

Project Profile

Pop Whalen Ice Arena Additions & Renovations

By: Mark Bolstridge

It has been an extremely exciting and busy summer so far at the Pop Whalen Ice Arena in Wolfeboro, New Hampshire.

The existing pre-engineered metal building has been removed with great care to keep the existing rink-slab intact. The new metal building went up over the course of the summer months. Masons are currently installing the new CMU walls that will separate the rink playing surface from the new locker rooms and renovated lobby area. Electrical and mechanical work is moving along nicely as well. Site work is well underway which includes a larger, more user-friendly parking area. Both sprinkler work and wall framing are going full steam ahead. Wolfeboro Municipal Electric Department has upgraded the power structures to the site in conjunction with the new service to the Pop Whalen Arena and other outbuildings.

With "Ice In" scheduled for January 2023, the remainder of 2022 will be even busier.

Refrigeration work began in late September including a new dehumidifier for the rink. This in addition to the finishes such as painting, new bleachers, new and updated public restrooms, and



skate tile, will keep CCI's project superintendent Jason Hand remarkably busy. With the fast-paced nature of this schedule, the need for attention to detail and coordination will be paramount.

Overall, we have been quite fortunate with this project. With all the industry setbacks regarding equipment and material availability, delays and some items not being made anymore, has not really affected this project. When something does come up as being "unavailable" there have been other viable options selected which continue to move the project forward.

I would like to give a big shout out to all the tradesmen working with CCI on this project as well as Victor Drouin (Friends of Pop Whalen), Jim Pineo (Wolfeboro Town Manager), Beau Betz and Jake Ivester (Wolfeboro Parks and Recreation) for their substantial contributions.

Stay tuned for more to follow regarding the opening of the newly renovated Pop Whalen Ice Arena! 



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CCI finished renovations of New Hampton School's Lane Hall in early summer 2022. This academic building was ready in plenty of time for the return of faculty and students this fall.



From the President's Desk

The Secret to Success

By: Jeff Downing

I don't know if there is a secret to success, but there is a good formula. Back in May, I attended the graduation ceremony at Holderness School to watch a family friend receive his diploma. The commencement speaker was Chris Davenport, a Holderness

School trustee, and alum. He is also a world class extreme skier who was the first person to summit Mount Everest and ski down among many other achievements.

His speech to the graduating seniors was short, to the point and spot on based on my experience here at CCI. The key elements to success can be summarized as follows:

Passion - Do what you are passionate about. If your job is related to your passion, work although challenging, can also be meaningful and fun. In short, pursue a career in something you love to do.

Vision - Set long and short-term goals for yourself. Where do you want to be in five years or in ten years? What do you have to accomplish to achieve these milestones? Get organized, develop a plan and a strategy. Revisit it at set times based on progress and experience.

Perseverance - The loftier the goal, the better chance for failure. Use failure as a learning experience. Setbacks are normal. Have the ability to bounce back, learn from a mistake and continue forward. Success takes gumption! Success isn't easy!

Team - Nobody can achieve success on their own. Surround yourself with diverse people who share your goals and work ethic. Teams succeed where individuals fail. Share the tasks,

the responsibilities, and the rewards.

CCI has been successful in the construction business for thirty years following this simple guideline. I have always had a passion for the industry, and this is a common trait everyone who works at CCI shares.

From day one, CCI has had a written five-year business plan that outlines all our goals and the strategies used to achieve them. This plan has been updated numerous times, but our basic philosophy has remained the same.

In my tenure as president, I've experienced two recessions, a global pandemic, and now a supply chain crisis combined with historical inflation and a labor shortage. A friend of mine, Dan Church, said "you need to be an optimist to get out of bed every day as a contractor" and I am. There are no problems, just solutions. You can knock us down, but we are going to get up and come right back at you. There is no quit in the people here at CCI (but the truth be told, the supply chain issues are a constant irritant).

