



CONSTRUCTION MANAGEMENT  
QUALIFICATIONS

**SUNAPEE SCHOOL DISTRICT**  
SUNAPEE SCHOOL DISTRICT PROJECT

Sunapee, NH | August 29, 2019

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August 29, 2019

Sunapee School District  
Attn: Russell Holden, Superintendent  
70 Lower Main Street  
Sunapee, NH 03782

RE: (CM-RFQ) Sunapee School District Project

Dear Mr. Holden,

On behalf of DEW Construction (DEW), thank you for the opportunity to partner with the Sunapee School District (District) on the Sunapee School District Project. DEW recognizes the importance of this project for the Town of Sunapee and the current, as well as future, residents and students in this community.

As your trusted partner, our first responsibility is to assist Sunapee with securing the support of families and community members for the passing of the bond measure. Our experience tells us that the best approach is by thoughtfully listening and responding to families and community representatives to address local issues and concerns. We know that the residents of Sunapee are passionate about their school, the town, and how a project of this size will affect them, both at home and at school. We will be there every step of the way to provide expertise, clarity, and peace of mind that this project is cared for and in good hands. We will support the District with our knowledge, skills, and reassurance that the solutions put forth will address the district's needs and will result in a successful project.

A critical component to a successful bond vote is providing an accurate estimate for the project. DEW has an estimating accuracy goal of 1%-3%, and we consistently achieve this goal. With our estimating process and expertise, numbers can be trusted, and decisions can be made with confidence. The estimator for this project, Jim Gardner, is skilled, thorough, and accurate, and he will use his past experience in preparing for a similar bond vote to inform the pre-bond effort with the Sunapee School District.

DEW understands the importance of investing in the future, especially when it comes to renovating a school that has a wide array of needs and supports a growing community. A recent example that mirrors the Sunapee School District Project is a \$35-million renovation and addition project we are currently managing for the Windham School District #SAU 95 in Windham, NH. Some of the specific needs that the Windham Project is addressing are quite similar to the needs of the Sunapee Schools. Windham is a three-phase, 148,000 GSF renovation and addition project at an occupied elementary and middle school. Due to the similarities and success of the project, we are proposing our team for Windham to bring their same dedication and expertise to the Sunapee School District Project.

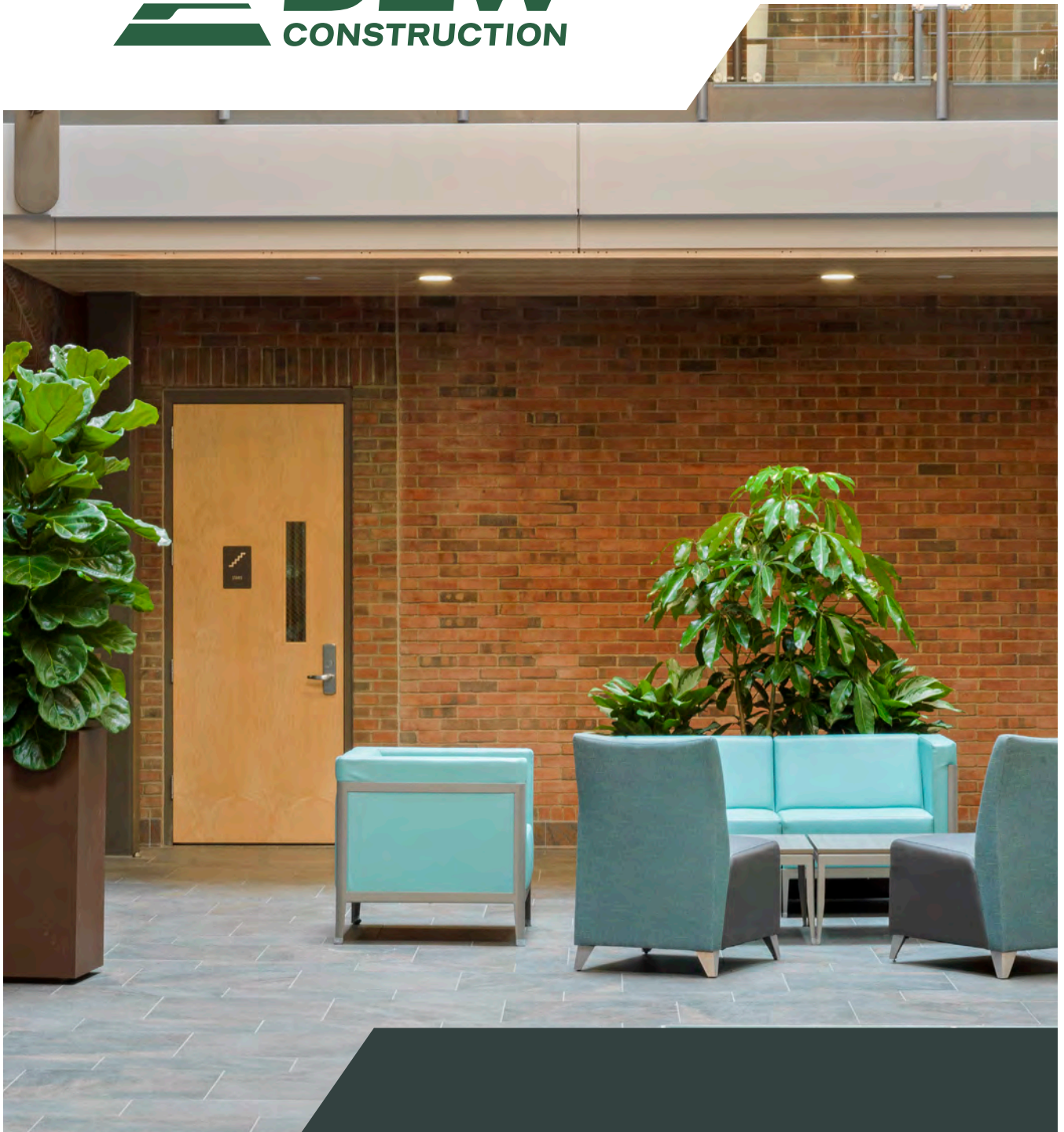
We have collaborated with Banwell Architects on multiple projects in the past. This long-standing relationship will be an important early building block for a successful project and will be of great value to the collaborative effort that will take place from the pre-bond effort through to preconstruction and the completion of this project.

DEW stands ready to move forward with a solution-driven process that will meet all of the District's project goals and time lines. We look forward to working together to plan for the future of Sunapee Schools. In the meantime, please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads 'Michael Farhm'.

Michael Farhm, Vice President of Business Development  
(603) 283-9491 | mfarhm@dewconstruction.com



## 1. | KEY PERSONNEL



1. Identification and qualifications of key personnel to be used. Company manager and proposed estimator.

## WORKING TOGETHER

DEW has chosen a team that understands the need for clarity, public buy-in of the plan and process, and the importance of building a school that will transform the learning environment for every student. The proposed team just completed a multi-phased project for Windham SAU #95 at Golden Brook Elementary and Windham Middle School located in Windham, NH.

