

Project Profile

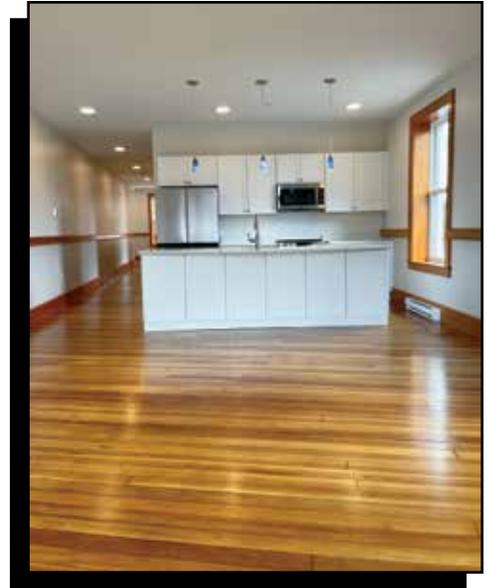
Colonial Block Apartments

By: Jon Healey

Partnering with long time CCI client and friend, Rusty McLearn, as well as architects Rob Turpin and Sonya Misiaszek of Misiaszek-Turpin, PLLC, CCI, as of this date, has nearly completed the renovation work to the upper two floors of the historic Colonial Theater Block in Laconia, NH. This work also entailed the addition of a three-stop elevator which provides access to the nine renovated living spaces on the second and third floors.

This project, led by CCI Superintendent Bill Smith, has had various challenges related to the historical preservation of the building, as well as the logistics of working in downtown Laconia.

Work began in late January of 2021 with the select demolition and structural upgrades to the existing building. Soon after this work was completed RHR



Construction began the framing of the new interior partitions. As the partitions were nearing completion, Chadwick Mechanical, Giguere Electric and Superior Fire began their rough ins for the new systems. Following the rough in process, Quality Insulation provided the much-needed insulation to get the building tight. As sheetrock, by RHR, neared completion it became the task of Perkins Painting and DNC Flooring to make the space really shine. Cabinetry and coun-

tertops by Lavalley-Middleton Building Supply bring function as well as a touch of class and modernness to the 107-year-old spaces.

CCI would like to thank all of those involved with the redevelopment of these spaces, Justin Slattery of The Belknap Economic Commission (BEDC) and EJM Holdings for their assistance with this project. 



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Stafford Oil

By: Bryant Lehr

Stafford Oil Company is a 4th generation, locally owned and operated family business that's provided warmth and home comfort to families in the Lakes Region of New Hampshire since 1928. Stafford provides central New Hampshire with propane and heating oil deliveries and heating and cooling contractor services. Their drivers and technicians arrive promptly and go the extra mile to take care of all their customers fuel delivery and heating and cooling needs, including new equipment installations and 24-hour emergency service.

Over the years CCI has had many repeat clients. It may have taken nineteen years, but we are proud to add Stafford Oil and Propane to that list. Our first project with Stafford Oil and Propane was back in 2002 when CCI completed a garage addition and fuel truck storage building at their facility in Laconia. Fast forward nineteen years and CCI will be back at the original location to build a wash bay and storage area addition, two addi-

tional vehicle storage facilities, and a third large-vehicle storage facility at a satellite property located less than a mile away.

Many things have changed over the intervening years: construction codes, material, equipment, costs and personnel; however, it appears the culture of neither company has – the client comes first. 



From the President's Desk

The Wisdom in Saying No

By: Jeff Downing

There is an old saying in the construction industry that some of the best projects are the ones you don't do. Especially in the current market, with our services very much in demand, it is easy to over commit.

CCI is very fortunate to have a highly skilled, reliable, dedicated work force that is extremely loyal and committed. Unfortunately, we are a small company with limited resources (there are only about 30 full time professionals at CCI) and we need to be careful not to overcommit.

This is a delicate balancing act, as we match superintendents, project managers and field staff with projects. In the current market, we are also dealing with labor shortages, subcontractors who have overcommitted, supply chain issues, price escalation and lead times that have tripled on key materials and equipment. We are also experiencing quality control challenges, with subcontractors to subcontractors, who are piece workers and don't share our long-term commitment to a quality end product.

In short, our jobs have become more challenging, as we manage a new set of problems daily in order to keep our projects moving ahead on schedule and on budget.

How do we do it, most of our clients ask? First and most importantly, we don't take too much work. In this market, each project needs to be evaluated carefully to assure success.

When we are at capacity, we have to say "sorry, we can't do your job due to our current backlog."

