinyl cedar shakes along with a stone veneer at the main entrance and lower level. With just those changes the Inn was once again something the area could be proud of, but the Cutillo's didn't stop there.

The interior layout of the inn was already cast in stone, but work was done to renovate the rooms. The inn received all new finishes you would expect of a renovation including flooring, painting, bathroom fixtures, new windows and doors. The attention to detail didn't stop there. Guest bathrooms were redone in tile, hickory headboards were installed, and accent walls and ceilings at the main entry were also redone in hickory. Drywall was added to the rooms to help mitigate sound transfer. New lighting and a fire alarm were added throughout. A section of the rear hallway was jacked up and stabilized and new structural columns were added. An additional stairway was added to allow passage to a newly developed lower level from the second floor, which required weeks of hand digging, as this was landlocked within the interior of the building. The lower level now boasts a sauna



and gym along with bathrooms and a shower room, all of which will come in to play when the guests use the newly built year-round outdoor heated spa. Walkways to and from the spa and the inn were constructed using pavers, with a snowmelt system below, allowing safe passage throughout the property even in the snowiest of winters.

As with most renovations, there are surprises. Ledge was encountered, ground water was an issue, and insulation was non-existent on the exterior wall of the corridor, just to name a few; however, the Cutillo's moved forward doing the right thing and addressing all issues as they came up. CCI is proud to have partnered with the Cutillo's again on this exciting property. The finished project is certainly something that the town of Center Harbor can be proud of. We would also be remiss to not thank the tireless help of our subcontractors including, James S. Piscopo, DNC Flooring, Merrimack Drywall, Perkins Painting, Superior Fire Protection, LDG Mechanical and JP Carter Electric. 



Subcontractor's Spotlight

W.F. Grace Construction, LLC

By: James Robinson

W.F. Grace Construction, LLC was established in August 2011, by William F. Grace, Jr. On site, William is known as Bill. When Bill first started Grace Construction he only had a one-ton Chevy dump truck and an equipment trailer. Depending on the type of job, Bill rented equipment to perform the site work as needed. In the early days, W.F. Grace had a small staff of four: Bill, owner; Joe Perkins, laborer/operator; Bill's son, Adam Grace, part-time laborer/high school student; and, Bonni McPherson, part-time accounting /administration.

Over the next three years W.F. Grace Construction grew to ten employees strong and purchased their first piece of equipment, a 2004 Kobelco SK210 excavator. Bill also added concrete and foundation work, demolition, snow removal and plowing to their resume.

W.F. Grace then continued to expand; hiring more field employees, increasing the equipment and truck fleet, taking on larger and more complex jobs. Grace Construction currently maintains between

twenty-eight and thirty-two employees. Bill attributes most of W.F. Grace Construction success to hiring quality employees, who are loyal and trustworthy. Bill feels like he runs a family based company that takes care of both its clients and its employees.

W.F. Grace Construction estimates 2017 gross sales to be approximately ten million dollars and plans to keep making strides to increase their annual volume. Also in 2017, Bill has stepped into the quarry line and purchased a screen crusher to give them the ability to create their own aggregate material; this will make Grace Construction a more diverse and elite site work company.

The most recent jobs CCI has done with W.F. Grace Construction, LLC were the Merrimack County Savings Bank in Hooksett and the Meredith Village Saving Bank in Portsmouth.



Safety Update

By: Jon Healey

The Conneston Construction 2017 Safety Committee has been active over the spring working to update employee training. Multiple staff members have participated and received Competent Person Training in the areas of Scaffolding, Confined Space Entry, and Trenching and Excavations. A Reasonable Suspicion training course was also attended by office staff. This training was designed to assist management and staff in the efforts to maintain a workplace free from alcohol and drug usage.

As the summer has started, CCI's work load has increased with a wide variety of projects in various stages of construction. Some of these projects present some extremely hazardous situations. The CCI Safety Committee would like to remind all that construction can be an extremely dangerous occupation at times, and that it is always better to err on the side of caution when faced with any situations that are potentially hazardous. At the time this article was written, there have been no lost time injuries or OSHA fines. It is our hope to continue this trend through constant awareness and the safe actions of our employees.

