



CONNESTON CHRONICLES

VOLUME I, 2021

Project Profile

Camp Onaway

By: Mark Bolstridge

Construction at summer camps is always a pleasurable experience. All the staff and volunteers needed to successfully operate a summer camp are a special class upon themselves. The folks at Camp Onaway are no exception.

Camp director, Barrie Pendergast, brought CCI in early to help create some construction budgets for a few different options that the Camp was looking to upgrade. Options included a new infirmary space, revamping Woodland Hall and updating the existing infirmary. Kudos go out to Sarah Mudge for her outstanding attention to detail on all her drawings.

Phase one for CCI started in the fall and we were able to complete almost all of it before winter closed in. CCI superintendent, Jason Hand, oversaw the completion of a new 2,600 square foot combination infirmary and living quarters. Also in the works during phase one was the remodeling of the existing infirmary and living quarters. These spaces will be converted into a new history room, sewing room and a new music room.



A big “Thank You” goes out to Meredith Funston who was consistently onsite assisting Jason with both her knowledge of the

camp’s needs and complimentary donuts. Gene Ronikier, the camp’s onsite facility manager, was also a significant asset to both Jason and the tradespeople.

Spring is right around the corner and we are anxiously awaiting returning to Camp Onaway to plant some grass and finish up some minor items for the camp to open this year!

Phase Two this fall? Stay tuned. 



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Subcontractor Spotlight

Vermont Mechanical, Inc.

By: Shelly Masson

Vermont Mechanical, Inc. (VMI), started in 1988 by Randy Kimball (who still manages it today), employs approximately 120 employees with its main office and fabrication shop located in Williston, VT and a sales office in Lebanon, NH.

VMI is a full-service mechanical systems provider from sales, service, estimating, engineering design, prefabrication, and installation, providing every facet of HVAC services. Recognizing that mechanical systems work behind the scenes continuously to keep us productive, efficient, healthy, comfortable, and safe, in the buildings we work and live in every day, VMI's trademark is "It's what's inside that counts."

Vermont Mechanical focuses on large-scale, innovative commercial projects in the healthcare, hospitality and education industries. VMI's employees work collaboratively to design, build and install their products. With over 30 years of mechanical-systems knowledge and experience, their trades personnel, engineers and technicians continue to provide innovative solutions to meet their customers' needs for better building environments and processes.



Employee Profile

Dan Laughy

By: Wendy Couto-Herne



Dan Laughy has been with CCI for over thirteen years. Known for his finish carpentry skills and a finicky eye for the fine details, his skills are called upon often.

Rarely seen without cowboy boots for gatherings outside of work. Dan a.k.a. "The Cowboy" wears his signature look at many CCI functions. Another little-known fact, though not surprising is that Dan had previously trained to be a farrier. His nickname is absolutely appropriate for this talent. Dan is also an avid hunter and, depending on the season, can be found deep in the woods in his free time.

From the President's Desk

Dear COVID

By: Jeff Downing

CCI has a lot of company parties annually. We typically have a profit-sharing party in March, a spring fling in June, a summer bonus party in July, a fall bonus party in October and of course the holiday party in December.

We feel that these events are one of the things that makes CCI special. It is important to the culture of our company to bring all our people together in a casual environment, thank them for their efforts and distribute any bonus money tied to our hard work and achievements, in person. Even more importantly, the parties are fun.

In 2020, along came the COVID pandemic with social distancing rules, which caused us to cancel most of our parties. When I visited our jobs sites or held our monthly staff meetings, this was one of the major concerns of all our field people. Although they received their bonus checks, they really missed the camaraderie.

We did manage an outside, socially distanced, summer party which I held at my house, but it wasn't the same as going to Mark & Wendy's house on Lake Opechee with the entire CCI family.

When late fall rolled around, it was pretty apparent that our traditional holiday party, which is usually a sleep over with

dinner and dancing, was not going to be possible this year. Not knowing what to do instead, I asked the CCI team for ideas and people came through.

We put together tool bags for everyone filled with gifts that came from the suggestions we received. Even better, we went to some of our long-term clients for help and they came through not only with gifts, but letters of thanks and holiday wishes as well.