Second, we have to communicate and aggressively manage the work we have under construction. CCI has weekly labor/project management meetings, so we can constantly monitor our available resources versus our workload, putting a priority on deadlines that have to be met. I personally visit all our job sites, talk to our superintendents, see our clients, and help solve problems. Nothing beats boots on the ground in this environment.

Lastly, our subcontractor and vendor relationships, built over nearly 30 years of business, are critical. We have a good group of "go to" subcontractors and vendors who we know will come through for CCI and our clients.

We also place a big value on existing relationships, so much of our current work is with repeat clients who have stood with us through good and bad economic conditions. We love establishing new clients, but given the market and the available resources, our current backlog is dominated by folks we have done business with for years.

It is not all bad news. We had our best group of interns this summer and we have some bright young people who will be joining CCI in the future. So be patient, be careful and use your critical thinking skills. It is just another economic situation to master with a pandemic thrown in for good measure (yes, we are still dealing with COVID).

Nothing to it. All in day's work here at CCI! 



Project Profile

New Hampton School – Academic Research Center (ARC) Renovations

By: Jeff Downing

Around 25 years ago, the first major project CCI was awarded at New Hampton School (NHS) was a \$2.1 million contract to construct the Academic Research Center (ARC), which served as the school's new library. The 18,000 square foot building served the school well over many years, but in 2020, New Hampton School acquired the Gordon Nash Library on Main Street and moved its book collection there last summer after renovations were completed by CCI.

New Hampton School had a new vision for the main level of the ARC, and the building was renovated this summer into the Innovation Center. Designed by Jones Architects of Salem, MA, the Innovation Center is an 8,000 square foot space that will host a new program for entrepreneurial studies at NHS. The renovated area features state of the art classrooms, maker space, seminar rooms, conference rooms, faculty offices and 3D printing space.

The \$600,000 project was done as a team effort with New Hampton School facilities staff, similar to the approach used last summer at the Gordon Nash Library Renovation. Along with the Innovation Center, New Hampton School and CCI collaborated on a new \$500,000 mechanical system for the building, fed underground from the existing boiler plant at Pilalas Math and Science Building. A new DDC control system was provided, along with new data and fire alarm systems, and finally all lighting was upgraded to LED.

Chris Parsell was CCI's superintendent and Mark Bolstridge served as project manager. On the New Hampton School side, Peter Lamb and Lyn Tripp had a long summer, but came through to meet every deadline. The ARC is now renovated and ready for the next 25 years. Bring on the faculty and students!



Project Update

New Hampton School – Lane Hall Restoration

By: Jeff Downing

CCI and Marinace Architects of New Hampton, NH are teaming up with New Hampton School again on a \$5 million dollar restoration of Lane Hall. The 120-year-old building will be completely gutted and renovated. A new glass and steel egress stair will be added, and the masonry building will be restored into a modern classroom facility.

Home to the New Hampton School English Department, the 14,000 square foot building will feature a new 3-stop elevator, classroom space and faculty offices. State-of-the-art mechanical, electrical, data and fire alarm systems will be installed, and the building will feature a high-performance envelope with new windows. The existing brick and pre-cast shell will be completely cleaned and repointed.

The project broke ground in May and is scheduled for completion in the spring of 2022 as a key feature of the school's bicentennial. Look for more construction updates in upcoming issues as we restore Lane Hall for future generations of learning.



Russell Elementary School Completed

By: Jon Healey

In late March of 2020 as much of the country was shutting down due to COVID-19, CCI mobilized and broke ground on the work associated with the Russell Elementary School Additions and Renovations. This project had been on the radar for the Town of Rumney and the Russell School community for the better part of five years, with hopes that one day the work would get underway. With the design guidance of Stewart Associates Architects, TF Moran, Inc. and CPB and Associates this day finally arrived.

With all construction projects there are obstacles and hurdles to get past. COVID-19 had the potential to become a major problem. Material vendors and subcontractors were all feeling the effects of uncertainty in the supply chain as well as potential staffing problems. Keeping all the workers safe from illness became a major priority. With the school shutting its doors to students and staff due to illness concerns, it allowed more access to the entire existing facility and turned a negative situation into a positive one.

Instead of worrying about the “what-ifs” CCI, the Russell School and SAU #48 staff took on the challenge of adjusting the scope of work initially planned for and made accommodations for subcontractors to get done more than was thought possible in our first phase of the project. By pre-buying materials needed early in the project, it allowed CCI and its strong team of contractors to keep moving forward. We are thankful for all our contractors and their flexibility.