Happy Summer - Stay Safe!

Merrimack County Savings Bank Opens New Hooksett Branch Office

By: Jeff Downing

On May 15, Phil Emma, President and CEO of Merrimack County Savings Bank, celebrated the grand opening of the new Hooksett branch office and cut the ribbon to officially open the facility in front of a large crowd of spectators.

CCI broke ground on the 3,100 square foot project last fall and had the building shelled and weather tight by December, allowing for interior construction to continue over the winter.



Designed by Jonathan Halle of Warrenstreet Architects with interior design by Caleigh Pollard of the Element Group, the project represents both the latest in modern banking technology with a bow to the long history of Merrimack County Savings Bank.

The CCI project team of John McAuliffe, superintendent, and Mark Bolstridge, project manager, delivered another round of high quality work, while beating both the established schedule and budget. The Merrimack County Savings Bank team

included Alison Whynot, Tom Cimikoski and Linda Lorden with support by many other bank staff in security, marketing and technology.

This is The Merrimack's second location in Hooksett, complementing the original first office at the Hooksett Welcome Center off I-93 North. This is also the third project CCI has successfully completed for Merrimack County Savings Bank in under three years.



LaValley-Middleton Building Supply Salesman, Dean Bennett, Retires After 31 Years

By: Ross Currier

When CCI started 25 years ago, they began a relationship with a LaValley Building Supply salesman that endured non-stop until he retired on June 23, 2017. That salesman's name is Dean Bennett – a man whose name is synonymous with words like friendship, loyalty, trustworthy, hardworking, dedicated and reliable. Dean considers his contribution to CCI's success as simply doing his job. That same modesty initially made him feel awkward about having an article written about him. As he put it, he was just one of the cogs in one of the gears of CCI's construction machine. But despite his modesty, he reluctantly agreed to let us feature him in this newsletter.



Dean has lived in Hancock, NH for 25 years with his wife Jeanne and his dog Tezza. The 57-year-old enjoys doing various projects around his yard and outdoor activities like hiking and golf, but one of his favorite things to do is spend time with family, especially watching his grandniece and grandnephew, Olivia and Bennett, participate in sports.

Dean worked for LaValley for 31 years. It is rare when an employee stays on with one company for so long. He obviously enjoyed working there or that probably would not have been the case. One of the things he liked most was the family atmosphere in the company. He also liked that he could carry out his duties independently with minimal oversight.

Dean was CCI's connection for building materials on almost every project – from foundation insulation to asphalt roof shingles and everything in between. With dozens of CCI projects going on at any given time, Dean often had numerous material lists to quote, packages to order and details to coordinate. Some orders, like trusses, panelized walls, doors and windows were extremely complex to finalize, but Dean never dropped the ball and he always did it with a smile and a laugh. To him, that role was insignificant; to CCI superintendents, getting an order delivered on time and without mistakes meant continuing along as planned, without unnecessary schedule delays.

His job as a salesman was very stressful and extremely fast-paced and meant long hours without many vacations. He admits that he won't miss the workload part of the job, but he will miss talking to all the people he got to know in the course of his work. He's looking forward to stopping by CCI jobsites just to say "Hi" and to see how things are going.

The construction industry has changed dramatically since he started in 1986. Most of those changes are for the better...

particularly the technology side of things. In the old days, before plans and specs could be emailed as a PDF, Dean would spend hours in a contractor's plan room doing take-offs. Doing so was extremely time consuming. Today, all that information is available on his computer screen along with the ability to do quantity take-offs from the comfort of his office.

As much as CCI and LaValley wishes that Dean could have continued his role as CCI's salesman, LaValley found two new salesmen to take his place. Geoff Sloane and Matt Pitkin are CCI's new contacts; Dean has worked with them closely over the last few months getting them up to speed with handling his accounts. In time, CCI is confident that they'll settle into their new roles as everyone gets used to Dean's absence. As for his future plans, he wants to leave all options open, including the possibility of a new role within the LaValley-Middleton family of operations. But for now, he plans on finding out what life will be like without the responsibilities of work obligations.