The scope and requirements of the Windham project are quite similar to the needs of the Sunapee School District Project. Our team will leverage their experience, expertise, and skills to provide thoughtful and effective solutions. Our team was brought on board and worked effectively with Banwell and the District to establish an accurate construction budget. We were tasked with developing the bond construction budget, while supporting the district's effort in securing the bond vote after a previous vote had failed. Our team worked directly with Banwell Architects on this project, and was able to secure a successful vote and completed project. Following the completion of this project, DEW was ahead of schedule and under budget.

DEW understands that public projects are often bound by budgets, rely on tax dollars, and need support from the community. We will be there with you through any of these future hurdles, and we will work diligently with all stakeholders to effectively support the school and the project, as well as provide clear communication throughout each phase.

## MEET THE TEAM



Mike Smith



Matt Wheaton



Jim Gardner



Conor Donnelly



Kristin Wells



Dan Riley

Our people are experts in the field, ambitious, and find innovative solutions to complex problems. DEW leverages individual strengths to compose teams tailored to best meet the needs of each project and its unique challenges. Each team member brings a high-level of skill, problem-solving ability, knowledge and experience to every project they work on.

DEW's **Chief Operating Officer, Mike Smith**, will serve as the project executive for the Sunapee School District. Mike's primary responsibility is the integration of preconstruction and construction services. His superior communication, tactful demeanor, and strategic leadership ensure the team remains on track for a project that is delivered on-time, within budget, of the highest quality, and to client satisfaction.

During the pre-bond phase, **Matt Wheaton, Vice President of Preconstruction**, will work closely **Conor Donnelly**, our **MEPFP Project Manager** and our **Senior Estimator, Jim Gardner** to develop accurate information and identify potential risks upfront, which allows owners to make informed decisions early on. If DEW is selected as your Construction Manager, once the bond vote has passed, Matt will manage the preconstruction efforts from concept through the final estimate and contract.

Jim Gardner will be instrumental in achieving accurate budgets and schedules, a key component of a successful bond vote. Jim Gardner is an estimator who we have had clients and designers tell us is "more than an estimator." As part of the Windham School project, with Banwell and Gordon Bristol, Jim estimated the construction cost for their \$39,000,000 successful bond vote in 2017.

One of the critical parts of the pre-bond effort is accurately assessing the MEP needs of the Sunapee School District Project. Conor Donnelly will support the team as the MEPFP Project Manager. Conor's area of expertise is mechanical, electrical, plumbing and fire protection (MEPFP). Conor works closely with architects and engineers during all phases of a project. During the pre-bond phase Conor is able to establish accurate MEPFP budgets based upon design narratives with just a few accompanying drawings, as most cases this is all that is able to be provided in a short time frame. With this information Conor is able to quantify the MEPFP components, obtain vendor pricing and estimate the associated labor. He does not simply provide a budget based upon construction square footage. Conor is also instrumental in assisting in the phasing of a renovation project as he understands how the existing MEPFP systems operate and can suggest phasing that will minimize temporary MEPFP work scopes and costs. DEW does not have to rely on MEPFP subcontractors for estimating, but Conor does have numerous relationships with them such that he can obtain feedback on the estimates he develops.

DEW is prepared for the future success of the bond vote by presenting Sunapee School District with our proposed **Senior Project Manager, Kristin Wells, LEED® AP** and **Superintendent, Dan Riley**. They worked directly with Gordon Bristol and Banwell Architects, and they were critical to the success of the Windham project. During pre-bond efforts for The Sunapee Schools, Dan and Kristin will be resources for the team by providing feedback on the construction schedules and phasing that are developed. We include, on **PAGES 34-35**, a phasing plan example previously utilized during the pre-bond time period. The phasing plan format was very effective in presenting to the public the plan for the two-year project at Windham.

We are proud to propose an experienced team of construction veterans for this important project. This team has the relevant experience, and the commitment needed to make this project a reality. Our proposed team, along with the support of our entire staff at DEW, will do whatever it takes to support the pre-bond effort for the Sunapee School District.

## MICHAEL SMITH - CHIEF OPERATING OFFICER / PROJECT EXECUTIVE

*Joining DEW in 1998, Mike is a Senior Management Team member and is directly responsible for leading and managing our project management teams and providing "best in class" services to our customers throughout the construction process.*

*With over 41 years of industry experience, Mike ensures that all aspects of every project are delivered. His primary responsibility is the integration of preconstruction and construction services, making sure all projects are completed on-time, within budget, and of the highest quality.*

### RELATED EXPERIENCE

#### WINDHAM SCHOOL DISTRICT SAU#95

Windham, NH

*148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.*

#### CHAMPLAIN VALLEY UNION HIGH SCHOOL - HIGH SCHOOL RENOVATION

Hinesburg, VT

*148,542 SF phased renovation to the existing occupied school, and a 63,000 SF addition. Extensive site work and complete renovation to the athletic fields.*

#### MT. CAESAR ELEMENTARY SCHOOL RENOVATIONS - PHASE I-II

Swansey, NH

*Renovation project for the A and B classroom wings. Interior, exterior, and MEP improvements were made. Renovation of the existing nurse's bathroom to make it handicap accessible, and to enlarge the room for a future HC-sling lift. Work involved demolition, framing, drywall, flooring, doors, frames, hardware, finishes and masonry infill of one doorway to make a new opening in a wall. Demolition of a temporary classroom structure and the new construction of an 8,133 SF classroom wing to house six separate classrooms, with a center hallway and three 350 SF workrooms.*

#### BRATTLEBORO MUSIC CENTER

Brattleboro, VT

*8,300 SF renovation, 2,100 SF addition, new sound-insulated gypsum wall framing, modification and augmentation of the HVAC system, addition includes new entry lobby, new recital room and seating for 70. Recipient of AGC-VT Best Builder Award.*

#### MOCO ARTS EDUCATIONAL & PERFORMING ARTS FACILITY

Keene, NH

*Construction of a new, 17,000 SF modern arts facility that includes; a 200 seat black box theater; studio and teaching space; office/faculty space; lobby, restrooms, changing space; and performance support space.*

#### THE UNIVERSITY OF VERMONT - IFSHIN HALL ADDITIONS & RENOVATIONS

Burlington, VT

*Three-story addition and select renovations to the existing business hall building. 30,975 SF addition includes a multi-purpose room, as well as additional faculty offices, much needed classrooms, breakout/study rooms, and a case room for graduate students.*

#### THE UNIVERSITY OF VERMONT - WING DAVIS WILKS DORM RENOVATION

Burlington, VT

*Phased renovation of three dormitories totaling over 127,000 SF. LEED® Silver Certified.*

#### THE UNIVERSITY OF VERMONT - JAMES M. JEFFORDS HALL

Burlington, VT

*New construction of a new three-story, 97,000 SF science building. The interior space includes laboratories, faculty offices, seminar and conference rooms and classrooms. Gold Level of LEED® Certification.*

#### CASTLETON UNIVERSITY - NEW RESIDENCE HALL & FITNESS CENTER

Castleton, VT

*New 46,180 SF, 144 bed, five-story dormitory, and new 10,775 SF, two-story fitness center.*



### TIME IN INDUSTRY

- 41 years

### EDUCATION & TRAINING

- Vermont Technical College  
A.S., Surveying
- University of Vermont  
B.S., Civil Engineering
- DEW Construction SHARP Team  
Member
- Healthcare Construction Certification  
American Society for Healthcare  
Engineering

### REFERENCES

Andy Stenger, Director of Facilities  
Jay Peak Inc.