On team, I consider myself a lucky man, because we have the very best group of diverse, loyal people you could hope for. Construction workers, craftsmen, project managers, finance professionals, superintendents, subcontractors, and vendors. Relationships count and this company and this industry is worth fighting for.

If we all work together, we can right the floundering economic ship, fix the current problems in the industry and prepare the next generation of CCI management for another thirty years of success.

Dan Church is right, I am an optimist, so follow me. There is still plenty of work to be done and success isn't achieved sitting on your hands. 

Employee Profile

Katherine Luehrs

By: JW Cantwell



This summer CCI welcomed Katherine Luehrs to her first of a two-summer internship. Katherine was born in north-east Ohio and now lives in Campton, NH. She is a recent graduate of Plymouth Regional High School and a state champion track and field athlete. Currently a freshman at Iowa State University,

Katherine is studying architecture and pursuing her lifelong interest in art and building design. After her first glimpse of the construction industry, Katherine enjoyed wall framing and finish work the most. In her free time, she enjoys swimming, running, and spending time with friends. While she was intimidated to join a male-dominated industry at first, Katherine believes that this experience will make her more successful in her career and she has enjoyed getting to know the CCI crew. CCI is excited to have Katherine back next summer to continue her internship. 

Employee Profile

Lindsay Hawkins

By: Ben Downing



As anyone who has stopped by will know, there is a new face in the front office here at CCI. Lindsay Hawkins, a recent graduate of Merrimack College, started work for CCI at the beginning of the summer as an accounting clerk. Lindsay grew up in Plaistow, NH, but has recently moved to Pembroke. She began her college career at Suffolk University, where she studied accounting for three years before transferring to Merrimack College after the COVID pandemic began. She graduated from

Merrimack this past spring with a bachelor's degree in Business Administration with a concentration in accounting. Lindsay has enjoyed her work at CCI thus far and appreciates the casual and light-hearted nature of the office. Lindsay says that she had little apprehension about working in a male-dominated industry and found that the negative things that others tend to associate with the construction industry do not exist at CCI. In the warmer months she enjoys spending time at the beach or on the lake and can often be found skiing at Cannon Mountain with family and friends in the winter. CCI is happy to welcome Lindsay to the team, and we look forward to her future success in the office. 

CCI completed construction of a new Amenities Building in August 2022 for the Taylor Community at Back Bay in Wolfeboro, NH. The new building provides an indoor pool, fitness area and a community activity space for the residents of Taylor Community.



Project Profile

Grace Presbyterian Church

By: Bill Fraser, Giguere Electric, Inc.

In November of 2017, a building committee was convened and met for the first time regarding the Grace Presbyterian Church expansion needs. Their task was to find solutions to several very specific space needs; expand and improve parking, improve accessibility, increase the sanctuary capacity, provide adequate classroom and office space, increase the size of the fellowship hall, improve the kitchen, and upgrade the heating plant.

With those goals in mind the church hired Stewart Associates and SJS Associates for architectural design and civil engineering, respectively. After about a year, drawings and specifications meeting all the initial goals were developed. The building committee was strongly encouraged to engage the services of a construction manager rather than going the direction of a low bid general contractor.