I would like to recognize Granite State Hospitality, New Hampton School, Mountain View Grand Resort, NH Mutual Bancorp, the Common Man Family and SAU #48 for their support of our people. You went over and above, making the holiday special for our staff in a difficult time.

We distributed the bags in person at a drive-up event held at the New Hampton School Kennedy Field parking lot on a cold December night, after work, under the lights. We enjoyed live music, celebrated the holidays and a successful year in challenging times, but most importantly, we stayed healthy and safe.

I read a poem which I wrote for the event, entitled "Dear COVID." The first verse pretty well sums it all up, "You can take away our parties; Yet you will never take away our party spirit".

Everyone at CCI is looking forward to the return to normal later in 2021 (hopefully) and the return to our company parties (definitely).



Eastern Analytical

By: Bryant Lehr

The Eastern Analytical project had an eventful winter. It is never easy working through a New Hampshire winter in construction. Besides the early bludgeoning of snow received early in the season, we were lucky to have a long stretch of low precipitation which allowed CCI to fully enclose the building. The project schedule and time of year necessitated that the slab be poured after the structure was up.

Little to no snow does not mean that you are out of the woods. CCI still had to deal with the occasional snow that did arrive. Once the building envelope was complet-

ed it was time for the under-slab rough-in and, as you would expect from a laboratory, there was a significant amount of it. Careful planning and layout during foundation work allowed this to proceed as quickly as possible, utilizing knockouts in the exterior and interior concrete walls, eliminating the need to core these walls. However, during this process CCI encountered a frost layer roughly 18" below grade. CCI superintendent, Mark Marceau, quickly obtained a ground heater and in the well-draining sand on the site, the frost quickly lost the battle. LDG

Mechanical and Daniels Electric got to work and close to 1,000 lineal feet of utilities were installed. Upon completion, Premier Concrete poured the slab and proceeded to polish areas identified leaving a beautiful spotty aggregate floor finish.

As soon as the roof was complete, trades began roughing in the ductwork, sprinkler, and



heating system in the attic. The trades were able to complete 90% of the work in the attic prior to the slab being poured, thanks in part to a 6-foot-wide catwalk that ran the length of the building. Windows and siding have been installed and work began on the interior metal stud and drywall partitions.

Upcoming work includes the installation of lab casework and hoods and a very large make-up air unit to temper the incredible amount of exhaust air required in a lab. Sitework will also pick back up again when the weather turns. Stay tuned for the next Eastern Analytical update when the final product is revealed. 



Rivergreen Lobby

By: Mark Bolstridge

In late March 2020 CCI was invited to interview with the architectural firm of Samyn – D’Elia and Nancy Ehlers, property manager of the Rivergreen Condominium Association. Rivergreen had plans to revamp the existing entrance and lobby at their facility located at 48 Cooper Memorial Drive, Lincoln NH. Fortunately, CCI was selected as construction manager soon afterwards; plans were generated and CCI would begin the work a little earlier than expected.

Leaving the pandemic out of the equation, CCI’s project superintendent, Bob Corliss, had his hands full keeping access open to the three-story hotel. This facility was open and in use throughout construction. It was imperative that the access was maintained while removing the front structural supporting masonry and enlarging the overall footprint of the lobby.

A project like this involves a whole slew of contractors from structural steel workers to finish carpenters to flooring mechanics. Even though all involved were treading in an uncertain day-to-day timeframe, everyone involved was truly professional and understanding of the extra precautions needed to continue working very early on in the pandemic. CCI is

truly grateful to all the subcontractors who contributed to the completion of this project.

Completing construction of any occupied business is always a challenging experience; working on a hotel lobby in operation during a pandemic was even more so. Anyone reading this knows that from March 2020 forward was a truly uncertain time for everyone. Nancy and her team were truly exceptional in allowing this project to continue. The Rivergreen team went above and beyond with the overwhelming support given to all the workers. 



The Fanger Center at Crossroads Academy, Lyme NH

By: Phil Harrison, Building Committee Chair

The new \$5.75 million Fanger Center middle school building at Crossroads Academy is now midway through construction by CCI. Located in Lyme, NH, Crossroads Academy is an independent K - 8 school which was started in 1991. The school relocated to Lyme in 1994, after it outgrew its original space in nearby Hanover. The campus in Lyme offered an existing building which could accommodate grades K - 5, as well as space for expansion.