(802) 327-2390

astenger@jaypeakresort.com

Ernie Pomerleau, President

Pomerleau Real Estate

(802) 863-8210

epomerleau@VermontRealEstate.com

Jesse Beck, AIA, NCARB, President

Freeman French Freeman

(802) 864-6844

jbeck@ffinc.com

Steve Horton, Owner

Steve Horton Construction Consulting  
Services, Inc.

(603) 313-9333

stevehorton@gmail.com

Ingrid Moulton Nichols, Managing  
Partner

Banwell Architects

(603) 448-3778

ingrid@banwellnh.com

## MATT WHEATON - VICE PRESIDENT OF PRECONSTRUCTION

*As Vice President of Preconstruction, Matt is responsible for the successful delivery of preconstruction services to our clients – from marketing and negotiating of the preconstruction agreement through successful GMP and project turn over to the construction team. He works with the estimators, project managers and superintendents to develop accurate information and identify potential risks upfront, which allows owners to make informed decisions early on.*

### RELATED EXPERIENCE

#### WINDHAM SCHOOL DISTRICT SAU#95

Windham, NH

*148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.*

#### MT. CAESAR ELEMENTARY SCHOOL RENOVATIONS - PHASE I-II

Swanzy, NH

*Renovation project for the A and B classroom wings. Interior, exterior, and MEP improvements were made. Renovation of the existing nurse's bathroom to make it handicap accessible, and to enlarge the room for a future HC-sling lift. Work involved demolition, framing, drywall, flooring, doors, frames, hardware, finishes and masonry infill of one doorway to make a new opening in a wall. Demolition of a temporary classroom structure and the new construction of an 8,133 SF classroom wing to house six separate classrooms, with a center hallway and three 350 SF workrooms.*

#### HINSDALE ELEMENTARY SCHOOL ADDITIONS & RENOVATIONS

Hinsdale, NH

*New construction of a 13,000 SF addition and the renovation of two existing classrooms into offices, nurses office, OT/PT and speech. Addition consists of masonry walls with bar joist roof framing, and metal decking, exterior walls consist of brick and cementitious siding.*

#### JAMES M. FAULKNER ELEMENTARY SCHOOL CLASSROOM ADDITION

Stoddard, NH

*1,450 SF addition to an existing occupied school.*

#### BRATTLEBORO MUSIC CENTER

Brattleboro, VT

*8,300 SF renovation, 2,100 SF addition, new sound-insulated gypsum wall framing, modification and augmentation of the HVAC system, addition includes new entry lobby, new recital room and seating for 70. Recipient of AGC-VT Best Builder Award.*

#### MOCO ARTS EDUCATIONAL & PERFORMING ARTS FACILITY

Keene, NH

*Construction of a new, 17,000 SF modern arts facility that includes; a 200 seat black box theater; studio and teaching space; office/faculty space; lobby, restrooms, changing space and performance support space.*

#### PUTNEY SCHOOL GRAY HOUSE ROOF UPGRADE

Putney, VT

*Roof replacement project with some siding and trim, demolition of masonry chimneys, and some structural reinforcement. Roof project increased insulation depth, making this a so-called "super roof." Solar panels were reinstalled and one new skylight added.*

#### MAPLEWOOD NURSING HOME

Westmoreland, NH

*Three phase renovation and addition project to an existing nursing home. 77,905 SF in renovations to the existing facility, and a 62,856 SF addition.*



### TIME IN INDUSTRY

- 19 years

### EDUCATION & TRAINING

- Norwich University  
B.S., Architectural Studies
- Norwich University  
M.S., Master of Architecture
- ASHE Healthcare Construction  
Certificate - American Society for  
Healthcare Engineering
- AutoCAD + Revit

### AFFILIATIONS

- AIA Associate Member
- Gray Building Coalition Board  
Member Northfield, Vermont
- Former Adjunct Professor in  
Preconstruction & Planning
- Former Adjunct Professor in  
Preconstruction & Planning, Norwich  
University

### REFERENCES

Ingrid Moulton Nichols, Managing  
Partner

Banwell Architects  
(603) 448-3778  
ingrid@banwellnh.com

Michael Petrovick, Partner  
Catlin + Petrovick Architects, PC  
(603) 352-2255  
mpetrovick@c-parchitects.com

Kevin Purcell, Owner  
Purcell Properties, LLC  
(603) 448-1335  
kevin@purcellprop.com

## JAMES GARDNER, CPE, LEED® AP - SENIOR ESTIMATOR

*With 35 years of construction and engineering experience, Jim is a valuable and highly-skilled member of our team. He is proficient in all areas of construction management, cost estimating, cost control, scheduling, and safety. His primary responsibility is providing cost estimates and he will lead the estimating team's efforts to make sure timely and accurate estimates are produced.*

### RELATED EXPERIENCE

#### WINDHAM SCHOOL DISTRICT SAU#95

Windham, NH

*148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.*

#### HILLBORO-DEERING - MIDDLE SCHOOL

Hillsboro, NH

*New construction of a 60,000 SF high performance middle school. The middle school building included a new gymnasium, cafeteria and science center.*

#### HILLSBORO-DEERING - HIGH SCHOOL

Hillsboro, NH

*Expansion of existing High School building.*

#### HIGH MOWING SCHOOL

Wilton, NH

*Historic renovation of 19,340 SF schoolhouse, incorporating maximum energy efficiency while preserving historic elements.*

#### BRATTLEBORO MUSIC CENTER

Brattleboro, VT

*8,300 SF renovation, 2,100 SF addition, new sound-insulated gypsum wall framing, modification and augmentation of the HVAC system, addition includes new entry lobby, new recital room and seating for 70. Recipient of AGC-VT Best Builder Award.*

#### COMMUNITY KITCHEN RENOVATION PROJECT

Keene, NH

*Renovation of approximately 13,000 SF of space on two floors at the Keene Community Kitchen. Work includes new second-floor frame and deck, a new conveyor, new freezers and coolers, kitchen plumbing, improvements, new kitchen, office layout, re-pointing the brick, window infill repairs, soffit repairs, caulking, flashing and painting. Davis Bacon Wage Rates*

#### GEOKON NORTH

Lebanon, NH

*New construction of a 23,500 SF, three-story energy-efficient office building.*

#### HILLSIDE VILLAGE AT KEENE

Keene, NH

*Construction of new 365,000 GSF continuing care retirement community including 141 independent living apartments, cottages and villas, a 43,160 SF community center, and a 65,580 SF Health Center that includes 83 Alzheimer, memory care, skilled nursing rooms and suites, offices, community spaces, and lounges.*