Phase I of the construction project consisted of code and structural upgrades to the existing 20,232 square foot facility, which was comprised of multiple, connected structures built as the school grew over the past 40 plus years. Also, with the addition of two new east and west wings totaling 14,306 square feet the school gained classroom space completely on one level that has been so desperately desired. Once completed in December 2020,

the new spaces replaced the classrooms and offices previously housed in the 1957 wing.

Phase II of the project, began in January 2021 with renovations to three existing classroom spaces including new mechanical, sprinkler, electrical work as well as new finishes throughout. While smaller in scope, this phase of construction occurred within the center of the school while it was under full operation. CCI and their contractors were diligent in keeping the noise and disruptions to a minimum.

Phase III, which started in June 2021, involved the demolition and removal of the two-story 1957 wing and construction of a new main entry and office spaces. CCI was all too aware that this phase of the project would be the most difficult due to the compressed schedule and the sheer amount of work to be done in such a tight space. Demolition of the 1957 wing began in early June and almost immediately asbestos was discovered in the roof system. This discovery delayed the demolition by two weeks. Once the demolition was completed, the rainy season began. With the school’s roof and exterior open to the weather, CCI and their contractors fought off the ten inches of rain that fell over the month of July. Site work and concrete stalled as we awaited better weather. There were many sleepless nights and often people were heard asking, “Will the school really be open on August 30th?” That answer as it turns out was, “Yes!” All CCI’s subcontractors and CCI employees, under the direction of veteran CCI superintendent Ray Breton, performed flawlessly. Many thanks to all those who stepped up to the challenge. Additional gratitude is also extended to Stewart Associates Architects, CPB & Associates and TF Moran for their quick responses to hidden challenges.

Additionally, we would like to thank the SAU #48 leadership, the Russell Elementary School Board and staff, and to the residents of Rumney for putting their trust in CCI. 



Subcontractor Spotlight

Marchand Painting

By: Michael Marchand, Marchand Painting

Marchand Painting Inc. was formed in 1987 by Michael Marchand, and currently employs approximately 25 field painters.

Based out of Bedford, NH we have completed over 40 million dollars of commercial, industrial, government and high-end residential painting projects throughout New England.

Customer service and relations are integral to how we operate. Our clients know that when we are on their project we will perform first quality work, following all contract requirements and meet even the most demanding schedule. We have been performing painting, wallcovering, and epoxy floor projects with many of the same clients for over 30 years.

Many of our current employees and project foreman have been with the company between 10 and 30 years. All our employees have received their OSHA 10 cards, aerial lift, and respirator certifications. Myles Marchand joined the company after college graduation and is our lead estimator and project manager. We look forward to working together to grow the business and continuing to provide unsurpassed customer service and first-quality projects.

Marchand Painting is a new subcontractor to CCI this year. They performed extremely well with their first project at Eastern Analytical, Inc. There were changes suggested in the field that were dealt with swiftly, leaving both CCI and the client satisfied with the completed project. We at CCI look forward to completing future projects with Marchand Painting Inc. and their first-class operation.



Marchand Painting Inc.



Summer Interns

By: Ben Downing

Over this past summer, CCI was fortunate to have extra help from a group of five new and returning summer interns. Made up of local students in both high school and college, CCI's summer interns served as laborers and carpenters on several large construction projects and contributed a great deal to CCI's labor force this summer. Over these months, the interns learned a variety of carpentry skills, from basic wall layout to installing and trimming out windows, and even hip and valley roof framing. Their hard work has not gone unnoticed and is much appreciated by CCI. We would like to thank our 2021 summer interns and look forward to seeing them back on a jobsite soon.



Evan Cote

Headed into his senior year at Plymouth Regional High School, Evan is a hardworking 17-year-old from Plymouth, NH who plans to go to college for Electrical Engineering. Evan's favorite project was working at Russell Elementary School in Rumney, NH, where he spent much of his summer. He says that his new experiences at CCI have helped him

grow as a person, and that he will recall lessons he learned this summer throughout his life. In addition, Evan says that his work this summer has changed how he will see problems that lay ahead of him, and how he will decide to solve them. When he is not working or at school, Evan enjoys hunting and spending time with his family.



JW Cantwell

JW is a 20-year-old from New Hampton, NH, and is starting his junior year at Southern New Hampshire University where he studies Construction Management. JW had an extended fourth summer at CCI thanks to COVID-19 and began working in March at Crossroads Academy in Lyme, NH. As well as helping with the brunt of

the work, JW was involved in the final stages of our work at Crossroads Academy, which was a new experience for him. JW says that he enjoyed learning how to do finish work and learning about the punch-list process. After Crossroads Academy wrapped up, JW joined the crew at Lane Hall in New Hampton and spent the rest of the summer there, where he helped complete structural upgrades and installed windows. Outside of work, JW likes to spend time with his friends, watching sports, or being on the water.



