



CONNESTON CHRONICLES

VOLUME I, 2023

Project Profile

Pop Whalen Ice Arena Additions & Renovations


By: Victor Drouin, President Friends of Pop Whalen

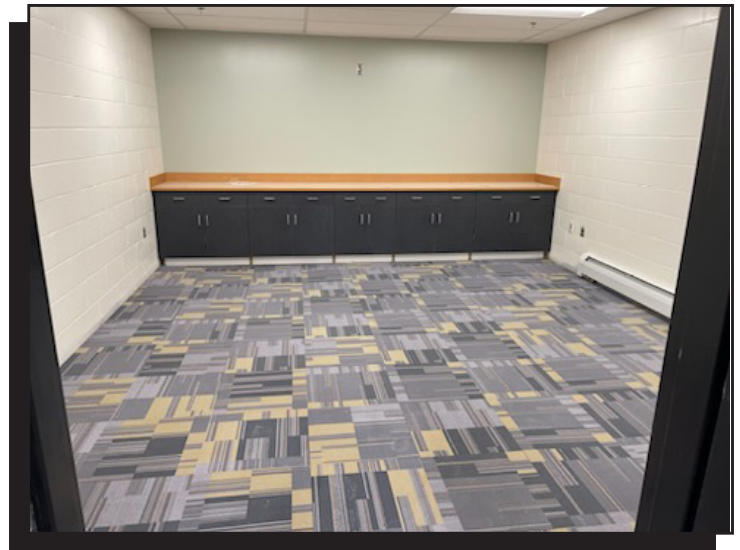
Having worked with CCI and the team on two previous projects, I knew we would be in good hands from the onset. After many years of conceptual plans, budgets, sketches, and dreams to transform the old Pop Whalen Ice Arena into a Four-Season Recreational Facility. CCI was able to come in and make that happen.

Jeff and the team came in with about twenty subcontractors to do a walk-through and create the initial budget. This gave Friends of Pop Whalen a baseline to begin the fundraising and planning with the Town of Wolfeboro. Once the project was approved by the voters in March, CCI removed the old building beginning in April 2022 and finished the original building reconstruction in early January 2023. Pop Whalen was back to the business of skating for the winter season.

The project is all about planning and management which CCI delivered. As I still see old faces return to Pop, they are totally amazed by the transformation. Anyone familiar with construction is just amazed by the sheer amount of work that was completed in such a short amount of time.

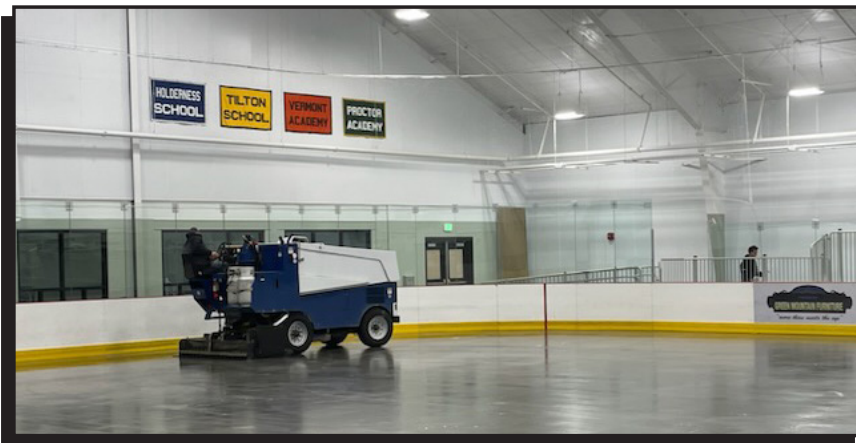
The balance of the work was complete by March 2023, as scheduled, and we look forward to the next venture with CCI.

Special thanks to Jason Hand, that managed the day to day work at Pop Whalen, great job!! 



Also In This Issue...