In 1998, Crossroads purchased a 3-classroom, temporary trailer to house grades 6 - 8. Originally, the trailer was intended to serve the school for just a few years until a permanent middle school building could be constructed to replace it. Because of other pressing campus building needs, the economic downturn of 2008, and other factors, replacement of the middle school had been delayed until now.

The new Fanger Center will be a 15,000 square foot, two-level classroom building for grades 6 - 8. The building will include six academic classrooms, smaller breakout rooms, a small performance and multi-purpose space with capacity for over 125 people, large, state-of-the-art physical science and STEM laboratories, administrative space, a reception area, and a faculty lounge. The science laboratories are being developed in collaboration with the New Hampshire Academy of Science (NHAS), which has a unique long-term affiliation with Crossroads. During the school day, Crossroads is able to utilize NHAS's advanced laboratory spaces for its lower school and middle school science classes. After school and during the summer, NHAS operates high school and middle school science programs in its laboratories which are located in Crossroads' buildings.

CCI has been an important partner to Crossroads in the planning for and construction of the Fanger Center. In June 2019, Crossroads selected CCI as its construction manager for the Fanger project. Phil Harrison, the chair of the school's Building Committee had worked previously with CCI on a project in the Lakes Region of New Hampshire. When the school conducted an interview process with several regional construction management companies, CCI was invited to present a proposal. The school selected CCI at the conclusion of this process, and the

decision to hire CCI was an easy one for the school:

"Honesty, integrity, and a practical, can-do approach to a complex project are critical qualities which led Crossroads to select CCI," stated Harrison. "Small schools like Crossroads have limited experience with construction and project management, and the decision to invest in a transformational \$5.75 million project is something that happens once in a generation. The school relies heavily on its project team to help understand and manage building costs and construction options. CCI has been an invaluable partner in this regard, especially in bringing the building costs in line with the school's fundraising capacity," said Harrison.

Other members of the project team include Banwell Architects of Lebanon, NH, and Pathways Consulting, also from Lebanon, NH. "Banwell has a long-term, positive track record with Crossroads. From 2004 - 2006, Banwell designed the school's 17,000 square foot Bancroft Campus Center building. In 2018, Banwell led the school's master planning process, to better organize the school campus and to position the new building in a way that ties the campus together cohesively," according to Harrison. When the initial project design came in well above the school's fundraising capacity, Banwell and CCI were able to work together quickly and efficiently, to bring the costs in line with the school's resources, and without sacrificing classroom or program space. "One of CCI's great contributions was to help reduce project costs using practical construction experience. As a result, Crossroads was able to maintain the desired educational program spaces, while also bringing the construction budget in line with fundraising expectations. This exciting project would never have been able to get off the ground without the important step of matching costs with resources."

The project also required a complex permitting process. Among the challenges facing the school was the need to remove a portion of its campus from a condominium association, and the need to modify a conservation easement affecting a portion of the campus. Pathways Consulting, the school's long term civil engineer, was a key consultant in helping the school navigate through the permitting thicket. "The zoning process in the Town of Lyme is challenging and rigid. Pathways helped to establish a planning overlay for the entire campus back in 2003 - 2005, when the Bancroft Building was constructed. When the Fanger Center was being permitted, it was helpful to have this overlay in place, and the Fanger Center was folded into a campus use permit that had been established many years before," commented Harrison. The project required a Variance, several Special Exceptions, as well as legal agreements with the Town and a local conservation organization. "Pathways' experience in Lyme and with the school's property proved essential in helping the school overcome formidable permitting challenges," noted Harrison.

CCI and Crossroads had been planning to launch construction in June 2020, until March when unexpectedly COVID-19 turned the world upside down. The project was suspended due to fund-



raising and permitting uncertainty in the midst of a new pandemic. Over the course of the spring and summer, things gradually got back on track, and by late July, Crossroads had received the permits required to begin construction. “The permitting process rebounded more quickly than the fundraising did,” commented Harrison. “As a result, we needed a scalable approach to construction, so that the school could incrementally increase the construction scope as fundraising improved. Once again, CCI proved to be a terrific partner.” Crossroads was able to begin the site work and utilities in late August, add the building shell in September, and then authorize the completion of the building in November. All along, CCI and Crossroads were able to maintain a project budget which changed very little from the March 2020 original cost estimate, despite significant construction industry pricing pressure.