Ben Downing

Ben is a 20-year-old from Plymouth, NH who is going into his junior year at the University of Vermont. At UVM, Ben studies Business and plans to go into Construction Management. During his third summer with CCI, Ben spent most of his working days at New Hampton School renovating Lane Hall and the ARC. His favorite project was Lane Hall, where he

helped to build a new dormer, and learned about roof layout and framing in addition to other tasks. He is excited to go back to school, but looks forward to returning to work over his winter break. In his free time, Ben likes to spend time on the lake, skiing and playing guitar.



Tuan Nguyen

Tuan, a 19-year-old from Alexandria, NH is going into his sophomore year at Norwich University in Vermont. At Norwich, Tuan studies Construction Management and is a member of the ROTC program, on track to become an Officer in the Marine Corps. Although it is not where he spent most of his time, his favorite project this summer was Cardigan Mountain School. Tuan

enjoyed learning carpentry over the summer and getting to know all the characters here at CCI. He would like to thank CCI for the opportunity to learn the carpentry trade. When he has free time, Tuan enjoys fishing, hiking and fitness.



Lucas Tomas

Beginning his junior year in the fall, Lucas is a 20-year-old from Concord, NH, who studies Economics and Mathematics at Middlebury College in Vermont. Lucas' favorite project was Russell Elementary School in Rumney, NH, where he was tasked with cutting down old copper water-lines that were still full. After a couple changes of clothes and a job well

done, Lucas joined the crew at New Hampton, where he spent the rest of his summer. Lucas says he joined CCI for the summer seeking a hands-on experience in the construction industry, and left with an eagerness to learn more about the industry he plans to work in. In his free time, Lucas likes to go biking, skiing, or running, and is also an avid woodworker.

Subcontractor Spotlight

Maple Ridge Builders

By: Ben Downing

Maple Ridge Builders out of Alexandria, NH, have been doing work in the Lakes Region for four years, specializing in high-end finish and millwork. After leaving CCI employment in 2017, Zach Mattice started Maple Ridge Builders and has been managing the growth of his business ever since. Using skills he learned at CCI, Zach takes jobs of various sizes and is a professional carpenter from frame to finish. Maple Ridge is also available as a labor subcontractor for commercial construction companies and has worked on several CCI jobs since 2017. When he is not working, Zach enjoys hanging with his dogs and working on trucks and is an avid snowboarder in the winter months. Maple Ridge is excited to be featured in the Subcontractor Spotlight and looks forward to working with CCI in the future.

For more information on Maple Ridge Builders, call Zach at (603) 707-0186 or find them on Facebook. 

Safety Update

By: Jon Healey

It's easy to sit in an office chair and preach about working safely; doing it in the field on an active jobsite on the other hand, can be challenging to say the least. With construction comes inherent risks to one's health and well-being, coupled with the ever-changing job site conditions and one will quickly realize that safety needs to be a constant component in the day-to-day operations of all involved. The list of factors that workers on a jobsite need to be aware of to work safely is undeniably long and ever changing but cannot be ignored. Often accidents occur when performing routine tasks that one wouldn't think have the potential to have life-long impacts on the worker or their families, which is why it's always a good idea to slow down and think things through. We want everyone to go home at the end of their workday... healthy. 

One Fish, Two Fish...



What is Hot?

CCI is back at **Taylor Community** working on several upcoming projects. Ron Downes is currently working on a structural repair/renovation of an existing entrance canopy at the congregate care facility on the Laconia Campus. Wolfeboro will be a busy place this fall with groundbreaking on the new 6,800 square foot Amenities Building at Back Bay Retirement Community and pub/library renovations at Sugar Hill. These projects are designed by Stewart Associates Architects of Laconia. CCI is also currently collaborating with Taylor and JSA Architects on a 60,000 square foot residential care facility scheduled to break ground in the spring of 2022 at Back Bay.

CCI has been contracted by **Tom & Sarah O'Grady** to construct their home in Franconia. Designed by SDA Architects, the 6,100 square foot residence will be a timber frame structure and is scheduled for completion in the summer of 2022. Damien Patten is the superintendent and Mark Bolstridge will serve as project manager. 

Mountain View Grand – The Final Phase?

By: Jeff Downing

What began five years ago with a contract to install an elevator and an egress stair tower addition finished with Phase VIII in June as CCI completed a loop around the exterior of the 140-room grand hotel in Whitefield, New Hampshire.