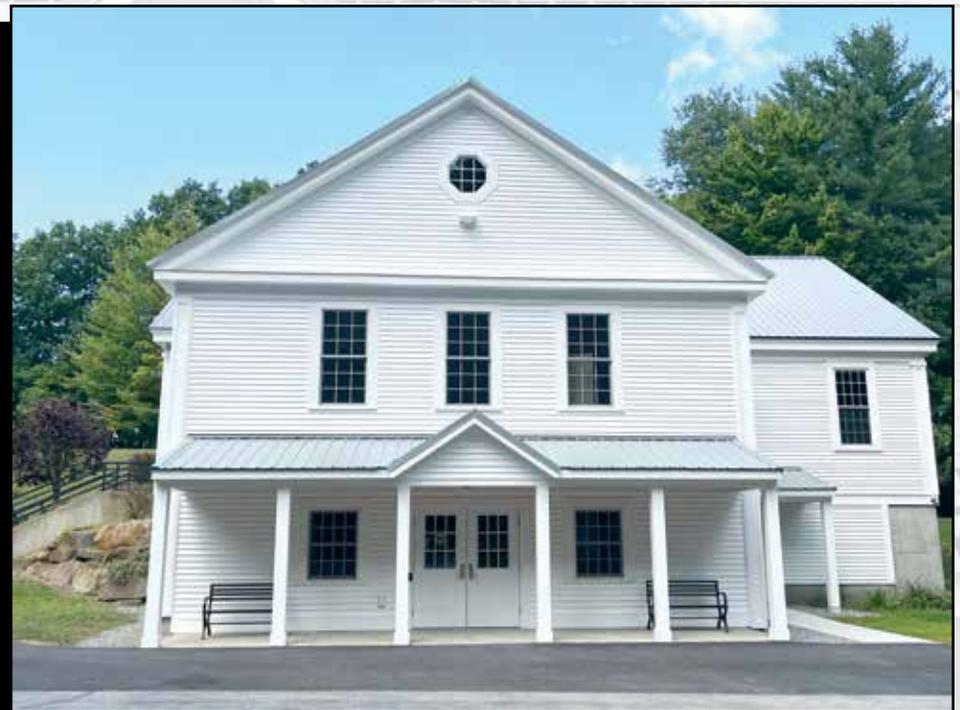
accessibility requirements, as well as, a new class/conference room, a new office, grade level entry area, upper level lobby and gathering space. Renovations included expanding the Narthex and greatly improving traffic flow in and out of the sanctuary, much improved access to the fellowship hall, creating a proper electrical and mechanical room, and a complete overhaul of the heating system. Phase I accomplished almost 75% of the original goals.

The project broke ground in April 2022, and was substantially complete in August, right on schedule despite numerous delays caused by lead time issues beyond anyone's control.

Many thanks to Mark Bolstridge, CCI project manager for all his work over nearly four years, Jake Neal, CCI project superintendent for his supervision in the field, Stewart Associates for their design work, and all the subcontractors involved. Well done by all. Looking forward to Phase II. 



CCI was brought on board and developed a budget based on the plans and specifications which came in roughly 35% higher than anticipated, and 35% more than the church was willing to spend. The building committee was not deterred and went to work trying to develop a phased plan of accomplishing its goals. This was derailed by a denominational change, followed almost immediately by the COVID quagmire. Nonetheless, with persistence by the committee and budgeting assistance from CCI, in December of 2021 an actionable, logical, and affordable Phase I construction program was finalized. The funding was then approved by the congregation. Phase I work involved modifications to the parking lot to provide utility tie-ins, replace a catch basin and improve drainage. Phase I building construction features a new addition with covered entries, a lift and restroom to facilitate



Project Profile

Prescott Farm

By: Bryant Lehr

Prescott Farm Innovation Center and Connector buildings have been under construction for four months as of this writing. There are essentially three distinct parts to this project: the Innovation Center, the Farmhouse Connector, and the driveway including a large parking lot for the Education Center. The work on all three phases of the project has been moving on while Prescott Farms' camps and field trips have been running at full occupancy. CCI superintendent Mark Marceau, the project subcontractors and camp staff have done a superb job of coordination and logistics regarding the movement of the kids throughout the site in a safe and orderly fashion.

In the last four months the 4,100 square foot Innovation Center has gone vertical with the structural formwork, structural steel, slab on grade and elevated slabs poured. Framing has been completed and mechanical, plumbing, and electrical rough-in is ongoing. Unfortunately, windows have been delayed due to, you guessed it, supply chain issues; however, CCI has determined that we will continue moving forward with siding and trim and install the windows upon receipt.