#### BRATTLEBORO CENTRAL FIRE STATION

Brattleboro, VT

*The project consists of several two-story additions and a three-story hose tower. There is approximately 11,000 SF of new space and nearly 14,000 SF of renovations to the existing building.*



### TIME IN INDUSTRY

- 35 years

### EDUCATION & TRAINING

- Northeastern University  
B.S., Civil Engineering

### AFFILIATIONS

- Certified Professional Estimator
- LEED® Accredited Professional

### REFERENCES

Jay Kahn, Vice President for Finance and Planning  
Keene State College  
(603) 358-2114  
jkahn@keene.edu

Paul Pezone, VP, Clinical and Support Services  
Cheshire Medical Center  
(603) 354-5407  
PPezone@Cheshire-Med.com

Lee Dore, Principal  
Dore & Whittier Architects, Inc.  
(802) 863-1428  
lpdore@doreandwhittier.com

Brad Prescott, Lead Architect  
Banwell Architects  
(603) 448-3778  
Brad@banwellnh.com



## CONOR DONNELLY - DIRECTOR OF MEPFP SERVICES

*As Director of MEPFP Services, Conor is responsible for the review and process of requests for information, submittals, potential change orders, requests for proposals, common core data, and MEPFP subcontractor change order evaluations. Preconstruction efforts include schematic and conceptual MEPFP estimating, design, and system sizing. In addition, Conor is responsible for 3D BIM coordination and on-site MEPFP installation, startup, and commissioning support.*

### RELATED EXPERIENCE

#### WINDHAM SCHOOL DISTRICT SAU#95

Windham, NH

*148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.*

#### BEECH STREET ELEMENTARY SCHOOL RENOVATION

Manchester, NH

*80,430 SF renovations to school building. Included the sub-division of portions of the first and second floors. The basement was converted into classrooms, offices, and bathrooms. New sprinkler system was installed.*

#### WEBSTER ELEMENTARY SCHOOL

Webster, NH

*Design Integration and Construction: 6,800 SF interior and exterior renovations, new building systems and fit-up.*

#### MANCHESTER SCHOOL OF TECHNOLOGY PHASE 1

Manchester, NH

*Project consisted of renovations and expansions to 134,000 SF building. The project was completed in multiple phases.*

#### ALICE PECK DAY MEMORIAL HOSPITAL - MEDICAL SPECIALTY CLINIC BUILDING

Lebanon, NH

*New construction of two-story, 45,000 SF specialty medical office building.*

#### GEOKON NORTH

Lebanon, NH

*New construction of a 23,500 SF, three-story energy-efficient office building.*

#### HILLSIDE VILLAGE AT KEENE

Keene, NH

*Construction of new 365,000 GSF continuing care retirement community including 141 independent living apartments, cottages and villas, a 43,160 SF community center, and a 65,580 SF Health Center that includes 83 Alzheimer, memory care and skilled nursing rooms and suites, offices, community spaces, and lounges.*

#### LEDDYNAMICS - NEW MANUFACTURING FACILITY

Randolph, VT

*New construction of a 27,000 SF production/manufacturing lab facility.*

#### U.S. CUSTOMS AND BORDER PROTECTION DERBY LINE 91 LAND PORT OF ENTRY NEW CONSTRUCTION

Derby, VT

*Demolition of the existing and construction of a new Land Port of Entry at the existing Land Port of Entry facility. The 4.2-acre project site consists of a Main Port Building, a Non-Commercial Secondary Inspection Building, and a Commercial Inspection Building. LEED® Gold.*

#### SARANAC LAKE SURGICAL ADDITIONS & RENOVATIONS

Saranac Lake, NY

*39,635 SF expansion and partial renovation of the existing Adirondack Medical Center to provide for six new operating rooms, three procedure rooms, an MRI suite, PACU beds, Prep/Recovery beds, CSR, materials management, and associated support services and offices.*



### TIME IN INDUSTRY

- 13 years

### EDUCATION & TRAINING

- The University of Vermont  
B.S., Mechanical Engineering
- Navisworks Manage, CADD, 3D Modeling (BIM, Solidworks), Timberline Estimating, On-Screen Takeoff, Submittal Review, P6 Scheduling

### AFFILIATIONS

- American Society of Mechanical Engineers (ASME)

### REFERENCES

Alan Gould, Electrical Designer  
Pearson & Associates, Inc.  
(802) 253-9607  
alan.g@pearsonandassociates.com

Todd Bouton, General Manager  
Farrell Distributing Corp.  
(802) 657-6174  
toddb@fdcv.com

Robert Favali, Director of Building Services  
DuBois & King, Inc.  
(802) 878-7661  
rfavali@dubois-king.com

## KRISTIN WELLS, LEED® AP - SENIOR PROJECT MANAGER

*Kristin will be the primary customer interface on this project. Kristin will coordinate the design team and design reviews, manage the business side of the project and the subcontractors, including the procurement process, overall schedule, cost control, change management, project accounting and disbursement (requisitions and payments) and risk management.*

### RELATED EXPERIENCE

#### WINDHAM SCHOOL DISTRICT SAU#95

Windham, NH

148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.

#### ROWE ELEMENTARY SCHOOL

Rowe, MA

New construction of a 21,000 SF upscale elementary school.

#### LAWRENCE BARNES ELEMENTARY SCHOOL SUSTAINABILITY ACADEMY RENOVATION

Burlington, VT

Renovation of existing school in Burlington. The work includes a new kitchen, roof, windows, HVAC, finishes, and two new geothermal wells.

#### THE UNIVERSITY OF VERMONT - COOK COMMONS DINING RENOVATIONS AT BILLINGS STUDENT CENTER

Burlington, VT

Renovations and upgrades to existing dining hall and servery at the Billings Student Center. This project had a very aggressive schedule to ensure there is no disruption for the students.

#### THE UNIVERSITY OF VERMONT - ROWELL HALL RENOVATIONS

Burlington, VT

Renovation of an existing building to create classrooms, labs, offices, and support space for the Rehabilitation and Movement Science Department.

#### THE UNIVERSITY OF VERMONT - HARRIS MILLIS RESIDENTIAL HALL IMPROVEMENTS - PHASE I-II

Burlington, VT

Phase I and II of project included replacing all exterior window systems, and renovations to all interior bathrooms. Existing elevators were replaced with new 5-stop hydraulic elevator systems. LEED® Certified project.

#### REDSTONE LOFTS AT THE UNIVERSITY OF VERMONT

Burlington, VT

167,000 SF new construction of a 400 bed, multi story, multi building apartment complex on the UVM campus. LEED® Silver Certified and Recipient of ENR's Best Projects of 2013 Award.

#### U.S. CUSTOMS AND BORDER PROTECTION DERBY LINE 91 LAND PORT OF ENTRY NEW CONSTRUCTION

Derby, VT

Demolition of the existing and construction of a new Land Port of Entry at the existing Land Port of Entry facility. The 4.2-acre project site consists of a Main Port Building, a Non-Commercial Secondary Inspection Building, and a Commercial Inspection Building. LEED® Gold.