From the President's Desk: Farewell to Laura Larson	2
New Project Profile: YMCA Camp Belknap	3
Project Profile: Taylor Residential Care Facility at Back Bay Wolfeboro	4
Subcontractor Spotlight: Giguere Electric, Inc	5
New Project Profile: United Ag & Turf - Pembroke	6
CCI Nuptials	7



Client Profile

North Water Marine

By: North Water Marine




North Water Marine

LAKE WINNIPESAUKEE

North Water Marine was established in April of 2021. A full-service family oriented marina sitting at the bridge over the Weirs Channel on Lake Winnepesaukee, North Water Marine offers boat sales, service, valet, rentals, and storage. Open year-round and employing a full-time staff of around 15 employees, North Water Marine was started by owner Bob Conrad with the help of his son Alex. They purchased a

property that had previously been owned by the Thurston family for nearly 50 years. In the short time since the acquisition, the family has started several projects all over the facility, including recreating the entire docking system, a new showroom, and service and storage facility updates. The entire team at North Water Marine are excited for the current and future improvements being made to the property and look

forward to serving the families of the Lakes Region and beyond for years to come.

North Water Marine recently selected CCI to complete approximately twenty-six hundred square feet of renovations to their showroom. Bob Corliss is the CCI superintendent on site and this project is slated to be completed before the busy summer boating season. 



From the President's Desk

Farewell to Laura Larson

By: Jeff Downing

CCI marked another milestone in our thirty plus years history at the end of December with the retirement of Laura Larson, who served as our CFO and was a principal

shareholder since 2016.

During her tenure, Laura managed not only CCI's finance department, but also did all our IT work, benefit management, assisted with contract review and marketing. Laura had a wide range of skills she brought to work each day and was goal oriented and schedule driven.

Rarely seen on a CCI job site and never well known to our clients, she worked with passion behind the scenes for years at CCI, making us a better company. She served on the board of directors and had a unique skill for systems and organization.


Everything in Laura's work life was planned, even her retirement, which she announced by letter over two years ago. She hand-picked her successor and invested endless hours in training so her departure would be as seamless as possible.

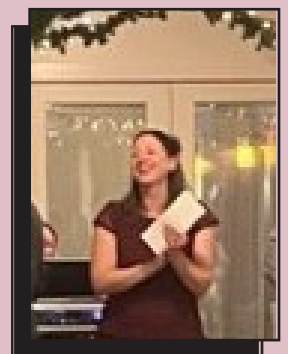


Laura is the third shareholder to retire from CCI in our history. Following in the footsteps of Rudi Lehr and Ross Currier, Laura always put the needs of CCI and our employees in front of her own welfare. She was sharp, hardworking, and unselfish.

Laura will continue her relationship with CCI by serving on our board as an outside director. She has also taken a director's position at another local not for profit where her skills and leadership will be invaluable.

Wendy Couto-Herne, another long-term CCI finance employee, has assumed Laura's responsibilities and will be leading the CCI finance team supported by Lindsay Hawkins. It is impossible to fill Laura's shoes at CCI, but Wendy is handling her new leadership role well thanks to a great mentor.

A new era in our history has begun and I wish Laura and her husband Erik the very best in their retirement, starting with a company sponsored trip to Aruba this winter for a little well deserved rest and relaxation. 



New Project Profile

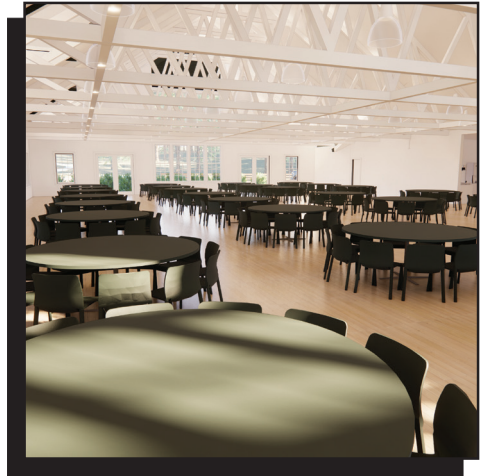
YMCA Camp Belknap

By: Seth Kassels - Camp Belknap


Conneston Construction is excited to be in the final planning stages of a new dining hall for YMCA Camp Belknap. Camp Belknap is a non-profit traditional overnight summer camp for boys ages 8-16 located in Tuftonboro, New Hampshire. Established in 1903, Camp Belknap's summer staff of one hundred welcomes nearly twelve hundred boys each season to unplug from technology, be grounded in the present, while preparing for the future. Camp Belknap prides itself on

its home-grown leadership program and its core values of fortitude, truth, beauty, and love.