The 2,350 square foot Farmhouse Connector building has also steadily moved from idea to fruition. This building is shoehorned between the existing barn and Farmhouse. This project required the delicate job of dismantling and demolishing the existing connector building, temporarily shoring up both the Farmhouse and the barn to allow for the removal of the existing rubble foundation and the addition of concrete foundation below both buildings. Concrete formwork and slab work has been completed along with the fire-rated masonry walls adjacent to the existing buildings. Structural steel has been erected and framing completed.



A transformation of a field into a fifty-car parking lot and upgrades to the gravel driveway have taken place alongside work at the buildings. Work was temporarily slowed down when utility conduits were discovered to be only buried eighteen inches to twenty-four inches below existing ground due to shallow ledge. These same conduits would be eight inches above asphalt due to the proposed new grades. CCI worked with M.E. Latulippe and the civil engineer to change the parking lot layout and grade to avoid these conflicts. With the design modifications set, select material has been placed and it is set for asphalt.

CCI began preconstruction work and budgeting on this exciting project at the tail end of 2019. Suffice it to say, it has been even more exciting to see it being built. CCI would like to thank the Prescott Farm staff and our subcontractors for their work on this project. 

Breaking Ground

Taylor Residential Care Facility at Back Bay Wolfeboro, NH



"We have worked with Jeff and his team at CCI on several projects—ranging from smaller window replacement and siding jobs to major ones like our Recreation and Aquatics Center and the new 66,000 square foot health care facility in Wolfeboro. They are a personable group of highly knowledgeable, skilled professionals who are solutions oriented and very sensitive to budgeting requirements. Jeff and CCI get the highest grades from me, and I would not hesitate to hire them for any construction project. They are a first class operation all around." – Michael Flaherty, President & CEO, Taylor Community

Client Profile

New Hampshire Boat Museum

By: Martha Cummings, Executive Director - New Hampshire Boat Museum

The New Hampshire Boat Museum (NHBM) is excited to announce its expansion to a new location at 130 Whittier Highway in Moultonborough, NH.

According to NHBM Executive Director Martha Cummings, the new location features an existing facility that offers significant benefits, including significantly more space for exhibitions and educational programming, greater visibility, and climate-controlled storage space for its collection.

“This is not a departure from Wolfeboro, but an expansion,” she said. “We’re thrilled to be able to bring new programs and activities to a broader Lakes Region audience. Most exciting is that we will be able to open our new facility years ahead of the original capital campaign plan.”

The original plans for the capital campaign had been to design and construct a new facility at a previously purchased property on Bay Street in Wolfeboro. Part of a successful capital campaign led by NHBM’s Board of Trustees, the proposed new facility, however, presented challenges. These challenges included rising costs, supply issues, increasing labor costs, and an urgent need for a larger space to care for NHBM’s permanent collection, which includes a fleet of historic, wooden boats.

“The Board took a fresh look at ways to meet NHBM’s mission and ensure continued financial stability and concluded that purchasing and relocating to an existing facility offered immediate solutions and new opportunities,” explained Cummings. “We’re looking forward to joining the Moultonborough community in addition to Wolfeboro.”

The expansion will not, however, change NHBM’s commitment to retain a strong presence in Wolfeboro in the long term, as it will continue to offer many Wolfeboro-based activities and programs from its current Center Street location. These activities



include Youth and Family Boatbuilding, Community Sailing, Back Bay Skippers model yachting, Millie B rides on the lake, the annual New England Vintage Boat & Car Auction, and biennial Vintage Race Boat Regatta.

“NHBM is grounded in Wolfeboro and the surrounding communities with a strong local volunteer base and membership that we will continue to serve and support,” said Cummings. “We are grateful for the overwhelming support we have received from our capital campaign donors, members, and the community.”

Regarding the 2022 season, Cummings said visitors can expect “an action-packed year” at the museum’s existing facility at 399 Center Street in Wolfeboro and other off-site locations around Lake Winnepesaukee.

“We look forward to welcoming both new and returning visitors while also sharing our expanded vision of two campuses for the future,” she added.

