



## Project Profile

### Holy Trinity Catholic Parish

By: Bryant Lehr

After being awarded the construction management position by The Diocese of Manchester, CCI began work in September 2018 on a 7,000 square foot addition to St. Matthews Church in Plymouth, NH. The project, designed by Stone River Architects, included the demolition of a separate parish hall building and the construction of an addition which would house the parish offices, meeting rooms and a large function hall for use by various groups supported by the Holy Trinity Catholic Parish, as well as a kitchen area.

Given the late start to the project, CCI elected to panelize the walls. As you will recall, winter came pretty early last year and didn't let up. CCI superintendent, Ray




Breton, prioritized getting the building weathertight and enclosed so work could continue through the winter, and by early December the hard work paid off. CCI could work inside and complete the remaining interior concrete slabs and interior walls that were delayed in order to get the building tight.

It wasn't all smooth sailing and it wouldn't be construction unless something came up; on this project it happened to be sitework related. The area the addition was being constructed on was the former parking lot for the church; however, prior to that there were two houses on that location. Plymouth Village Water and Sewer Department required the utilities for these former houses to be capped at the street, rather than where they were previously terminated, which was on the church property. This work would have to wait until the spring.

With dry-in complete, CCI subcontractors LDG Corporation, Superior Fire Protection and Giguere Electric could begin rough-in in earnest, followed by insulation and finishes. Throughout the winter months Quality Insulation completed insulating the building followed John



Joyce Drywall, Perkins Painting, DNC Flooring, and CCI crews completing finish woodwork. CCI carpenters removed three stained glass windows from St. Agnes church in Ashland and refinished them while Martin's Custom Millwork constructed the light boxes that would house them. New life has been given to these windows and put in a prominent location in the addition for all to see.

Spring begrudgingly arrived and D.A. White Excavating was able to complete the remaining exterior sitework, make final connections to water and sewer and resurface and stripe the parking lot. CCI would like to thank all the subcontractors that participated on this project as well as the Parish and The Diocese of Manchester for the trust they put in CCI. 



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## Project Profile

### Gilmanton Elementary School

By: Mark Bolstridge


Gilmanton Elementary School in Gilmanton, NH is like many other small community schools in New Hampshire. The school has enjoyed immense local support, even with the crunch of a tight economy. The original school has had several additions from 1978 to 1995. Since the last renovation, there have been

several projects postponed due to budget constraints.

The school reached out to Kurt Lauer of Lauer Architects, in late 2018, to assist with three design options for a spring 2019 bond vote. These options included creating space to allow the SAU offices to be moved to the school, as well as, rearranging existing space to add new classrooms. Additionally, security of schools is critical to every community, therefore security upgrades were included in the design providing protection to both students and staff.

Thanks to the strong support of the local community, the SAU was granted the funds needed to move forward with the project. Interviews were then conducted with various construction management firms, with CCI being selected.

The school's website (<http://gilmanton.sau79.org/>) contains up-to-date pictures of the construction project.

CCI would like to thank the SAU Administration, School Board, Principal, Facility Manager and all the folks who call Gilmanton their hometown for the pleasure of being part of this project. 

## From the President's Desk

### Ready or Not, Retirement is Just Around the Corner

By: Jeff Downing



I have been in the construction business all my adult life and sometimes, I find it hard to believe that sooner or later, it will be time for me to move on to do something different. After 37 years in the industry, I still love getting out of bed early in the morning, traveling the state, and building projects.

Sure, no job is perfect and there are many problems to be solved and sometimes it can get a little stressful. Isn't that all part of the fun?

Two of our long time, key superintendents, Shane Moorehead and John McAuliffe are retiring this year and we are going to miss them. Both Shane and John worked for other companies prior to joining CCI and brought a wealth of construction experience with them when they joined us. Both wanted to be more than a construction worker, they wanted a chance to run projects and lead.

It was a pretty cool journey over the last twenty plus years watching them both learn the skills to do the job successfully, gaining confidence and experience, until they mastered their trade. Some of our largest and most complex jobs were built under their leadership and it is hard to believe that they will soon no longer be in the rotation for future work here at CCI.



So how do you fill these big shoes and keep things the same? You really don't. The only constant thing in the construction industry is change and CCI will definitely be a different company without these two characters. Just like when Rudi Lehr and Ross Currier retired, CCI evolved and new people stepped up.

Thankfully, we have a plan in place to mentor and train our younger folks to move into these key positions, but such growth is not without challenges.