As two contributing members of the Lakes Region, CCI and Camp Belknap are excited to be collaborating on this project. The project will be approximately ten thousand square feet and will include removal of the current dining hall. The new dining hall pays respect to the natural environment by moving it up and away from the waterfront and updating the site to manage runoff with bioretention basins. The new facility has a focus on providing natural light, ventilation, and sound management. The building will also house a brand new state-of-the-art kitchen, designed to provide safe workspaces for staff and campers to support the meal preparation and cleanup for the entire Camp Belknap community. A core value of Camp Belknap is for everyone to do their share of the work. The new kitchen will safely provide this opportunity. Finally, and most importantly, the new dining hall will provide the space for the 290 campers and 100 staff to comfortably sit and eat. Seth Kassels, Executive Director of Camp



Belknap commented that "...the opportunity to provide all our staff and campers with three family style meals at circular tables, each day with their cabin is essential to the Belknap experience. Furthermore, we are looking forward to all being in one main room to allow the connection of the entire community, both while eating and during announcements at the end of the meal."

CCI and Camp Belknap are currently working through final costing and value engineering, with the hope that the project will break ground in late August 2023. 



Project Profile

Taylor Residential Care Facility at Back Bay Wolfeboro

By: Jeff Downing


The 61,000 square foot residential care facility that broke ground last April, is moving forward right on the established construction schedule. The building shell was weathertight in late December, allowing interior framing, MEP rough-in and insulation to continue throughout the winter as initially planned.

Designed by JSA Architects from Portsmouth, New Hampshire and featuring a total of fifty-four units. The new units are a combination of thirty assisted living, twelve nursing, and twelve memory care rooms. The program for the new facility also features a large dining room, commercial kitchen, exterior landscaped gardens, sunrooms, a

library, and large common areas where residents can gather.

At the time of this publication, interior drywall is well underway with finishes beginning. As the interior work continues unhindered by the winter weather, the exterior siding and trim are almost complete. In the early summer, the site work

and landscaping are scheduled for completion while the interior systems and equipment are being installed.

The \$26 million dollar project is scheduled for occupancy in late August. Look for a final article on the successful completion of the project in the fall issue. 



Photography by: Ron Downes

CCI Technology & Website Update

By: Ben Downing

At the beginning of 2023, CCI resurrected its Technology Committee to help monitor and manage the ever-changing technology in the construction industry. CCI plans to make several large investments into technology-related assets in 2023, and it is the Committee's responsibility to advise on those purchases and manage any acquired assets. The most substantial investment that the Committee will advise on is the purchase of a new robotic total station to replace an outdated manual model that CCI has been using since the early 2000's. This piece of robotic mapping technology is used to transfer layout points from plans on a computer to their physical locations on a jobsite.

The machine is accurate up to 1/32 of an inch at a distance of up to 2,300 feet and can be controlled by a single person, as opposed to the old machine which required two operators. This new machine will increase both accuracy and efficiency in the field, conserving CCI's resources and saving our clients time and money. This piece of equipment is vital to the success of large construction projects, including several that CCI will break ground later in the year.

CCI also invested in a new website early in 2023. The Technology Committee took over the responsibility of finalizing the design from our retired CFO, Laura Larson. Laura really got down to the nuts and

bolts of the design intended for the new and improved website. She was responsible for overseeing the overall design and managing the content of the now live website. In 2022, just over 60% of all internet traffic came from mobile devices. CCI's new website is designed to work seamlessly on both desktop computers and mobile devices, allowing potential clients and visitors to request our services, meet our team, browse our project portfolio, or learn more about CCI from any device. The website also features an employment application portal to make the hiring process easier for both potential employees and CCI. Feel free to visit our new website at ccinh.com. 