As construction got underway, the project encountered challenges common to construction - underground ledge, unsuitable soils under the building footprint, and typical coordination issues between the project team. These challenges were managed by teamwork and problem solving across the project team, including CCI, Banwell and Pathways. “We ran into a significant underground ledge issue, despite having tested extensively for its presence” said Harrison. “With creative problem solving led by CCI, we were able to reduce a \$200,000+ cost problem down to a quarter of that amount, which was comfortably absorbed with our construction contingency. What could have been a showstopper at the start of construction was managed by shifting the entire building project slightly, and significantly reducing the amount of ledge to remove. Once again, Crossroads would not have been able to work through this challenge without great direction from CCI” remarked Harrison.

The Fanger Center is scheduled for completion in late June or early July 2021, in time for the beginning of the school year.



This schedule meets the school’s original expectation. “Despite all the challenges along the way - an initial design that was too expensive, COVID-19 and its impact on fundraising and permitting, pricing pressures in the construction industry, and challenges once construction finally got underway, the Fanger Center is still on schedule and on budget,” commented Harrison. “I think it’s remarkable to be where we are, given all of these hurdles. We would not have made it to this point without the strong project team of CCI, Banwell and Pathways working together with Crossroads.” The Fanger Center will essentially complete the Crossroads campus for the foreseeable future. “As it completes its 30th year, Crossroads Academy will finally be able to focus on its core educational mission, without the time and resources required to deal with campus planning and building construction,” said Harrison. “This milestone is a huge one for this little school and brings a happy conclusion to this chapter in the life of the school.” 

Project Update

Irwin Marine

By: Jon Healey

CCI is nearing completion on another phase of improvements for our long-time client Irwin Marine on Union Avenue in Laconia. These improvements were focused on the areas surrounding the Service Area and included repairs to the existing structure, insulation installation, metal siding and dock repairs. Additional upgrades to the mechanical and electrical systems were also included. CCI is thankful for the efforts of contractors Riess Construction, Livingston Builders, Watermark Marine, Nutter Enterprises, Quality Insulation, Fontaine Construction, Skyline Roofing, Lang Door and Hardware, Pemi Glass, East Coast Welding, Giguere Electric, Chadwick Mechanical and Perkins Painting. 



Safety Update

By: Jon Healey

At the close of 2020, throughout all the distractions, CCI was able to achieve one of the best safety records in the history of the company, due to the diligence of all their employees.

Every year it is the goal of CCI to have zero lost time injuries and no OSHA violations. On top of those goals, CCI has also instituted tracking of our jobsite safety inspections. This tracking provides us with a means to monitor potential issues as well as to recognize those employees who are going above and beyond to ensure a safe jobsite. We recognized three job superintendents, Jason Hand, Mark L'Heureux and Ron Downes, at our fourth quarter safety meeting for having the greatest number of perfect scores and highest safety compliance for the year.

Project Profile

New Hampton School Bicentennial Projects

By: Ben Downing

The client *always* comes first. This founding principle has guided how CCI does business since before I was born and has resulted in several long-lasting client relationships. One of our longest standing relationships, 27 years and counting, is with New Hampton School (NHS) who is celebrating their bicentennial in 2021. "To commemorate this milestone celebration the school has embarked on a \$30 million campaign focused on people and programs aiming to increase our endowment resources for the next 200 years of education at New Hampton School," comments Headmaster Joe Williams.

In addition to projects finished last summer, including the Gordon- Nash Library, the Wellness Center, and Gables faculty residence, NHS is looking forward to this coming spring when renovations on Lane Hall and the Academic Research Center (ARC) will begin.