CCI is full of people who live for work, we take pride in our projects, our clients and our company. We care about our buildings; we bring our families on job site tours and we talk about work all the time because we love it. We take this business personally and when there is a problem, we address it and learn from it.

So, I'm not really worried about the next generation stepping up. What I'm worried about is John and Shane, who very soon will have to leave CCI and find something equally meaningful to fill their days. They deserve to live the retirement dream and I sincerely hope they find it.

John has started to teach monthly superintendent training classes to pass along his knowledge and experience in a formal way and I know the people who attend appreciate it. Both John and Shane have also been paired with younger assistants on their last few projects, so the old dogs could teach the next generation a few tricks from start to finish.

Transitions are not easy, but they are part of life and something we all will go through sooner or later.

CCI salutes Shane and John for their service, dedication and leadership, wishing them the best in their retirement. Don't go quietly boys, it's not the way CCI operates. Finish strong, finish proud, just like how you started the game. Best of luck in your future endeavors.

## Rusty McLearn's 'Retirement'

By: Ross Currier



Rusty McLearn recently sold his hotel properties in Meredith, NH, 35 years after building the first phase of what has become one of New Hampshire's premier resort destinations. Obviously, this was a major milestone for him and certainly the decision wasn't made overnight. Here are Rusty's thoughts about making the decision.

"I was never 100% sure this was going to happen until the close. At first, I hadn't fully bought into it when my partners, Ed Gardner and Roger Gauld, came to me and said they wanted to sell. Jodie and I considered buying them out." In an effort to get his arms around the massive deal, Rusty hired Jones, Lang, LaSalle (JLL), one of the world's leading real estate consulting firms, to do an accurate assessment of the properties. "Once the numbers came back, I was surprised at how good they were." So much so, that Rusty and his wife Jodie felt it was more than they wanted to commit to as sole owners.

Rusty says that 5 years ago, capital expenditures for the 300,000 square feet of buildings he maintains was budgeted at \$750,000. Last year it was \$2.3 million, and this year was \$3.2 million. "I could see that it was going to get to \$5 million in no time. So, I figured I'd rather sell now while the property is still in good shape, rather than own it and 5 years from now drive by and see if falling into disrepair.

Rusty was also anxious about disrupting the reputation and desirability of the hotel as the property would somehow have to be put out on the market to find a buyer. "I didn't want to see it on the market. I didn't want to go through that." For the sale process, Rusty continued working with JLL and secured a deal with The Procaccianti Group out of Rhode Island.

As for his emotional attachment to the

properties, after thoughtfully pausing for a moment Rusty said, "I don't think I'm a big ego guy, but I know that my ego was wrapped up in owning that (property), which elevated my stature in the eyes of a lot of people. And I thought, at 73, is this now going to be something that's going to bother me? That I'm not going to have the same swagger or whatever you call it? So, then we had the closing; Jodie and I both did share a tear that night. Two days later, I woke up and went down to the gas station and somebody said to me 'Geez, you look light as a feather!' and I thought for a second and said, you know what? I actually do feel physically light as a feather. I don't have a \$22 million mortgage, I don't have 200 employees and I don't have 300,000 square feet of wooden buildings in New Hampshire. Man, this does actually feel pretty good!"


With the hotel sale complete, the CCI rumor mill has it that Rusty is now retired. But based on the Rusty McLearn that I know, I doubt that the stereotypical retirement mold applies to him. I asked Rusty if this was true.

"I'm still the owner of lots of buildings on Main Street (Meredith) and I'm still pretty involved in other things. I haven't worked for anyone since I was 22 years old, so by and large I still love coming to work, but it's a little different now. Now, I get to work and sit there for an hour or two. And then I say, 'now it's time to go home.'"

And now that Rusty has a little extra time on his hands, he's finding time to do one of his favorite things, cruising around in one of his old wooden boats on Lake Winnepesaukee. "I've had a boat since the kids were little. It's a Johnson Laker that turns 100 this summer and its name is Pearl (named after his mother). It's been up in slings in the boathouse for four years and so I've just been using Clara (his 1937 Chris Craft). It's a beautiful boat. It's faster, it's newer, but I started restoring Pearl a year ago by redoing the hull and redoing the engine. I got that back this summer and geez it is a great thing! The kids grew up with that boat and it was the first and only boat we had for 35 years." Anyone who's boated on Meredith Bay much certainly has seen Rusty plying the waters. Sounds like there will be more sightings in the future.