#### THE UNIVERSITY OF VERMONT - IFSHIN HALL ADDITIONS & RENOVATIONS

Burlington, VT

Three-story addition and select renovations to the existing business hall building. 30,975 SF addition includes a multi-purpose room, as well as additional faculty offices, much needed classrooms, breakout/study rooms, a case room for graduate students, atrium, and cafe.

#### PEMBROKE READINESS CENTER & ANNEX

Pembroke, NH

New construction of a 27,700 SF Readiness Center Facility and a 9,100 SF detached General purpose Training Annex in Pembroke, NH. Project is being built to achieve LEED® Silver Certification.

#### HANNAFORD FOOD & DRUG #8353

Essex Junction, VT

11,500 SF expansion and 43,700 SF remodel of an existing supermarket. Project was occupied during the entire renovation and expansion.



### TIME IN INDUSTRY

- 27 years

### EDUCATION & TRAINING

- Fitchburg State College  
B.S., Marketing & Economics
- CPR Certified
- Erosion Control Supervision
- First Aid Certified
- Hazardous Materials Training - 40 Hour
- OSHA 40 Hour - Occupational Safety and Health Administration
- Soils Management

### AFFILIATIONS

- LEED® AP 2.0 Accredited Professional

### REFERENCES

Richard Langlois, Superintendent  
Windham School District SAU#95  
(603) 845-1550  
rlanglois@windhamsd.org

Ingrid Moulton Nichols, Managing Partner  
Banwell Architects  
(603) 448-3778  
ingrid@banwellnh.com

Keith Robinson, Partner  
Black River Design  
(802) 223-2044  
keithr@blackriverdesign.com

Gregory Leech, Construction Project Coordinator  
The University of Vermont  
(802) 656-9700  
gleech@uvm.edu

Todd Merchant, Sr. Construction Admin.  
The University of Vermont  
(802) 316-6742  
todd.merchant@uvm.edu

Michael Wisniewski, President  
Duncan Wisniewski Architects  
(802) 864-6693  
michaelw@duncanwisniewski.com

## DANIEL RILEY - SUPERINTENDENT

*Dan Riley is a seasoned superintendent with 33 years of industry experience. He manages field operations with the project team, involving the coordination of trades, subcontractor safety orientation, training and compliance, schedule review, first pass cost and change control, and quality control.*

### RELATED EXPERIENCE

#### WINDHAM SCHOOL DISTRICT SAU#95

Windham, NH

*148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.*

#### TWIN VALLEY ELEMENTARY SCHOOL

Wilmington, VT

*9,654 SF addition consisting of four classrooms, art room, music room, cafeteria, and entry vestibule.*

#### TWIN VALLEY MIDDLE-HIGH SCHOOL

Whitingham, VT

*Addition of 22,345 SF to the existing school. The new addition included a gym, locker rooms, a new administrative wing with offices, guidance areas and a health care office.*

#### HOLYOKE COMMUNITY COLLEGE CENTER FOR HEALTH EDUCATION

Holyoke, MA

*The project consists of a complete renovation of an existing 19,210 SF, two-story office building into academic classroom use.*

#### HANNAFORD FOOD & DRUG #8353

Essex Junction, VT

*11,500 SF expansion and 43,700 SF remodel of an existing supermarket. Project was occupied during the entire renovation and expansion.*

#### HEALTHY LIVING MARKET & CAFÉ

Saratoga, NY

*Construction of 35,000 SF grocery store and café.*

#### QUAIL RIDGE SENIOR HOUSING

West Lebanon, NH

*Project consists of the complete construction of an 80,000 SF, 62-unit, three-story senior housing facility located in West Lebanon, New Hampshire. This is a HUD Section 3 project.*

#### VA HOSPITAL - JAMAICA PLAIN

Jamaica Plain, MA

*Replacement of building 1 exterior panels. This includes but not limited to; exterior metal panels, flashing, fire stopping, window curtain walls, interior framing, and drywall, paint and some electrical and mechanical work.*

#### VA HOSPITAL PROVIDENCE RHODE ISLAND

Providence, RI

*Five-story mechanical replacement project. Multiple shifts, seven days per week in a mission-critical facility including operating rooms, ICU and CCU impacted areas.*

#### VERMONT SUPERIOR COURT AND STATE OFFICE BUILDING

Bennington, VT

*New construction and renovation of the District Court and State Office Building.*



### TIME IN INDUSTRY

- 33 years

### EDUCATION & TRAINING

- Automated External Defibrillator (AED) Certified
- Bloodborne Pathogens Certified, CPR Certified, First Aid Certified
- NFPA 70E (Electrical Safety in the Workplace) Certified - National Fire Protection Association
- 30 Hour OSHA Safety Course, OSHA 500 - Outreach Instructor Occupational Safety and Health Administration, OSHA 510 - Occupational Safety Health Standards for Construction Occupational Safety and Health Administration
- SHARP Team Member  
DEW Construction

### REFERENCES

Zoltan Horvath, Owner  
Zoltan Horvath, LLC  
802-558-2072  
horvath107@aol.com

Myles Cambridge, Manager of  
Construction Services  
Hannaford Bros. Co., LLC  
(207) 730-1745  
myles.cambridge@  
retailbusinessservices.com

Gordon Bristol, OPM  
Gordon Bristol Consulting  
(802) 380-1157  
gbristol@sover.net



## 2. | RELATED EXPERIENCE



## 2. A list of public schools done in the last 7 years.

When K-12 facilities are in need of transformation, whether a new build or a renovation, educators look to DEW to deliver innovative solutions. We collaborate with public and private institutions across the region to balance their budget requirements alongside the need for 21st-century learning environments.

For occupied renovations, we plan meticulously to minimize disruption to students and faculty while delivering exciting new spaces in a safe environment, on-time, and within budget. As your trusted partner, we will ensure results that best serve your students, the educators who teach them, and your community.

All projects are unique, and the depth of our project experience allows us to anticipate and manage challenges that may arise. Our extensive portfolio enables DEW to be a valued member of your team from day one. We are excited about what the renovation project will bring to Sunapee and how, together, we will create an innovative place of learning for thousands of future students to come.

