



# CONNESTON CHRONICLES

VOLUME II, 2023

## Project Profile

### Gunstock Stockade Lodge Renovation

By: Bryant Lehr

After two years of budgeting, a pandemic, and a major shift in local politics, CCI began work on the Stockade Lodge renovations at Gunstock Mountain Resort this summer. The lodge sits on prime real estate at the base of the mountain adjacent to the lifts but has been shuttered since COVID impacted the ski industry, only offering restroom facilities for skiers. The upper level of the Stockade Lodge previously served as a dining area with a small offering of your typical ski area fare. However, due to the pandemic many skiers don't bother with lodges anymore, preferring to get ready and eat in their vehicle or settle in at Cobble Lodge, which offers free bag check service.

Management has long seen the Stockade Lodge as an area that can improve the guest experience.

This summer CCI Superintendent Eric Harding began renovations on the lodge which included structural upgrades, new furnaces, a reconstructed deck, an indoor-outdoor double-sided fireplace, interior finishes, a bar and a new commercial kitchen. Most of these public facing improvements are on the upper floor of the lodge. As with most construc-



tion a lot of the work went on behind the scenes updating infrastructure (plumbing and electrical systems that had been modified multiple times over the years as the lodge expanded its offerings).

The project is scheduled to be completed in time for the upcoming ski season. The renovations will allow Gunstock to open the Stockade Lodge once again to skiers and summer visitors with an offering of upscale meals and a bar that will no doubt take some pressure off the bars located at the Base Lodge.



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## Client Profile

### United Ag & Turf

By: Marshall Schneider




United Ag & Turf, along with its sister company, United Construction & Forestry, Inc., operates John Deere dealerships specializing in agriculture, turf, utility vehicles, compact construction, heavy-duty construction, forestry, and road-building equipment. The company was formed in 2018 by consolidating several John Deere dealerships into one new organization. It operates a total of forty-two agriculture and turf

locations and fourteen construction and forestry locations throughout New England and Eastern New York.

The name “United” was chosen to reflect that the new company is about more than one individual. It’s a united team of employees who are dedicated to serving customers in all market segments with new and used equipment, parts, service, technology, and support. It also represents other brands such as the Wirtgen Group,

Stihl, Honda, Ariens, and more. For more information, visit

[www.UnitedEquip.com](http://www.UnitedEquip.com).

United Ag & Turf was voted the Best of the Best Companies in 2022 and CCI is proud to add them to our continuously growing list of blue-chip clients this year. The \$7 million project adding a new warehouse, service bay, office, and showroom at the Pembroke, New Hampshire facility, is scheduled for completion by February 2024. 



### From the President’s Desk

#### Technology Rocks

By: Jeff Downing

Dinosaurs are extinct and no longer roam the earth. Soon it will be so with the old-time construction workers who believe that technological innovations have no place in our industry. Being somewhat a dinosaur myself, I understand their sentiment, but doing it like we have always done it for years is no longer good enough.

I am constantly amazed by the next generation and what is being accomplished, both in the field and office, by computer. On any of our construction projects, you will find tradespeople working not only with their skilled hands, but with skilled minds as well, working off laptops and phones.

The software improvements in estimating, project management, scheduling, design, and finance improve every year. CCI has made a substantial investment in technology this year and has revived our in-house technology committee to make sure we stay on top of this part of our business. The committee is a nice mix of younger employees, recent college graduates and our senior management team.

I can’t say that I am competent with all the software and field equipment that we now utilize, but I am smart


enough to understand its importance. CCI understands that the next generation of office and field management staff will need these skills to be competitive and successful, so we are looking to the future today.

Although most technology does not come cheap, it pays dividends in efficiency with skilled labor at a premium in this market. We want to get the most production out of every CCI employee and to achieve this goal, arm them with the best tools possible.

Is the time of skilled craftsmen passing and will our jobs be taken over by machines? Projects are still built and driven by people. I strongly believe that construction is a business of personal relationships, integrity, and problem solving. Technology is only another tool that allows us to do our jobs more efficiently and deliver topnotch results to our clients.

The desire to learn and grow is an asset to any organization. We should all strive to do better in our jobs and leverage the valuable knowledge gained through experience. The use of technology only expedites this learning process.

CCI is currently a nice mix of young and old. History and tradition along with innovation and change. We need to harness technology and ride the energy of our youth, while respecting our past.

Technology Rocks! 



### Wolfeboro Public Safety Building

By: Jeff Downing


In November of 2022, the Town of Wolfeboro published a request for proposal for professional construction management services for their proposed public safety building project. After submission of proposals and a competitive interview process, CCI was selected as construction manager to work with Banwell Architects and the facilities committee to present the project to the town for a March 2023 bond vote.