Subcontractor Spotlight

Giguere Electric, Inc.

By: Giguere Electric, Inc.

Since our beginning in 1970, Giguere Electric, Inc. has and continues to provide the highest quality electrical installation, design, and maintenance services. We are qualified and equipped to handle the challenges and complexities of any project with our team of experienced licensed electricians, project managers and estimators.


For more than five decades, Giguere Electric Inc. has insisted on the highest quality workmanship from our employees. We take pride in delivering our projects on time and on budget. We employ qualified responsible individuals willing to meet our commitment to customer satisfaction. The average tenure for our Project Managers and Foremen is over ten years. We consistently demonstrate the ability to provide the resources necessary to ensure each project meets or exceeds our client's expectations. Our goal is exceedingly simple, every project delivered in a timely and efficient manner.

Our Services Include:

Plan & Specification projects include commercial buildings, healthcare facilities, industrial/manufacturing facilities, educational buildings and campuses, entertainment venues, hospitality, and residential properties.



Design/Build/Engineering Services are an important aspect of the GEI portfolio. Collaborating with owners and the design/construction team during the pre-construction phase, we welcome the opportunity to contribute our expertise in planning and estimating to develop cost efficient solutions. Using computer assisted drafting (CAD) and appropriate engineering interface, we develop the project concept and refine project plans to meet each customer's exact specifications.

GEI provides ongoing electrical maintenance and repair services to hospitals, educational and industrial facilities, commercial facilities, and residential properties, many of whom have been clients for more than 40 years. GEI also provides 24-hour, on-call emergency electrical services. Our on call personnel answer all emergency calls, ensuring electrical service when you need it. With a fleet of fully equipped service vehicles, we offer a quick response to minimize downtime. 

New Project Profile

United Ag & Turf - Pembroke

By: Jeff Downing

CCI has been selected by United Ag & Turf to expand and renovate their Pembroke, New Hampshire Facility. Designed by Lauer Architects of Goffstown, New Hampshire, the project is scheduled to break ground in the spring and will be completed in the first quarter of 2024.

The project scope includes extensive renovations to the existing facility and site improvements along with a total of 24,600 square feet of new additions. When completed, the up-graded John Deere Dealership will feature a new

9,600 square feet of cold storage warehouse, a 5,200 square foot service bay addition with a fifteen ton bridge crane, a 4,800 square foot showroom addition and a 5,000 square foot one-story office addition.

At the time of this publication, subcontractor selection and design are well underway with a phased construction schedule planned, allowing the facility to remain in full operation during construction.

United Ag & Turf owns dealerships throughout The United States and is a new client for CCI. Look for more updates on the construction of this project in future issues.



CCI President Silver Medalist!

By: Wendy Couto-Herne

If you know CCI President, Jeff Downing at all, you know he can be a bit competitive. In October 2022, Jeff was scouted for an opportunity to compete in the Senior Olympic Games in basketball. Jeff is almost as passionate about playing hoops as he is about construction. Jeff's team the NH Hoopsters won silver medal and qualified for national games in Pittsburgh. They defeated the Burlington team by 32 and the Rhode Island team 54 to 53 with a three at the buzzer. Their loss came from the NY team by two at the buzzer. All teams had eight players, except the NH Hoopsters who maintained four on their roster. All hail the mighty NH Hoopsters for their silver medal win!



Safety Update

By: Jon Healey

CCI uses a New Hampshire based safety consultant, Contractor's Risk Management and a Maine based consultant, Central Maine Safety Services, to perform individual, site-specific safety inspections on their respective job sites. These safety inspections are done so that discrepancies and issues can be quickly brought to the attention of CCI employees and subcontractors. Once these items are evaluated and corrective actions discussed the deficiencies can then be immediately addressed. It is extremely difficult on most jobsites to obtain a perfect inspection as these sites are typically very active and work is fluid from hour to hour, never mind day to day or week to week. Site conditions are constantly changing.