I think everyone at CCI would agree, from the field crews to the office staff, Dean will be sorely missed and are grateful for all his contributions and hard work over the years. CCI wishes nothing but the best for him as he starts the next chapter of his life and encourage him to stay in touch from time to time. Thanks for helping make the construction process simpler and more enjoyable, Dean.

Congratulations on your retirement! 

Professional's Corner

McBrie, LLC

By: Brian Kavanaugh P.E.

McBrie, LLC has been providing structural design services and steel sales since 2000. The design team at McBrie provides complete structural design and consultation services for a wide range of clients, including architects, contractors, developers and homeowners. Unlike your typical structural engineering firm, McBrie also supplies and installs fabricated steel, stairs, railings and more.

Brian Kavanaugh is the co-founder and co-owner of McBrie, along with his business partner, Michael Perham. The business is based in Danvers, MA but they perform business all over the country. Brian is licensed in several states including Maine, New Hampshire, Vermont and New York, to name a few. They have over 50 years of combined experience in the field of structural design.

Prior to opening McBrie, Brian started his structural engineering career working with Myles Flaherty in Wilmington in

1983. At this time his business relationship began with Jeff Downing while at Mooney Corp. and then onto CCI in 1992. McBrie has enjoyed working on numerous projects with CCI from small design projects to complete design/build projects such as Steele Hill Resort, Titeflex, Meredith Bay Colony Club, and Irwin Marine. 



CCI Spring Fling 2017

CCI held its annual Spring Fling on Saturday, June 10th at Wellington State Park in Bristol, NH. For the past several years, CCI has held this annual party at Ellacoya State Park in Gilford, NH; however, with the addition of five new CCI employees who reside north of the Notch, we chose a more central location for this gathering.

With a seasonable day on Newfound Lake, some were found sunning themselves on the beach, paddle boarding and even swimming, although the lake temperature was somewhere in the mid-60's. All enjoyed a hardy barbecue lunch, with Eric Harding manning the grill.

Overall, it was a great day to bring employees and their families together to socialize in a relaxing setting. 



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The CCI Family Grows Again...



The Smith family is growing again. The Smith's welcomed Cody Cash Smith, son of Ryan and Alicia Smith, on March 21, 2017. Cody weighed in at 9 pounds and 21 inches long. This is the fifth grandchild of Bill and Jill Smith and Ryan and Alicia's third child.

John and Elaine McAuliffe's son John and his wife Taylor welcomed Jack Thomas McAuliffe on December 21, 2016. He was a little early,

but healthy, weighing in at 5 pounds 10 ounces. Jack is now a little over 5 months old, sits up on his own and loves to swim. Well, swimming is actually floating around in the water with his dad. 



*Questions? Comments?
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PROJECTS CURRENTLY UNDERWAY

Project	Client	Superintendent	Completion Date
Pickering House Additions and Renovations	Peter and Patty Cooke	Mark Marceau	Fall 2017
Brewery Expansion	Schillings Beer Co.	Dan Baggaley	Winter 2017
Office and Clinical Renovations	Genesis Behavioral Health	Shane Moorehead	Winter 2017
Common Man Catering Barn	Alex Ray	Bill Smith	Spring 2018
Pharmacy Renovations	Speare Memorial Hospital	John McAuliffe	Fall 2017
Campus Renovations	New Hampton School	Bob Corliss	Fall 2017
Assisted Living Renovations	Taylor Communities	Ray Breton	Fall 2017
Private Residence	Victor & Catherine Drouin	TBD	Summer 2018
Private Residence	Jim & Gillian Van Schaick	TBD	Summer 2018
New Elevator, Stair Tower and Renovations	Mt. View Grand Resort	Ron Downes	Fall 2017
Capital Improvements	Taylor Communities	Mike Bridges	Fall 2017