At the town meeting, the project was narrowly approved by the voters and the design for the \$13 million project

began in earnest. Since the new facility had to be constructed on the site of the existing public safety complex, CCI produced a phased approach over eighteen months of construction. Phase I consisted of the new apparatus bays and new utility rooms for the entire building. Phase II would be the demolition of the existing apparatus bays and the construction of the new two-story office facility. Phase III would be the renovation of the existing 3,600 square foot two-story office building. Since the safety complex must remain open and accessible 24/7 to serve the community, construction planning and successful implementation of this phasing will be critical.

In May, Banwell completed 50%


construction documents (CD's) and CCI bid and priced the project, allowing awards of some key trades and long lead time equipment. In early August, Banwell published 100% CD's so the project could be competitively bid for a final time with all subcontract awards made. Fieldwork started late August on Phase I and the project is now under construction.

CCI is proud to continue our relationship with the Town of Wolfeboro after the successful completion of the Pop Whalen Arena and historic renovation of the Town Hall. Look for more updates on the construction of the new public safety building as we work towards a spring 2025 completion date. 

### Project Profile Update

#### Prescott Farm



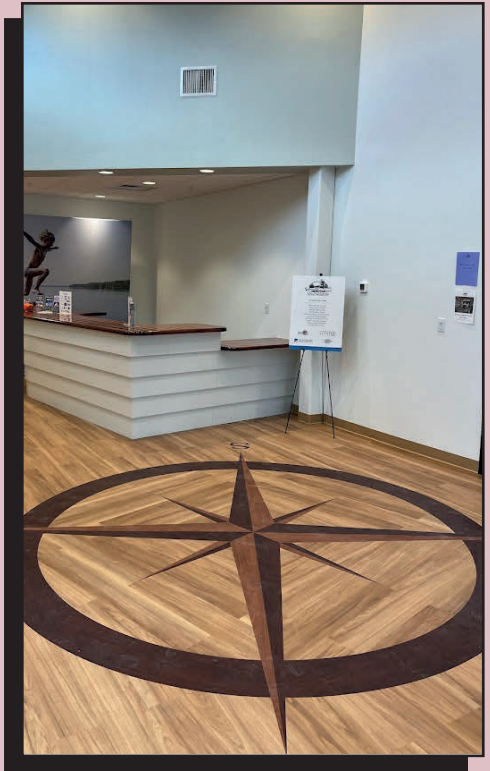
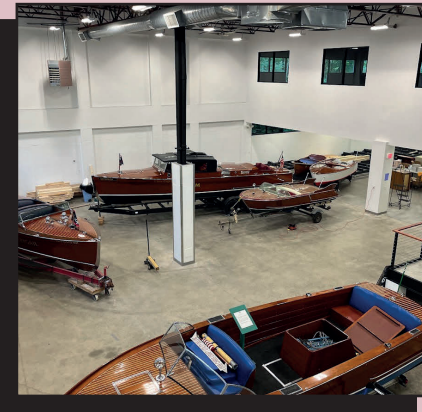
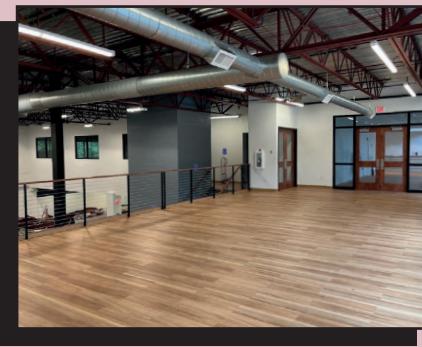
In late spring 2023 CCI completed the additions and renovations at the Prescott Farm Environmental Education Center, Laconia, NH. The Innovation Center and Connector building were completed in time for the summer season. 



### New Hampshire Boat Museum



Phase I of the NH Boat Museum's renovations of the new Moultonborough facility was completed in April 2023.



## Project Profile

### SAU #48 Summer Slam

By: Jon Healey

CCI has spent many summers teaming up with SAU #48 on select summer renovations and additions. The Summer of 2023 proved to be another busy one for CCI and the facilities staff at Plymouth Regional High School, Plymouth Elementary School, and Campton Elementary School.

The work at Plymouth Regional High School, led by CCI superintendent Ray Breton, consisted of new HVAC systems for the 21,000 square foot North Wing of the building. These upgrades replaced aging mechanical equipment, added air conditioning and new ceilings throughout the wing. The bathroom facilities were also renovated into single occupant restrooms.