And Rusty has a slightly more organic passion that he'll have more time for too,


his wife Jodie. "Jodie has been a god-send. She's funny, she's irreverent, she's smart, she's very easy going and she's very nice to everybody. So, Jodie is a big part of me."

Will there be a 'Rusty 2.0?' Well, as you may have gathered by now, Rusty is by no means 'retired' in the classic sense of the word. He is an entrepreneur by nature so it should come as no surprise that he has five new convenience stores planned around New Hampshire over the next five years and he recently became involved with the redevelopment of Laconia's Colonial Theater block. And those are just the ones that he could talk about. So, he may have turned the page on his hotel chapter, but the Rusty McLearn book is nowhere near finished. Summing up his feelings at the conclusion of my interview, Rusty had this to say: "It's been a great run. The hotel has been a great run. It gave me a town. It gave me a business and it gave me an identity. It was the whole package and in a lot of ways. And, it gave me Jodie." Well said Rusty! The town of Meredith and the state of New Hampshire in general are a better place because of you. Bravo and congratulations on your 'retirement!' 

## Safety Update

By: Jon Healey

Quarter two is in the books and CCI has continued to maintain and improve upon safety at our jobsites. This past June, CCI held their quarterly safety meeting onsite at the Granite State Convenience Store job site in Plymouth, NH, with a focus on site-work and excavation safety. Though a steady rain dampened our efforts to visually witness ongoing sitework, John Landry from Andrew's Construction still managed to provide valuable site safety procedures and information. Many thanks to Andrew's Construction and John Landry for being willing to assist.

Currently CCI is still striving to improve on safety for their employees and subcontractors. Upcoming training for laser use is being discussed for our next quarterly meeting and we hope to provide more education in laser usage at that time. 



# Plymouth Regional High School CTC Project Completed

By: Jon Healey

In January of 2019 CCI wrapped up the work being done on the renovations to Plymouth Regional High School's Career and Technical Center (CTC). This work had been previously detailed in our Conneston Chronicles Newsletter Vol. II in 2018. Recently we had a chance to sit down with SAU #48 administrators and the high school staff to recap the project.

The vision for the future of the CTC has been a work in progress for many years. The SAU administration, school board and high school staff have always believed in doing what is in the best interest of the students and formed a committee to study the programs and renovations with an eye towards the future and bringing existing programs into the 21st century. After many years of use, the renovations were much needed to breathe new life into the spaces. With the programs consisting of Multimedia & Broadcasting, Drafting & AutoCAD Design, Automotive Technologies, Culinary Arts, Marketing and Health Occupations, there are approximately 260 students enrolled daily who benefit from the new spaces and the programs within. With this renovation a new Student Services wing was also added to the top floor. To see the smiles on the students' faces in this new space

is quite rewarding to all involved with the project. As building principal Bruce Parsons stated, "to see the light bulbs going off in kid's eyes when they enter the space makes it all worthwhile."

Public consensus during open house nights, sporting and cultural arts events, among other visits, was also positive, with people commenting that the facility looks "absolutely beautiful." Kudos to the design team of Samyn-D'Elia Architects for having the vision. As the project was partially funded by the State of New Hampshire, a delegation from the Board of Education was "blown away" during their tour to see the changes to the spaces and programs. Clearly it sets the bar higher for future projects.

The relationship with SAU #48 and their administration spans over 18 years. In those 18 years CCI has performed various services from a \$100 door repair to a multi-million-dollar renovation. Below are some of the comments to show what makes the relationship between CCI and SAU 48 special and why we look at their projects, as well as all other projects, as more than just a job.



*"CCI is a company full of problem solvers and team workers who can handle unforeseen circumstances with ease. They are honest and we have full trust in them to get the job done."*