CCI has always tracked these safety inspection results and assigned a score value based on the severity of the violation (high, medium, or low hazard), the size of the project and whether it was a repeat offense thus providing a compliance rate for the inspection. While it has always been a goal to achieve 90% overall compliance for the calendar year, Jeff Downing offered up a bonus in 2021 for achieving a score of 95% compliance. That year, CCI missed the challenged goal by a few tenths of a percent. In 2022, the offer was reintroduced. I am pleased to say the goal of attaining a 95% safety compliance score for 93 total inspections throughout 2022 was achieved. This achievement is principally due to the diligence and constant vigilance of CCI employees and the "boots on the ground" ... Well done! Now onward to 2023 where we will raise the bar and a new goal challenge of 96% compliance!



Banwell Architects

By: Tom Daniels, Project Architect

Banwell Architects has long seen design as problem-solving: listening to a client's needs and learning from their expertise to help create practical, creative, sustainable solutions to their building requirements.

At the same time, we have always thought a collaborative approach to architecture yields the best results. Input from all parties involved – the Owner, Architect, Consultants, and Contractors – are of vital importance to a successful project. Throughout our 55 plus year history, Banwell has used this team-approach to complete a multitude of project types, ranging from the smallest residential addition to the largest Elementary School in New Hampshire, and everything in between! Regardless of the scale, we have always believed that there are things to be learned, as well as pieces of

information that we can share, learned from decades of experience.


Conneston Construction has been a strong member of several of Banwell's teams for decades. We have worked closely with them in the successful completion of several projects, including school buildings, hockey rinks, and residential units. Our latest projects with them include two projects in Wolfeboro, NH: a complete rebuild of the Pop Whalen Ice and Arts center, as well as a design for a new Public Safety Building for the Town. Banwell is also working closely with CCI on a renovation to the Lebanon Opera House, in Lebanon NH.

Tom Daniels, Project Architect for New Hampton School's Jacobsen




Arena, the Pop Whalen project, and the Wolfeboro Public Safety Building noted "CCI is truly one of our go-to Construction Managers. We can virtually guarantee the success every client seeks if they are the chosen CM. They just do things right!"

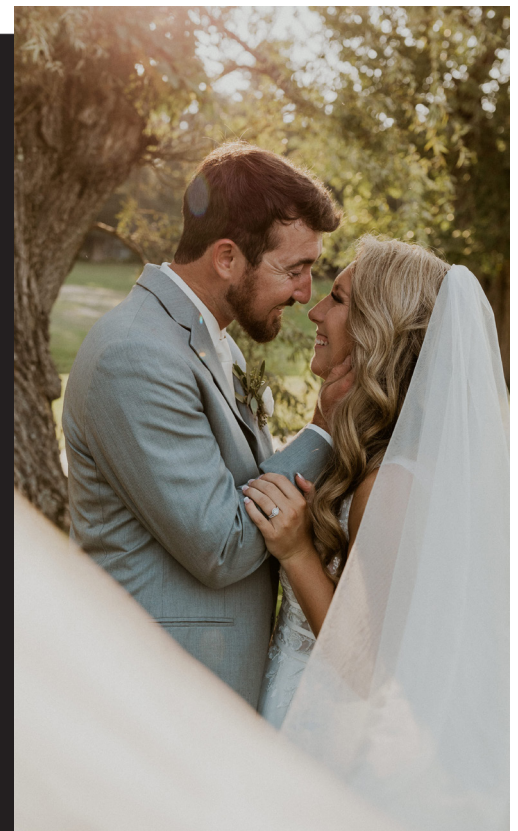
Banwell Architects strives to deliver designs that are truly appropriate for the client's needs. We try to achieve the most "bang for the buck" delivering designs that meld spatial requirements, sustainability, budgetary responsibility, and aesthetic awareness. CCI is a great partner in helping to achieve these goals!