Plymouth Elementary School's work, led by CCI superintendent Damien Patten, involved a new rooftop unit and duct work in the gym, new propane fired heating and hot water boilers and the removal of the school's original underground oil storage tank.

The Campton Elementary School project, led by CCI

superintendent Bill Smith, included a new roof top unit with air conditioning for the Gym and select bathroom renovations.

All three of these projects were on an accelerated schedule with purchasing of equipment accomplished as early as October 2022 to avoid shipping delays and many hours planning and coordinating schedules to insure "smooth" progress. With only nine weeks to get these projects completed, all parties involved needed to be on the same page. The schools all needed extensive demolition of existing mechanical equipment prior to the installation of the new equipment. Many long days were the result, but the efforts paid off.

Many thanks go out to CCI's vendors and subcontractors on these projects. As we all know, school start dates do not change, without their incredible efforts these projects would have struggled to finish on time. Additional thanks go out to the facilities staff at each of these schools for their willingness to assist with even the most trivial of details. Finally, CCI extends its gratitude to all the SAU #48 staff for putting their trust in CCI. We are hopeful that this partnership will continue in the future!



## Project Profile

### Camp Onaway

By: Barrie Pendergast,  
Director Camp Onaway

Onaway staff and campers could not be more grateful to the team at CCI for the beautiful improvements to our campus. We began in 2020 with an exciting plan for the building of a new Health Center and Nurse's Family apartment, and the renovation of two spaces: the former infirmary/health center and the camp director's apartment. The repurposed former infirmary spaces now house a History & Games Room with a cozy fireplace, a Fiber & Textile Room, a Multipurpose studio for yoga and music, and costume and props storage rooms for the theater and dance departments. We enjoyed having the CCI crew on our campus. The work site was always clean, and the crew was friendly and responsible.

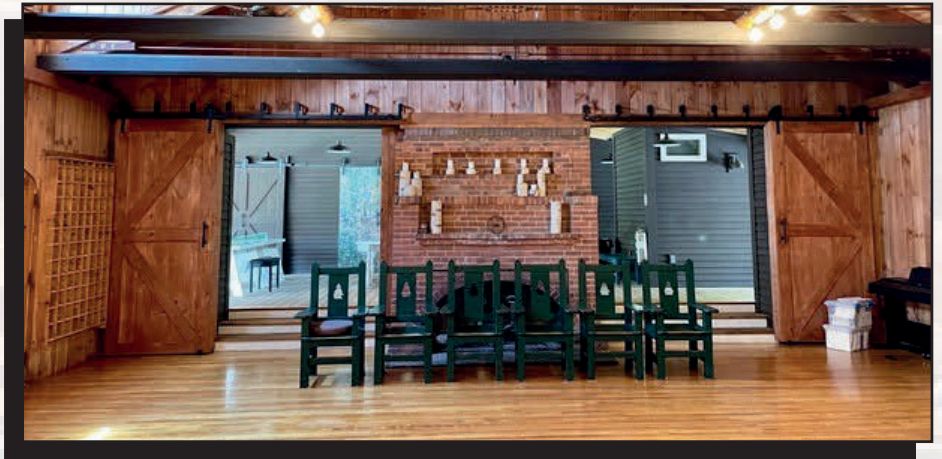
In 2022, CCI broke ground on one of Onaway's most ambitious capital projects to date. The renovation of Woodland Hall, a beloved community gathering space with a stage. This involved a full rebuild of the adjacent Arts & Crafts and Ceramics studios, and the rebuilding of our Director's Cabin. The results far exceeded our expectations in quality and beauty.

Throughout all these projects, the whole CCI team, most notably Mark Bolstridge, Damien Patten, and Jason Hand, worked tirelessly to support our goals and develop creative solutions to the challenges that arise when you marry new construction

with the renovation or replacement of cherished, nearly century-old buildings.

The final result of these projects is nothing short of stunning! Our Onaway alumna architect, Sarah Mudge, created designs that maintained our traditional rustic style, but were elevated to meet our program needs more fully. Each step of the way, the CCI team found unique and beautiful solutions. The newly built and renovated spaces are stronger and more beautiful, but also look like they have been there all along. Our campers loved performing on the expanded stage and creating projects in the airy and gorgeous new arts studios.

We cannot thank CCI enough for their expertise and care in a project that will impact our campers and community for years to come.