MORE THAN

150

K-12 PROJECTS in 22 years

with a construction value of over

\$430 MILLION

## PUBLIC SCHOOL WORK COMPLETED IN THE LAST 7 YEARS

**BAKERSFIELD ELEMENTARY SCHOOL** - *Bakersfield, VT*

<b>Owner:</b>	Franklin Northeast Supervisory Union	<b>Percent Own Forces:</b>	5%
<b>Architect:</b>	Dore & Whittier Architects Inc.	<b>Completion Date:</b>	10/16/2012
<b>Contract Amount:</b>	\$882,062		

**BEECH STREET ELEMENTARY SCHOOL RENOVATION** - *Manchester, NH*

<b>Owner:</b>	City of Manchester	<b>Percent Own Forces:</b>	10%
<b>Architect:</b>	Corzilius Matuszewski Krause Architects P.A.	<b>Completion Date:</b>	9/1/2015
<b>Contract Amount:</b>	\$4,181,805		

**HARTFORD AREA CAREER AND TECHNOLOGY CENTER A/C RENOVATIONS** - *Hartford, VT*

<b>Owner:</b>	Hartford School District	<b>Percent Own Forces:</b>	1%
<b>Architect:</b>	Black River Design	<b>Completion Date:</b>	10/10/2013
<b>Contract Amount:</b>	\$556,568		

**HARTFORD HIGH SCHOOL** - *White River Junction, VT*

<b>Owner:</b>	Hartford School District	<b>Percent Own Forces:</b>	
<b>Architect:</b>	Black River Design	<b>Completion Date:</b>	9/1/2012
<b>Contract Amount:</b>	\$2,731,624		

**HARTFORD MIDDLE SCHOOL INTERIOR RENOVATIONS** - *Hartford, VT*

<b>Owner:</b>	Hartford School District	<b>Percent Own Forces:</b>	1%
<b>Architect:</b>	David Laurin Architect PLLC	<b>Completion Date:</b>	11/11/2013
<b>Contract Amount:</b>	\$1,503,612		

**HINSDALE ELEMENTARY SCHOOL ADDITIONS & RENOVATIONS** - *Hinsdale, NH*

<b>Owner:</b>	Hinsdale Elementary School	<b>Percent Own Forces:</b>	
<b>Architect:</b>	Marinace Architects	<b>Completion Date:</b>	8/31/2018
<b>Contract Amount:</b>	\$3,184,135		

(Continued)

**JAMES M. FAULKNER ELEMENTARY SCHOOL CLASSROOM ADDITION - Stoddard, NH**

<b>Owner:</b>	SAU # 24 Stoddard School District	<b>Percent Own Forces:</b>	15%
<b>Architect:</b>	Harriman Architects & Engineers	<b>Completion Date:</b>	2/16/2018
<b>Contract Amount:</b>	\$431,201		

**MANCHESTER SCHOOL OF TECHNOLOGY PHASE 1 - Manchester, NH**

<b>Owner:</b>	City of Manchester	<b>Percent Own Forces:</b>	15%
<b>Architect:</b>	CMK Architects	<b>Completion Date:</b>	9/1/2015
<b>Contract Amount:</b>	\$1,145,998		

**MT. CAESAR ELEMENTARY SCHOOL RENOVATIONS - PHASE 1 - Swanzey, NH**

<b>Owner:</b>	Monadnock Regional School District	<b>Percent Own Forces:</b>	5%
<b>Architect:</b>	The H.L. Turner Group Inc.	<b>Completion Date:</b>	8/21/2016
<b>Contract Amount:</b>	\$424,899		

**MT. CAESAR SCHOOL NURSE BATHROOM RENOVATION - Swanzey, NH**

<b>Owner:</b>	Monadnock Regional School District	<b>Percent Own Forces:</b>	10%
<b>Architect:</b>	Catlin + Petrovick Architects PC	<b>Completion Date:</b>	8/24/2018
<b>Contract Amount:</b>	\$47,047		

**NARRAGANSETT REGIONAL MIDDLE-HIGH SCHOOL - BIOMASS BOILER PROJECT - Baldwinville, MA**

<b>Owner:</b>	Narragansett Regional School District	<b>Percent Own Forces:</b>	20%
<b>Architect:</b>	CGKV Architects Inc.	<b>Completion Date:</b>	3/25/2015
<b>Contract Amount:</b>	\$1,511,591		

**NORTH COUNTRY UNION JUNIOR HIGH SCHOOL - Derby, VT**

<b>Owner:</b>	North Country Supervisory Union	<b>Percent Own Forces:</b>	20%
<b>Architect:</b>	Scott + Partners Architecture	<b>Completion Date:</b>	8/22/2014
<b>Contract Amount:</b>	\$1,237,136		

**ROWE ELEMENTARY SCHOOL - Rowe, MA**

<b>Owner:</b>	Town of Rowe MA	<b>Percent Own Forces:</b>	5%
<b>Architect:</b>	Greenberg & Associates	<b>Completion Date:</b>	8/15/2014
<b>Contract Amount:</b>	\$5,585,310		

**SHELBURNE COMMUNITY SCHOOL BATHROOM FIT-UP - Shelburne, VT**

<b>Owner:</b>	Shelburne Community School	<b>Percent Own Forces:</b>	3%
<b>Architect:</b>	N/A	<b>Completion Date:</b>	8/15/2014
<b>Contract Amount:</b>	\$14,999		

**SHELBURNE COMMUNITY SCHOOL EXTERIOR PANEL REPLACEMENT - Shelburne, VT**

<b>Owner:</b>	Shelburne Community School	<b>Percent Own Forces:</b>	3%
<b>Architect:</b>	N/A	<b>Completion Date:</b>	8/25/2014
<b>Contract Amount:</b>	\$9,126		

**SPAULDING HIGH SCHOOL RE-ROOFING PHASE II - Barre, VT**

<b>Owner:</b>	Spaulding Union High School District #41	<b>Percent Own Forces:</b>	10%
<b>Architect:</b>	David Laurin Architect PLLC	<b>Completion Date:</b>	9/5/2014
<b>Contract Amount:</b>	\$1,443,227		

(Continued)

**ST. ALBANS CITY SCHOOL - St. Albans, VT**

<b>Owner:</b>	Franklin Central Supervisory Union	<b>Percent Own Forces:</b>	5%
<b>Architect:</b>	Dore & Whittier Architects Inc. Engineering Ventures PC	<b>Completion Date:</b>	8/23/2013
<b>Contract Amount:</b>	\$5,155,697		

**TWIN VALLEY ELEMENTARY SCHOOL - Wilmington, VT**

<b>Owner:</b>	Wilmington School District	<b>Percent Own Forces:</b>	2%
<b>Architect:</b>	Nimtze Berryhill and Figiel Architects	<b>Completion Date:</b>	10/1/2013
<b>Contract Amount:</b>	\$3,502,640		

**TWIN VALLEY MIDDLE-HIGH SCHOOL - Whitingham, VT**

<b>Owner:</b>	Wilmington School District	<b>Percent Own Forces:</b>	10%
<b>Architect:</b>	Nimtze Berryhill and Figiel Architects	<b>Completion Date:</b>	9/1/2014
<b>Contract Amount:</b>	\$8,177,160		

**WEBSTER SCHOOL RENOVATION - Manchester, NH**

<b>Owner:</b>	City of Manchester	<b>Percent Own Forces:</b>	5%
<b>Architect:</b>	Corzilius Matuszewski Krause Architects P.A.	<b>Completion Date:</b>	9/1/2015
<b>Contract Amount:</b>	\$1,066,474		

**WHITE RIVER ELEMENTARY SCHOOL ENERGY UPGRADE - White River Jct., VT**

<b>Owner:</b>	Hartford School District	<b>Percent Own Forces:</b>	5%
<b>Architect:</b>	David Laurin Architect PLLC	<b>Completion Date:</b>	8/31/2015
<b>Contract Amount:</b>	\$3,171,361		