The Phase VIII contract included the heat pump installation in the last ten units, along with the energy upgrade of the building shell, including window replacement. Along with the final envelope renovation, CCI also constructed the new North entry addition, demolished, and removed the old Chauffer Building, renovated the sales office, finished the cap insulation in the Northeast wing, and reroofed much of the existing hotel.

What is next at the Mountain View Grand after almost five years of continuous renovations and upgrades? Only time will tell, but for now, the staff is enjoying the peace and tranquility of not dealing with construction.

Congratulations to Chris Diego, former General Manager, and his wife Krista, who both retired at the end of June with the completion of construction to a farm on the shores of Lake Champlain in Vermont. CCI wishes you both the best and we sincerely hope you are enjoying some peace and tranquility yourselves. 

Summer Party 2021

By: Wendy Couto-Herne

CCI celebrated the 2021 annual summer party on one of the few days in July that was not a complete wash-out. Saturday July 17th was a fantastic gathering day at Ellacoya State Park. CCI families came together to enjoy a catered lunch by Twelve31 Events and an open-mic talent show. Ben Downing on guitar/vocals and Dan Laughy on harmonica won the event with their rendition of "Country Roads." 

CCI Director's Trust Scholarship Awards

In July, the outside directors of CCI announced the awards for their annual scholarships. Scholarships are awarded to eligible family members of CCI employees based on the application submitted, academic performance, and expected financial requirements.

After reviewing applications received, the director's awarded scholarships to Nick and Taylor Healey, son and daughter of CCI Project Manager, Jon Healey. This is Nick's third CCI Director's scholarship award and Taylor's second. Both Nick and Taylor have returned to Plymouth State University this fall.

Congratulations to both recipients and good luck in furthering your education! 

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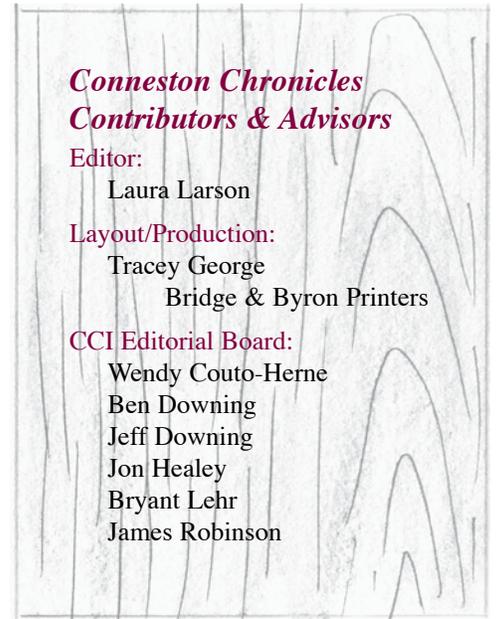
Ben Downing

Jeff Downing

Jon Healey

Bryant Lehr

James Robinson



CCI Nuptials

James Robinson and Jessica Carpenter vowed to spend the rest of their lives together on July 31, 2021. They tied the knot with salty kisses on the beach at Lighthouse Point in New Haven, Connecticut. It took over a decade, but they are Mr. and Mrs. Robinson now. After the wedding they had a relaxing honeymoon in Jamaica. They look forward to many more adventures together.

*Questions? Comments?
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PROJECTS CURRENTLY UNDERWAY

Project	Client	Superintendent	Completion Date
Lane Hall Additions & Renovations	New Hampton School	Mark L'Heureux	Fall 2022
Bathhouse Renovations	Mt. View Yacht Club	TBD	Winter 2021
New Wash Bay and Garages	Stafford Oil	Bill Smith	Spring 2022
New Amenities Building and Pool House	Taylor Community	Ron Downes	Spring 2022
Lumber Yard Renovations	Middleton Building Supply	Jake Neal	Fall 2021
New Residence	Tom & Sarah O'Grady	Damien Patten	Summer 2022
Farmhouse Connector and Innovation Center	Prescott Farm Environmental Education Center	Mark Marceau	Summer 2022
New Bank Branch – Rochester	Meredith Village Savings Bank	Dan Baggaley	Summer 2022
New Residential Care Facility	Taylor Community	TBD	Spring 2024
Renovations and Upgrades	Pine Hill Farm, LLC	Jason Hand	Winter 2021
Sugar Hill Campus Upgrades	Taylor Community	Bob Corliss	Fall 2021
Hooksett Rest Area Diner Renovations	Granite State Hospitality	TBD	Summer 2022