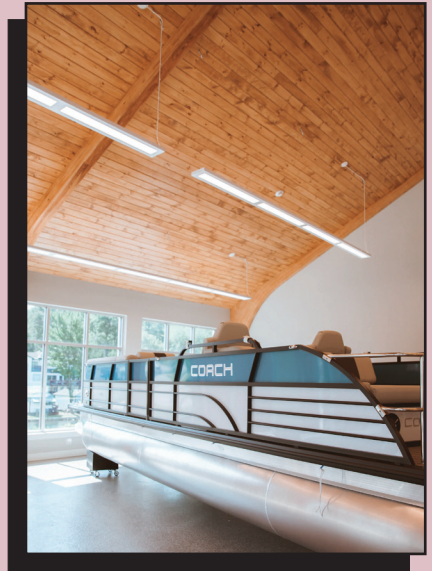


## Project Profile Update

### North Water Marine



Prior to the busy summer boating season CCI completed renovations to the North Water Marine Showroom in Weirs Beach. 



## Technology Update

### Investing in Technology

By: Ben Downing


“In your real lives you won’t be carrying a calculator in your pocket, so you better memorize these functions!” In retrospect my sixth grade math teacher’s attitude towards technology didn’t age so well, but how could Mrs. Stark have known? At that time, the technological landscape was changing – schools were beginning to invest in programs and devices made to improve learning and comprehension. Mrs. Stark chose to ignore the technology that was evolving around her, and while she remains one of my favorite teachers from middle school, she is now retired.

As technology in the field of education was evolving, technology in the construction industry was evolving too. The design and development of buildings moved from a physical to a digital space under two decades, and while others scorn the use of technology, CCI is committed to keeping pace with new and improved software to ensure we are operating as efficiently as possible. To improve estimating efficiency CCI invested in OnScreen

Takeoff (OST), an estimating and bid-compiling software program. OST allows an estimator to categorize, measure, calculate, and record material quantities, counts, and locations on any set of scalable digital plans. Calculators, physical counting, measuring, recording, and totaling are completely removed from the estimating process – simply set a parameter and highlight a length or area, and the program does the rest. REVU Bluebeam is another software program that CCI has recently invested in. Bluebeam is a document viewing and modification program that is tailored specifically to construction documents and considered to be industry standard amongst construction-related firms. CCI is also planning to evaluate Procore on a new and upcoming project. Procore is a project management platform that brings all the people and information involved in a construction project into one single space. The organizational and communication systems that CCI has in place have served us well for the past thirty plus years, but we are always open to improving efficiency and collaboration.

Software isn’t the only technological development in our industry over the past several decades as tools and equipment have also seen dramatic improvements. Battery-powered tools

are part of every carpenter’s toolbox and hold enough charge to last a full workday, levels are electronically calibrated, and nail-guns are powered by gas or batteries, not compressed air. Safety equipment has come a long way as well, and CCI is preparing to re-invest in long-term health and safety by equipping all our field employees with electronic hearing protection. These devices are earbuds equipped with microphones and noise recognition software that are programmed to filter out harmful and/or loud noises while allowing standard or non-harmful noise to be heard at a regular volume. While this technology has been available for quite some time in an over-ear headphone format it is now compacted and is available in earbud format, which is compatible with other required PPE like hardhats and safety glasses.

The construction industry is changing, and so are we. CCI’s Technology Committee will continue to monitor industry norms and innovative technologies with the ultimate goal of improving our business in any way possible. In an industry as competitive as ours, a company must keep moving forward or be left behind – and unlike Mrs. Stark, we will never quit. So, with a bow to the past, we move into the future. 

### Lauer Architects


By: Ben Downing

CCI would like to congratulate Kurt Lauer of Lauer Architects, who recently announced his retirement at the end of August 2024. After graduating from the University of Minnesota in 1981 and working in the area for several years, Kurt began working for LaVallee Brensinger Architects (LBPA) in 1985, while his wife Susan worked for David Lopatich Architects in Nashua. When the couple joined LBPA, the firm employed seven people. After ten years with LBPA, Kurt and Susan decided they wanted to work on their own and founded Lauer Architects in 1995.

During his time with LBPA, Kurt completed several projects with Mooney Corporation and was introduced to Jeff Downing and Rudi Lehr, amongst other Mooney

employees. After CCI was founded in 1992, Kurt continued his relationship with Jeff and Rudi, completing a wide variety of projects with CCI throughout the past thirty-plus years. Of the one hundred and twenty jobs he completed with CCI since 1995, Kurt says he has enjoyed working on projects at Pat's Peak the most. While schools, hotels, offices, and the like can become repetitive, the renovations and additions CCI and Lauer Architects have completed at Pat's Peak over the past decade have always peaked Kurt's interest.