**WOODSTOCK UNION HIGH SCHOOL STEAM LAB - Woodstock, VT**

<b>Owner:</b>	Woodstock Union High School	<b>Percent Own Forces:</b>	10%
<b>Architect:</b>	McLeod Kredell Architects	<b>Completion Date:</b>	4/4/2018
<b>Contract Amount:</b>	\$235,180		

**WINDHAM SCHOOL DISTRICT SAU #95 - Windham, NH**

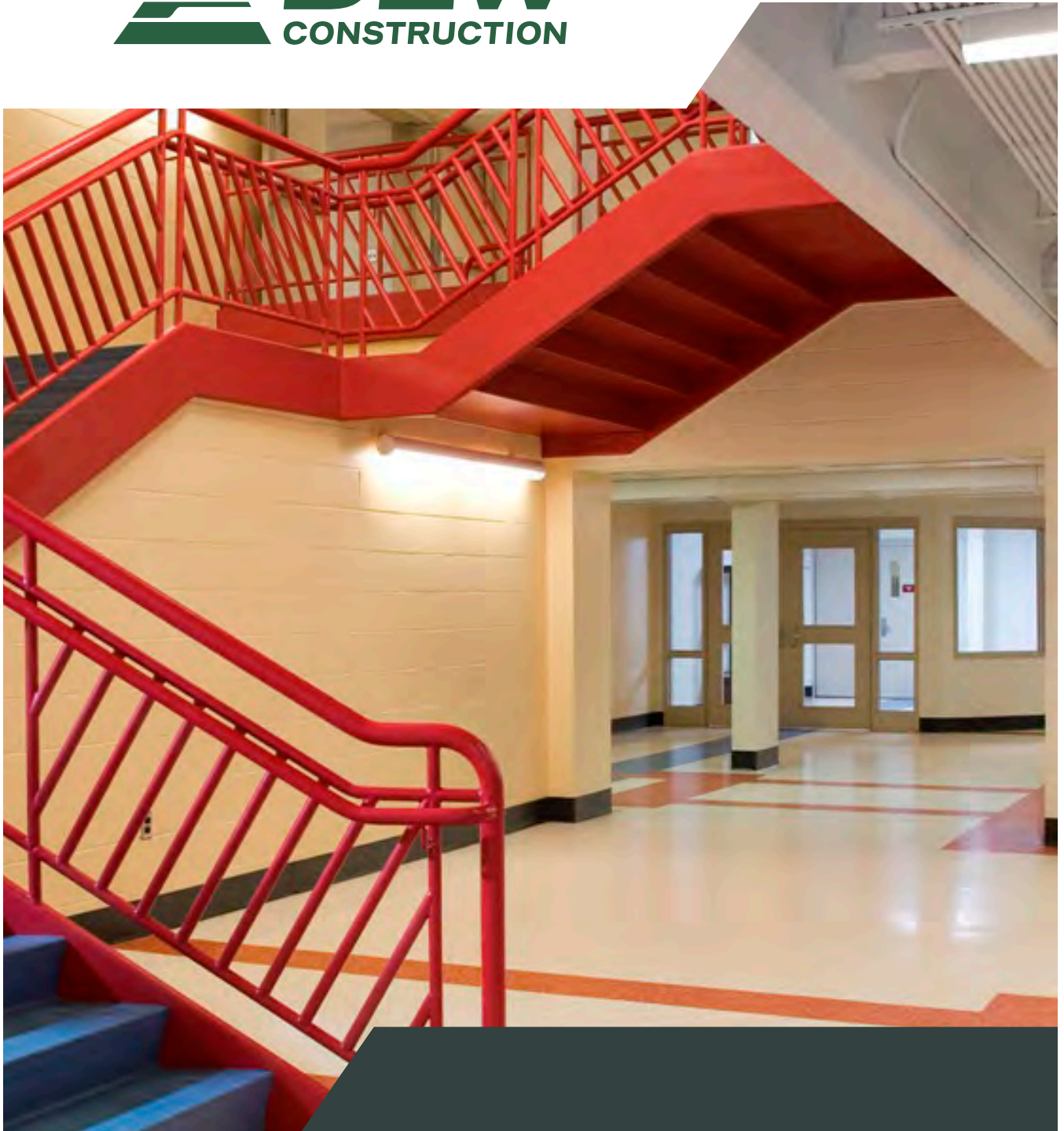
<b>Owner:</b>	Windham School District SAU #95	<b>Percent Own Forces:</b>	
<b>Architect:</b>	Banwell Architect	<b>Completion Date:</b>	9/9/2019
<b>Contract Amount:</b>	\$35,000,000		

"We had the pleasure of working with DEW on Phase I of the renovation work that was performed on the Mount Caesar Elementary School located in Swanzey, NH. This work was performed over the summer of 2016 with a very small time frame from start to finish. This was the seventh consecutive year of major renovation work performed on our School District buildings and was by far the most professional, smooth, and timely; we write this letter of recommendation without reservation.

The staff were courteous, professional, flexible, and tidy. They kept the Director of Facilities here up to date on the progress of the work and were quick to let him know of any issues or changes necessary as they arose. They went out of their way to ensure that concerns were addressed in a timely manner and were patient with us as we made decisions that may have resulted in changes to their schedule.

Again, it is without reservation that we offer this recommendation and look forward to the opportunity to work with DEW in the future."

~David LaPointe, Director of Facilities & Jane E. Fortson, Business Administrator - Monadnock Regional School District



### 3. | FEES



3. Proposed Construction Manager's fees for the pre-bond estimating work.

Our proposed Construction Manager fee for the **pre-bond period is \$9,500**. This is based upon the tasks below, as outlined in the RFQ.

1. Meeting once a month from September, 2019 – January, 2020
2. Preliminary estimate in early October, 2019 and updated estimate in November, 2019
3. Building walk throughs with Mechanical and Electrical subcontractors to help define/ outline specs/scope of work for MEP
4. Final estimate in early December, 2019
5. Conference calls every two weeks with Owner's Rep and Architect to review status of project
6. Participation in Bond Hearing in February, 2020



*"It is with great pleasure that I write this letter of recommendation for DEW Construction Corp. Richmond Elementary School recently worked with DEW on a capital improvement project at approximately \$3.9 million in scope and size. Throughout the project DEW functioned with quality and the owner's interests in mind, completing the project with success and professionalism. As the owner's representative, I was on site nearly every day and witnessed the level of commitment all members of the DEW staff brought to the project and its completion.*

*From the owner's perspective I can say with assurance that DEW's project managers, project engineers and on site staff were able to present supportive systems and communication with all those involved in the project. Preconstruction meetings were held consistently to ensure clear understanding by the owner, sub contractors, architects and others. As an owner's representative I felt confident in approaching any DEW staff to ask questions, share concerns or compliments."*

*~Michael Berry, Principal - Richmond Elementary School*

*Please also identify any other tasks that you recommend the committee do in order to achieve their goal of developing a comprehensive project and budget for the March, 2020 bond vote.*

## PRE-BOND SUPPORT SUGGESTIONS

The pre-bond period of any project is a critical time for developing the right plan for the project, addressing concerns from the public, and creating the appropriate budget. Most of which will be in partnership with Banwell Architects, Gordon Bristol, and the District. From our experience in supporting the pre-bond effort with past clients, our suggestions are as follows:

**Continued Public Input** - It is imperative that the public is involved during the pre-bond period. It is clear through Sunapee's community forums as well as the transparency of meetings and agendas, that the District is on the right track for gaining support and continued public input. As a part of the team, DEW would provide additional support in this effort, through attending meetings, providing clarity on specific questions, and disbursing supporting documents where needed.