The headquarters of the English Department at NHS, Lane Hall is one of the oldest buildings on campus, and one of the few academic buildings not yet renovated by CCI. The upcoming extensive renovations touch every inch of the near-14,000 square foot building and include everything from cleaning and re-pointing the iconic brick exterior to modernizing and expanding classroom spaces inside the building. On top of the renovations, an all-new egress stair, second floor porch exit, third floor shed roof, and bulkhead will be added onto Lane Hall in a style to match other existing buildings on Academic Row and across campus. The restoration of Lane Hall, designed by Marinace Architects of New Hampton, NH, are set to begin in the spring and last just short of a year, to have the building open for students and teachers by the start of the 2022-23 school year.

Also beginning in the spring at NHS is the renovation of the ARC, which previously served as the main library on campus until last summer's renovation, by CCI, of the Gordon-Nash Library. Now the ARC, a three-story building housing a lecture hall, several classrooms, the school's college counseling offices,

For 2021, CCI is hoping to maintain its continued safety awareness. Currently, we are in the process of scheduling training and certifications for boom and scissor lift use, lull operations, first aid and CPR. Weekly toolbox talks are being performed on all jobsites with topics that are relevant to the work being done. By continually discussing safe work practices, as well as discouraging poor ones, it is our hope that we will have another successful year at CCI. Thank you to all who have assisted making our jobsites safer every day. 



and the World Language Department, is going to be renovated to include a Creativity Hub for students of New Hampton's Entrepreneurial Studies program allowing them the space to create, invent, and learn. This project also marks a special milestone in the relationship between CCI and NHS, as the ARC was the first building that CCI built at New Hampton School and was completed in 1997. Designed by Jones Architecture of Salem MA, renovations to the ARC are set begin alongside the renovations of Lane Hall but will be finished up by the time school begins again in the fall of 2021.

All of us at CCI would like to congratulate New Hampton School on their bicentennial.

Cheers to another 200 years and see you in the spring! 



Lavallee Brensinger Architects

By: Sean Landry, Senior Associate

Founded in 1976, Lavallee Brensinger Architects proudly celebrates 45 years of exceptional service with three offices and 65 employees across New Hampshire, Massachusetts, and Maine. Beginning with humble roots in design, the firm has greatly expanded its capabilities and now offers seven distinct areas of expertise: Civic + Cultural, Municipal, Healthcare, Higher Education, K-12 Education, Science & Technology, Senior Living, and Workplace. They are a leading architectural, planning, and interior design firm serving clients throughout New England and an expanding client base into New York, Pennsylvania, Tennessee, and California.

Their focus is architecture that makes a positive impact on the lives of others. They are committed to exceptional client service through the continuous commitment to growth of knowledge and expertise. Their projects serve millions of people through healthcare, education, municipal facilities, and workplaces. They are committed to designing buildings with a continuously decreasing carbon and energy footprint including net-positive energy buildings which produce more energy than they consume. Their buildings are designed to solve problems through advanced technology that save lives through medical technology, advance society through science and technology, and teach our future generations.

CCI and Lavallee Brensinger Architects are working together on the new laboratory facility for Eastern Analytical, Inc. (EAI) in

Concord, New Hampshire. This new facility will accommodate both their continued growth and new technologies. Celebrating their 40th year in business, EAI is a full-service environmental testing lab and an employee-owned company that continues to show growth within an ever-changing industry. Designed specifically for their needs, the facility will grow with them and provide flexibility to allow them to adapt for greater operational efficiencies and savings. Most importantly, this building will advance the work of Eastern Analytical and their services to communities and residents throughout northern New England, protecting our land and water resources.

"CCI has been a great partner, helping navigate the challenges of a volatile construction market and the effects of COVID-19. The CCI/Lavallee Brensinger Architects team has been a true collaboration, since CCI came on-board during design, and continues to be into construction. We are excited to see the building going up and look forward to Eastern Analytical moving in. We also look forward to doing more work with CCI in the future." Chris Drobot, President – Lavallee Brensinger Architects

For more information on Lavallee Brensinger Architects please visit their website, www.lbpa.com. 

LAVALLEE | BRENSINGER ARCHITECTS

Client Profile

LaValley/Middleton Building Supply

By: Larry Huot, President

Lavalley/Middleton Building Supply (LMBS) is a family-owned regional chain of Lumberyards/Home Centers serving building contractors and homeowners since 1962. The company provides a vast selection of quality building products and reliable services from 12-locations including the Seacoast, Lakes Region, and Central NH, as well as Vermont.