Founded in 1992 by antique and classic boating enthusiasts, NHBM is committed to inspire people of all ages with an understanding of, and appreciation for, the boating heritage of New Hampshire’s fresh waterways.

To learn more about NHBM and its programs, visit nhbm.org. 

**NEW HAMPSHIRE
BOAT MUSEUM**

Project Profile

New Hampshire Boat Museum

By: Jeff Downing

CCI has been selected by the New Hampshire Boat Museum to renovate their new 24,000 square foot facility in Moultonborough, New Hampshire. The scope of the project will include a new mezzanine, elevator, sprinkler, and fire alarm systems, along with interior and exterior renovations to turn the former office and warehouse space into a state-of-the-



art museum.

The New Hampshire Boat Museum has engaged the architectural firm of Stewart Associates Architects of Laconia, New Hampshire to design the facility. Select demolition began in October and the museum is scheduled to open in the summer of 2023 to the public.

CCI President Jeff Downing remarked, “The New Hampshire Boat Museum is a legacy project, and a job that CCI is extremely proud to be associated with.” The facility has been many years in planning and will be a huge asset to the greater Lakes Region community and visitors to our state once complete.

Anthony Bo of Yellow Dog Construction will serve as the clerk of the works for the project and Bryant Lehr is project manager for CCI. Dan Baggaley is CCI superintendent. Subcontractor selection is underway at the writing of this article. Look for more updates in upcoming issues. 

Subcontractor Spotlight

Johnson & Jordan Mechanical Contractors

By: Johnson & Jordan Mechanical

Led by Chris Jordan, Johnson & Jordan, Inc. has gained a reputation as one of the leading mechanical contractors, in Maine and New Hampshire, specializing in commercial, healthcare, institutional, and educational projects. At the heart of Johnson & Jordan, Inc. are the three hundred employees who remain loyal, committed, concerned with each other and the projects with which they are associated. Our reputation is built on understanding our customers, solving their facility needs, and exceeding their expectations. 2016 marked Johnson & Jordan, Inc.'s 25th anniversary and with that converting to a 100% employee owned company or ESOP.

Johnson & Jordan, Inc. is a full service mechanical contractor with in-house engineering services. Our accredited and VA approved employee training and education program ensures a highly skilled workforce and quality installation. We provide uncompromised service, design, installation, and support throughout the lifetime of the facility. Our commitment to solid, long lasting, and mutually beneficial relationships is evident in our continued growth and success. Johnson & Jordan,

Inc. strives to develop relationships that are based on respect, trust, & honesty.

Our primary market is healthcare and private institutional including new construction and renovation. Our ability to manage and staff projects in the eight to fifteen million dollar range has given us the privilege to partner on some of the largest projects built in Maine and New Hampshire over the past 15 years.

In addition to the primary office in Scarborough, Maine, J&J also has satellite offices located in Bangor, Portland and Epsom, NH.

Johnson & Jordan, Inc. is currently working with CCI to complete the substantial mechanical and plumbing work at the Taylor Residential Care Facility at Back Bay in Wolfeboro, New Hampshire. 



Professional's Corner

JSA, Inc. Architecture

By: Debbie Kane, Marketing Manager – JSA Design

With a mission of “design for everyone,” JSA Design is a firm of architects, planners and designers experienced in community-engaged design. Based in Portsmouth, New Hampshire, the firm has forty years of experience designing award-winning spaces for people with diverse living and learning requirements. The firm’s studios include senior living, healthcare, education, housing, mixed use, hospitality, and interior design. Together with clients and partners like CCI, JSA strives to create projects that meet client goals, always with community in mind; its pioneering approaches address societal trends, inclusivity, personal experiences and collaboration.

JSA is partnering with CCI to add a 61,258 square foot residential building for assisted living, nursing, and memory care to Taylor Community’s Back Bay independent living retirement campus in Wolfeboro, New Hampshire. Adjacent to Lake Winnepesaukee, this new facility adds flexible community spaces, special-



ized dining areas, a courtyard garden, wellness spa amenities and other services.