In retirement, Kurt plans to spend time with Susan and their two children, Fritz, and Kristen, in New Hampshire as well as travel to new places across the world, as he and Susan had enjoyed doing in their younger years. CCI wishes Kurt nothing but the best in his retirement and extends a heartfelt thank you for his friendship and hard work over the past four decades.

Congratulations! 

## Safety Update

### What is a Near Miss?

By: Jon Healey

Webster defines it as: "A result that is nearly, but not quite, successful."


On a construction jobsite, a near-miss is a potential hazard or an incident in which no property was damaged, and no personal injury was sustained, but where, given a slight difference in timing or one's position, damage or injury easily could have occurred. Near misses could also be referred to as close calls.

CCI makes a point of regularly discussing near misses and looking into ways to avoid their occurrences in our daily activities. And to raise awareness about the hazards that may occur on a job site. Discussion of the root cause of the near miss is valuable in avoiding potential future incidents.

Sometimes there is more than one cause, which can be either immediately determined or another underlying factor. An immediate cause can be an unsafe condition such as a mechanical failure or it could be an unsafe action by an employee or a subcontractor. Underlying

factors could be a missing machine guard, poor housekeeping, or a crowded work area.

Ways of addressing a near miss:


- Remove the cause of the hazard.
- Reduce the potential hazard level or exposure risk.
- Install safety devices.
- Install warning signs.
- Apply new safe work procedures.
- Increase worker awareness of the potential hazard. 

## Subcontractor Spotlight

### Boucher Acoustic, LLC

By: Brian Robie

Boucher Acoustic was formed in 1992 by Mark Boucher and grew to become one of the leading acoustic ceiling contractors in New Hampshire. The firm was purchased by the Robie family of Richard H Robie Construction, est. 1995 in 2016, and has continued to grow and flourish in the years since the purchase.

Boucher Acoustic has been a part of countless projects with CCI over the years, as well as bringing in the new connection with Richard H Robie Construction. The services provided by both Boucher Acoustic and RHR Construction include steel framing, roof framing, drywall, FRP, wall sheathing, acoustic ceilings, acoustic wall panels, linear wood, decorative ceilings, and much more! 



## Employee Profile

### Featuring Ben Downing

By: JW Cantwell

In the Spring of 2023 CCI welcomed Ben Downing as an addition to our project management team. Ben was raised in Plymouth, NH and now lives in Epsom. Although you may not find him on the golf course, he is an avid outdoorsman. Ben enjoys duck hunting, skiing, and water sports to name a few. He has been with the company for the past five summers, and recently graduated from the University of Vermont with a degree in Community Development & Applied Economics. Ben is pursuing a master's degree in business administration from UNH.

When asked about a five-year looka-

head, Ben sees himself purchasing land and building a house with his girlfriend Taylor. Professionally, he is looking forward to refining his skills and building relationships in the construction industry. Back in 2017, Ben decided to try out construction because "I had always loved building things with my hands, from Legos to tree-houses... I grew to respect and appreciate the construction industry, and the tradespeople who work within it."



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## CCI Summer Party

By: Wendy Couto-Herne

In July 2023, the whole CCI team gathered at Wellington State Park for the annual summer party. This party serves as the kickoff to the busy summer construction season and gives everyone an opportunity to enjoy a day of sun, fun and relaxation. This year Annie's Café & Catering brought the BBQ to CCI on the beach. Even with all the rain this summer, the CCI summer party dodged all the raindrops and had an excellent day in the sunshine!



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## PROJECTS CURRENTLY UNDERWAY

Project	Client	Superintendent	Completion Date
New Dining Hall and Kitchen	Camp Belknap	Mark Marceau	Spring 2024
Common Man			
Roadside Convenience Store	Granite State Hospitality	Dan Baggaley	Winter 2023
Interior Renovations	Lebanon Opera House	Damien Patten	Winter 2024
Showroom and Office			
Additions & Renovations	United Ag & Turf	Jason Hand	Winter 2024
Public Safety Building		Ron Downes	
Additions & Renovations	Town of Wolfeboro	& Jake Neal	Fall 2024
Hotel Interior Renovations	The Margate	TBD	Winter 2024
New Branch Office	Meredith Village Savings Bank	TBD	Spring 2024
Residential Care Facility	Taylor Community	Ron Downes	Fall 2023
Stockade Lodge Renovations	Gunstock Mountain Resort	Eric Harding	Fall 2023
Capital Improvements & Upgrades	Pats Peak Ski Area	Brandon L'Heureux	Fall 2023
Mechanical Renovations PRHS	SAU #48	TBD	Summer 2024
New Boat Storage Facility	Irwin Marine	TBD	Fall 2024
New Boat Maintenance Facility	Irwin Marine	TBD	Spring 2024