LMBS is committed to offering quality products with vertical integration of several company-owned and operated manufacturing facilities to be most competitive in price and product/service selections. All the products necessary for residential construction and light commercial projects can be found at their full-service locations, with experienced and knowledgeable professional staff who understands products and construction.

Manufacturing operations of LMBS offers roof and floor trusses, pre-built wall panels, precision pre-cut floor systems, custom doors, custom planer services, and custom countertops—all on site at the Newport NH operation. "Off-site" building construction, using modular methods, houses are built in a huge 167,000 square foot facility in Claremont, NH, where construction design methods are committed to deliver

the most energy efficient homes. Also LMBS owns and operates a state-of-the-art, modern sawmill producing, exclusively, Eastern white pine finished lumber in square edge boards, patterns and a variety of textures. This lumber is sold at LMBS stores and by the tractor trailer load throughout New England, the Southeast and the Mid-Atlantic states.

LMBS is a third-generation family-owned and operated business. Business is about people and relationships; LMBS is very pleased and proud of the unique relationship with CCI that has been established over many years of working together with reliability and successful projects.

From CCI Project Manager, Jon Healey:

CCI has successfully completed multiple projects for Lavalley-Middleton Lumber Supply in Middleton, NH over the past six months ranging from a new 13,000 square foot material storage building to roof repairs on existing buildings. Working within an active lumber yard can be challenging due to the high volume of traffic but CCI managed to complete all the projects with minimal disruptions to the day-to-day activities. With additional work slated for early spring 2021, we are thankful to the entire team at Lavalley-Middleton Building Supply for partnering with us. 

How Time Flies – A Few CCI Look Backs

Everyone loves a little history, so here it goes (thanks to Ben Downing for the suggestion for this article):

- CCI is currently finishing up a \$1.8 million addition and renovation project at the Loon Center in Moultonborough. CCI was awarded the contract to construct the original center 28 years ago in May of 1993 with a value of \$320,000.
- New Hampton School is planning to renovate the main level of the Academic Research Center this summer. The new program will convert the library into maker space and initiate a program for entrepreneurial studies. CCI broke ground on the Academic Research Center 25 years ago in the fall of 1996. It was our first major project at New Hampton School.
- 26 years ago, CCI was awarded our largest contract in the short history of our company in January of 1995. A \$2 million dollar renovation for WMUR-TV Channel 9 to convert an old mill building in Manchester, NH into a modern television studio.
- Our first contract, awarded 29 years ago in March 1992, was with Alex Ray, to construct the Tilt'n Diner. Alex Ray remains a CCI client to this day and we have done numerous jobs together throughout New Hampshire including the \$30 million Hooksett Welcome Centers. Alex decided not to spend the money to put the building on piles despite poor soil conditions on site. Thus, the name "Tilt'n" since there was no guarantee the structure would not move over time (it hasn't by the way).
- Gilmanton Youth Organization 1996 photo – Who is that skinny guy coaching those kids? Hint – he is still working at CCI at the Colonial Theater Apartments. Both of his kids are now adults with families of their own. He and his lovely wife Jill are proud and successful grandparents. 



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PROJECTS CURRENTLY UNDERWAY

Project	Client	Superintendent	Completion Date
Crossroads Academy New School Building	Crossroads Academy	Dan Baggaley	Summer 2021
Mt. View Grand Resort Energy Upgrades & Renovations	Mt. View Grand Resort & Spa	Ron Downes	Spring 2021
Russell Elementary School Additions & Renovations	SAU #48 – Rumney School District	Ray Breton	Summer 2021
New Lab Facility	Eastern Analytical	Mark Marceau	Fall 2021
Colonial Block Apartments	EJM Properties	Bill Smith	Summer 2021
Chapel Renovations	Cardigan Mountain School	TBD	Summer 2021
Lane Hall Additions & Renovations	New Hampton School	Mark L'Heureux	Fall 2022
Academic Research Center Renovations	New Hampton School	Chris Parsell	Fall 2021
Hooksett Rest Area Diner Renovations	Granite State Hospitality	TBD	Summer 2021
Church Additions & Renovations	Grace Presbyterian Church	TBD	Fall 2021