“CCI is an indispensable partner on this large project,” says JSA Architect and Taylor Back Bay Project Manager Kelly Stanford. “The project team is impressively diligent and a pleasure to work with. Together we’re creating an environment that will enhance the quality of life for Taylor Community’s senior residents and meet the needs of its support staff, too.”

Staying true to its commitment to design for everyone, JSA works with Access Navigators, a non-profit founded by JSA Principal Todd Hanson and Director of Community Engagement Anne Weidman. Thought leaders in universal design and accessibility, Access Navigators advocates for people impacted by disabilities.

For more information about JSA Design, visit www.jsainc.com. 

Safety Update

By: Jon Healey

Thankfully, to date we have incurred zero lost time injuries and no OSHA violations in 2022. This is in large part due to the field crews keeping their projects running smoothly and safely. With deadlines and budgets to meet, safety can often slip to the back of one’s mind. According to the statistics the vast majority of CCI employees agree that safety is a definitive focus in their day-to-day operations.

By no means are we perfect and to be perfect is almost an impossibility. That being said, there are several job sites which have been able to maintain excellent inspection scores with over 97% compliance rates. The top jobsites for the first three quarters of 2022 have been a Private Residence in Franconia at 97.25%, Gnerre Residence, New Hampton School at 99%, Stafford Oil in Laconia at 98%, Meredith Village Savings Bank in Rochester at 97% and Grace Presbyterian Church in Laconia at 97.5%. A job well done by all the superintendents, staff and subcontractors working on these sites. 

CCI Summer Party

By: Wendy Couto-Herne

CCI held its annual summer party on July 16th at Wellington State Park on Newfound Lake. CCI employees and their families came together to enjoy a catered lunch on the beach. The Common Man provided a fantastic spread for all to enjoy. A beautiful day for everyone to relax, unwind and socialize on the beach or in the shade during the busy summer construction season!



Captain Baggaley's Offshore Adventures

By: Lindsay Hawkins

Earlier in 2022 CCI superintendent Dan Baggaley obtained his Master Captain boating license. This has given him the new title of Captain Baggaley around CCI. For this reason, we decided to include tidbits of his travels and adventures in 2022.

This July, Captain Baggaley traveled to Lanai for a hunting trip with one of his friends from New Zealand. Lanai is a small island in Hawaii that used to be a pineapple plantation, which only has one gas station and one general store. This was Dan's third year he was selected to go on this trip where he hunted Axis deer from India and Mouflon sheep from Europe.



Over the summer, Dan also took friends and family out of Newburyport to fish stripers and other ocean fish. He says the fishing this year was "fabulous," and he loves seeing others able to "catch the biggest fish of their life."



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CCI completed construction of a new Meredith Village Savings Bank branch in Rochester, NH in June 2022. The new branch is now open to the Lilac City and surrounding communities.



Questions? Comments?
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PROJECTS CURRENTLY UNDERWAY

Project	Client	Superintendent	Completion Date
Farmhouse Connector and Innovation Center	Prescott Farm Environmental Education Center	Mark Marceau	Fall 2022
Sawmill Addition	Middleton Building Supply	Bill Smith	Fall 2022
Pop Whalen Ice Arena	Town of Wolfeboro, NH	Jason Hand	Winter 2022
Staff Housing Renovations	Bald Peak Colony Club	TBD	Winter 2022
Woodland Hall Renovations	Camp Onaway	TBD	Spring 2023
New Hampshire Boat Museum Renovations	New Hampshire Boat Museum	Dan Baggaley	Spring 2023
Residential Care Facility	Taylor Community at Back Bay Wolfeboro, NH	Ron Downes	Fall 2023
Rumney School District HVAC Improvements	Rumney School District	TBD	Fall 2023
Common Man Roadside Convenience Store	Granite State Hospitality	TBD	Fall 2023