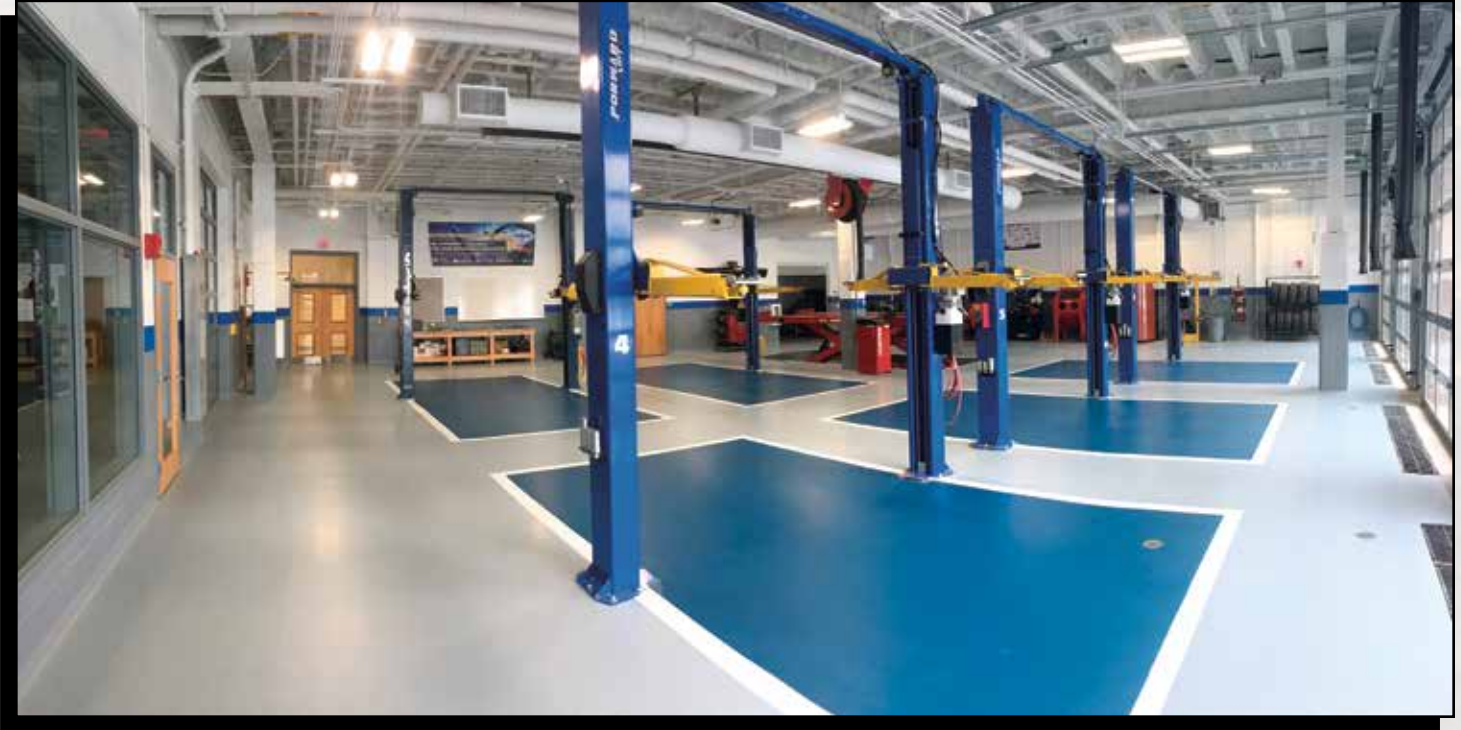
-Mark Halloran, Superintendent SAU #48.

*"We have a family orientated relationship with CCI. Our staff and teachers know them all by name and feel comfortable with them around. Their openness and clarity are valued."*

- Bruce Parsons, Principal Plymouth Regional High School.

*"CCI uses a common-sense approach to building and has a history of success. They adapt quickly to changes as a project evolves."*

-Jon Francis, Facilities Director SAU #48





## CCI Bids Farewell to Bob Roman

By: Jeff Downing



Bob Roman, age 73, died in June at his home in Meredith, New Hampshire. Bob retired from CCI in 2008 after many years of good work. Bob and his wife Marie loved attending all those


CCI parties and Marie told me at the service how much fun Bob had working for the company and proudly wore his CCI wardrobe even after retirement. Bob loved working with the summer kids and the rest of the CCI team on our job sites. He was a great carpenter, a hard worker and a dedicated team member. CCI sends out our condolences and lots of good memories to Marie and the rest of the Roman family in this difficult time.

*Oh he was tough as a crowbar quick as a chisel*

*Fair as a plane and true as a level*

*He was straight as a chalkline and right as a rule*

*He was square with the world he took good care of his tools*

“The Carpenter” by Guy Clark. 