For more information about Banwell Architects, please visit www.banwellarchitects.com 

CCI Nuptials

By: Wendy Couto-Herne

On September 10, 2022, CCI's Dylan Martel exchanged marriage vows with Erin McNamara at Waukegan Golf Course, with many friends and family in attendance. Wilson, their lovable pup, was also part of the wedding. He wore his own gray suit-harness, matching the groom's. Once the vows were completed Wilson barked in approval! Photography by Robin Easler. Congratulations to Dylan and Erin! 

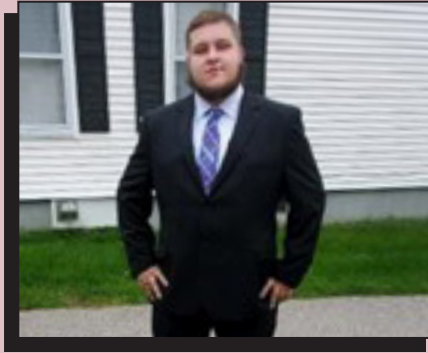



Employee Profile

Hunter Gibbs

By: JW Cantwell

CCI welcomed Hunter Gibbs to the full-time crew in the summer of 2022, after he graduated from Laconia High School. Hunter has lived in Laconia his whole life. In school, his favorite subject was Building Construction class. After his first few months of experience, Hunter likes framing the best. Hunter added that he enjoys going to work and looks forward to trying new things whenever possible. He is excited to get better each day, and to learn as much as he can from



everyone. In his free time, Hunter enjoys taking on side projects to practice carpentry skills, ice fishing with friends and family, and going to the gun range. CCI looks forward to seeing the younger generation continue to grow. 

Conneston Chronicles Contributors & Advisors

Editor:

Wendy Couto-Herne

Layout/Production:

Tracey Gagnon

Bridge & Byron Printers

CCI Editorial Board:

Ben Downing

Jeff Downing

Jon Healey

Bryant Lehr


JW Cantwell

Lindsay Hawkins

CCI Holiday Party

By: Wendy Couto-Herne

CCI employees gathered at Steele Hill Resort in Sanbornton, NH in early December 2022 for the annual CCI Holiday Party. Everyone left their hardhats at home brought their spouses for an evening of dining, dancing, socializing, and a little imbibing.

Always one of the best company functions of the year, everyone enjoyed the time together and celebrating the start of the holiday season and the end of another successful year for CCI. 

Questions? Comments?
Need More Information?

Contact Us:

CCI

P.O. Box 7546

Gilford, NH 03247

Telephone: (603) 524-3776

Fax: (603) 524-3681

Email: info@ccinh.com

Website: www.ccinh.com

PROJECTS CURRENTLY UNDERWAY

Project	Client	Superintendent	Completion Date
Woodland Hall Renovations	Camp Onaway	Damien Patten	Spring 2023
New Hampshire Boat Museum Renovations	New Hampshire Boat Museum	Dan Baggaley	Spring 2023
Residential Care Facility	Taylor Community at Back Bay Wolfeboro, New Hampshire	Ron Downes	Fall 2023
Showroom Renovations	North Water Marine	Bob Corliss	Spring 2023
Common Man Roadside Convenience Store	Granite State Hospitality	TBD	Fall 2023
Public Safety Building	Town of Wolfeboro	TBD	Fall 2024
Showroom and Office Additions & Renovations	United Ag & Turf	Jason Hand	Winter 2024
New Branch Office Fit-up	Merrimack County Savings Bank	Mark L'Heureux	Summer 2023
Hooksett Southbound Donut Shop Fit-up	Granite State Hospitality	Mark Marceau	Summer 2023
Dining Hall Renovations	Camp Belknap	TBD	Spring 2024
Lebanon Opera House		TBD	Winter 2024
Stockade Lodge Renovations	Gunstock Mountain Resort	TBD	Fall 2023
Renovations & HVAC upgrades	Campton Elementary School / SAU #48	TBD	Summer 2023
Renovations & HVAC upgrades	Plymouth Elementary School / SAU #48	TBD	Summer 2023
Renovations & HVAC upgrades	Plymouth High School / SAU #48	TBD	Summer 2024