## Project Profile

### Hebron Academy – A Tale of Two Towns

By: Bryant Lehr

Following several years of preliminary budgeting, the townspeople of Hebron passed a warrant article for the addition to the Hebron Town Hall in March 2018. Shortly thereafter, CCI was selected to be the construction manager for the project. As with many recent projects, due to market conditions, the project cost came in over budget. CCI worked with the Hebron Academy Advisory Committee, the Selectmen and architect, Norman Larson, of Christopher Williams Architects, PLLC to bring the cost down. After several rounds of value engineering we were able to get the budget and scope to a point where construction could begin.

Hebron Academy, as the name implies, was not originally built as town offices. The building, centrally located on the Green in the center of Hebron, was originally incorporated in 1839 to provide secondary education for the children of the area, was purchased by the Town of Hebron during the Civil War, and served as its Village School until the Bridgewater-Hebron Elementary School was built in the late twentieth century.


The Academy was the focus of an Architectural Assessment and Structural Analysis Report and a Plan NH Community Design Charrette Report, which both determined the best approach was to update the structure and continue to use it as town offices. From 2013 to 2016 the town judiciously set aside money into a separate capital fund to produce architectural plans to save the Academy.

With the design done it was time to build.

The first step was to raise the existing Hebron Academy building to allow for a full basement underneath. The Academy is an old timber frame structure that was set on a rubble foundation with a 12”- 18” crawlspace. Geddes Building Movers was selected to provide shoring and lift the building. With cribbing in place, and the Academy temporary bearing on large steel beams, the basement was excavated. That’s when we received the call to stop work. Some residents of Hebron had filed a suit claiming the construction and renovation of the building was not being done as promised and felt the addition did not fit with the character of the Academy. CCI pulled off the site and waited for a very long week, with the building perched on temporary supports, prior to being able to begin work again. The same residents filed a few other suits which were summarily rejected by the courts, but through those the Selectmen asked CCI to continue working.



With that cloud hanging over the project, CCI superintendent, Dan Baggaley, and Cullen Concrete formed the basement walls and provided steel columns in the basement to support the timber floor system. With the Academy lowered and setting on the new foundation we could all breathe a sigh of relief and work on the addition could begin. The foundation for the addition was completed and Northern Builders began on the rough framing and roofing to get the building weather tight. Total Climate Control and Irish Electric roughed in the plumbing and electrical. Insulation was completed by Quality Insulation and Northern Builders returned to complete drywall and painting. CCI appreciates the hard work and dedication of the subcontractors on this project. It’s satisfying to bring new life to an old building and we couldn’t have done it without the dedicated subcontractors that worked through a pretty tough winter to get it done.

The Town had a grand opening ceremony on a weekend in May. It was well attended and everyone CCI spoke to was pleased with the new building. Even some of the naysayers were pleasantly surprised. The Town offices formally opened their doors for business in early June. 

## Employee Profile

### Jacob Neal

By: James Robinson




Jacob has been a faithful employee to CCI for twelve years, seeing CCI through the 2008 lay-offs and returning. On the job-site most call him Jake, but some nicknames are Boom-Pow and Corky. He is a CCI young blood born in 1989.

Jake has been with his wife, Melissa, for over a decade and got hitched in 2017.

They have two amazing daughters; ages 1 ½ and 3 ½. Melissa and Jake bought a house in Gilmanton, NH over five years ago. Jake spends his time working on the house and property, but he enjoys fishing, camping, riding his motorcycle, and spending time with his family.

Jake is the type of employee you want on your job, he is a fast-paced worker, with attention to detail. He also has that superhero strength that is needed on the construction site from time to time. Jake is a well-rounded employee.

Jake has learned many skills and tricks of the trade from numerous CCI employees, but one employee, Jason Hand, worked with Jake side by side for a good part of Jake's early years at CCI. Now, John McAuliffe has taken Jake under his wing, preparing him for a future as a CCI superintendent. 

## Professional's Corner


### Brackley Shaw Architect

Brackley Shaw opened his office about thirty years ago with the idea that he would concentrate on the general practice of architecture in the Newfound Lake area with an emphasis on residential work. He studied at the University of Pennsylvania and Harvard Graduate School of Design. After that he left for Hawaii to work on smaller projects. It was there that he discovered that he preferred working in a small office on residential projects of various types and sizes. When he returned to Massachusetts he worked in a large office for a while until he left to start working in New Hampshire. He worked for contractors and architects in this state for a while until he was finally able to open his own office.

Brackley has an office in a wing of his house and does almost all his work himself. For better or worse he still does all his drawings by hand. He thinks CAD has brought many benefits to the profession, but he prefers to

draw by hand. His office has produced many houses around Newfound Lake and the rest of the Lakes Region. He has also done some municipal projects in the Newfound area which have contributed to the overall improvement of the community.

According to Brackley, "My first project with CCI was an addition to the Minot-Sleeper Library in Bristol. That is a project that went amazingly smoothly and quickly. CCI did a beautiful job and their follow up has been great. The addition to the library has proved to be a catalyst for the overall improvement of downtown Bristol and is very popular with the residents. The next project was a house on the north end of Newfound Lake for the Van Schaick family; wonderful clients and CCI did a beautiful job.

As many clients and architects in New Hampshire have discovered, CCI is a very good company to work with. I look forward to doing a few more projects with them in the future." 


## Subcontractor's Spotlight

### Irish Electric Corp.

By: Christine Madden, Irish Electric Corp.

Irish Electric Corp. is celebrating its 15th year in business in 2019. The owner, Darragh Madden, hails from Athenry, County Galway in Ireland. He has steadily grown the company from a one-man residential service shop to a professional firm with over thirty employees, focusing on commercial and residential projects of all sizes throughout NH. Our strong project managers and experienced foremen are our most valued assets. Irish Electric is continuously improving by incorporating the latest technologies and trying out new ideas in various aspects of our business such as safety, lighting, and tools. Irish Electric Corp. is committed to safety and quality work, done right the first time.

Irish Electric Corp. is proud to have worked with CCI on the recently completed Historic Hebron Academy project and we look forward to the upcoming Taylor Community project. The Historic Hebron Academy project was our first time working with CCI. We found CCI's clear communication and positive attitude very welcoming. From dealing with Bryant Lehr, Project Manager in the office to Dan Baggaley, Project Superintendent in the field, it has been a great partnership.

We are honored to be in the Subcontractor's Spotlight and look forward to working with CCI in the years ahead! 






## CCI Spring Fling 2019

CCI held its annual Spring Fling on Saturday, June 8th at Ellacoya State Park in Gilford, NH.

With a seasonable day on Lake Winnepesaukee, some were found sunning themselves on the beach, playing horse-shoes, or just socializing. All enjoyed a hardy barbeque lunch, with Ray Breton and Bryant Lehr manning the grill.

This year brought a special employee drawing. Since CCI was off to a great start in 2019, each employee was given the


opportunity to win some money. Names were selected at random from a hat with prizes starting at \$100, increasing by \$100 increments to \$1,500 and then reducing by \$100 increments until all employees who were present were awarded a prize. At the end of the drawing, employees were given an opportunity to “gamble” their winnings for a grand prize of \$2,000. The grand prize winner, Dave Duprey, walked away with the loot and a smile.

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


## CCI Nuptials

CCI would like to congratulate the newly-weds, Brandon and Kali L'Heureux!



The two celebrated their nuptials in Meredith with family and friends on May 19, 2019. 

## CCI Summer Party 2019

Once again in 2019, Mark and Wendy L'Heureux were kind enough to open their home to CCI to host our summer party on July 20th. A hot and sunny day provided a great opportunity for swimming and water activities. Thanks to Bryant Lehr and Ray Breton for manning the grill, and to all others who provided their favorite side dishes and desserts. All spent the day socializing while enjoying the weather, offering the CCI employees an opportunity to take a relaxing break from the busy summer construction season. 



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## PROJECTS CURRENTLY UNDERWAY

| Project   | Client                       | Superintendent | Completion Date |
|---|------------------------------|----------------|-----------------|
| Taylor Presidential Cottages                        | Taylor Community             | Mark L'Heureux | Fall 2019       |
| Common Man Roadside Convenience Store               | GSC – Tenney                 | Bill Smith     | Fall 2019       |
| Gilmanton Elementary School Additions & Renovations | Gilmanton School District    | Jake Neal      | Fall 2019       |
| Koenigsbauer Residence                              | Mr. & Mrs. Koenigsbauer      | Damien Patten  | Spring 2020     |
| Camp Hale Improvements                              | United South End Settlements | TBD            | Spring 2020     |
| Crossroads Academy New School Building              | Crossroads Academy           | TBD            | Fall 2020       |
| Mt. View Grand Resort Energy Upgrades & Renovations | Mt. View Grand Resort & Spa  | Ron Downes     | Fall 2019       |
| New Boat Storage                                    | South Down Shores            | Bob Corliss    | Winter 2019     |