**Aiding Renovation Concerns** - We have been involved in districts where the community finds it challenging to move past the potential for unforeseen costs in the renovation of a building. With any renovation portion of the Sunapee Schools, some level of investigative work and hazardous material assessment should take place. This investigative work has three important benefits, the first is the ability to reduce unforeseen costs, the second is to reduce to possibility of the schedule being impacted, and the third is the importance of speaking to public concerns about the research and work that has been completed to head off unforeseen costs.

**Proper Contingencies** - The Sunapee Schools will want to include proper monetary contingencies to their bond amount. During the pre-bond period, as the construction scope of work is refined, we arrive at a recommended construction contingency based upon the specifics of the project, rather than assigning a global one. When there is logic behind a contingency value, we have found that they are better received by the community. It is a team effort in assigning contingency values. DEW has a 140 item Total Project Budget worksheet. As your partner in this project, we would suggest utilizing this to confirm that the scope is captured.

**Sitework Unforeseen Conditions** - If there will be a large footprint for new construction we would strongly recommend investing in soil probes. We have seen residents in some communities raise public concern with ledge, high water table, and unsuitable soils. Also, as underground conditions are truly an unknown, making a pre-bond investment can significantly help to refine the site work estimate.

**Parking Analysis** - In several districts the public has focused on parking for off-hour events. It is our recommendation that the design team and Sunapee make sure this is a topic that is scrutinized.

**Have An In-House MEP Specialist** - With the aging infrastructure of older schools, DEW has found that having an in-house MEP specialist on your team to assist in the mechanical and electrical review is critical in any renovation of this nature.

**Classroom Utilization for Swing Spaces** - From our experience, most districts aim to avoid additional temporary classrooms if possible to avoid associated costs. DEW had vast experience in working towards this objective and pricing options for swing spaces. However, there are situations where it becomes cost prohibitive and temporary classrooms become the most viable option. We suggest that the team perform this exercise to show any interested party that several options were explored before arriving at a specific solution.

**Providing Website Supportive Documentation** - The Sunapee School District website, [sau85.org/capital\\_improvements\\_projects](http://sau85.org/capital_improvements_projects), has a strong library of supportive material. As the pre-bond phase progresses, DEW will provide information for the website and aid in getting the information out to the public. As an example, DEW often develops an aerial view of a logistics plan. This plan would include trailer location, construction traffic routing, parent drop-off and pick-up routing, bus routing, and construction fencing. This logistics plan is often well received as it gives the staff, faculty, and operations a clear expectation of how their school might operate during construction. It is especially important to parents, as it gives them peace of mind that the town, the school, and all team members understand the need for students to continue learning and that there is a focus on safety. See **PAGES 33 - 37** for examples of past support documents we have provided to clients.

**Local Subcontractor Involvement** - We suggest informing the public that the Building Committee and their Construction Manager are committed to inviting local subcontractors and vendors to bid the project. DEW has a prequalification process that ensures that bidders have great safety programs, proper insurances, and are familiar with the requirements of working in a school environment. DEW has 1,717 subcontractors in our database within a 50 mile radius of Sunapee, and 2,519 subcontractors within a 75 mile radius. As part of our process, we ensure there is proper bid coverage with sensitivity to including local companies.



## 4. | REFERENCES

4. A list of 5 references.

## REFERENCES

On the following pages you will find references from 5 different clients and the project pages that correspond to the work that we performed with them.

**1. Windham School District SAU#95**

Ingrid Moulton Nichols, Project Architect  
Bill Hickey, Business Administrator  
Gordon Bristol, Owner's Project Manager

**2. Keene Middle School - NE-CHPS Project**

Frank Marinace, Principal Architect

**3. The Putney School**

Randy Smith, Assistant Head of School, CFO

**4. Twin Valley Elementary and Middle/High School**

Gordon Bristol, Owner's Project Manager

**5. Mount Caesar Elementary School**

David Lapointe, Director of Facilities



*"Keene Middle School is a model for all schools. It sets the standard to which all future school construction projects should strive to attain. It demonstrates what is possible when the right team is assembled and focused on a common goal even with a limited resources. Your employees and sub-contractors were asked to do a number of things on this project that were out of the ordinary. They met the challenge with confidence and skill. The result is a facility that far exceeds other schools in providing a healthy place for learning, protecting our environment, and reducing operating costs. You can be very proud of their work."*

*~Virginia M. Barry, Ph.D., Commissioner of Education, State of New Hampshire, Keene Middle School*





## WINDHAM SCHOOL DISTRICT SAU#95 [CONSTRUCTION PHASE] WINDHAM, NH

### DELIVERY METHOD

Construction Manager

### CONSTRUCTION COST

\$35M

### PROJECT SIZE

148,000 GSF

### SCHEDULE DURATION

July 2017 - September 2019

### OWNER

Windham School District SAU#95  
Bill Hickey, Business Administrator  
(603) 845-1550  
bhickey@windhamsd.org

Gordon Bristol, Owner Project Manager  
(802) 380-1157  
gbristol@sover.net

### ARCHITECT

Banwell Architects  
Ingrid Moulton Nichols, Managing Partner  
(603) 448-3778  
ingrid@banwellnh.com

**Phase I** Golden Brook Elementary School (K-4) includes retaining the existing kindergarten wing and boiler room while demolishing the remaining structure for a new school addition. The new structure, except for the gym, is two-stories and will include central ventilation and A/C in office/administration and nurse areas. The site will be completely redone with new parking, new septic, new electrical service, and new stormwater, and an access road from the Middle School site. Possible options include a gym addition of 2,000 SF with retractable bleachers for 500 students plus a platform/stage and a full-service kitchen with a 2,000 SF incremental increase to the existing warming kitchen.

**Phase II** includes constructing the remaining portions of the new two-story design for the remaining scope of the Elementary School. The Golden Brook Elementary School (GBES) represents the majority of the project and subsequent value. Along with major existing and selective demolition, entirely new wings (for most grades) will be provided along with new entries, offices, media center, and gymnasium. The site will be completely reconstructed to accommodate the expansion in the program area and the desire to maximize parking as well as alleviate traffic control issues throughout the property. The facility is two-stories, and the gross effective area is approximately 131,130 SF. Phase I accounts for 33,350 SF of the gross effective area.

**Phase III** at the Windham Middle School (7th-8th) will include reconfiguring classrooms for curriculum adjustments to science labs. This work requires relocation and renovation of other functions. The project also includes the rebuilding of stairs for egress and code issues, building safety corrections to fire ratings and egress components, as well as renovations to bathrooms.

Site work on the combined campus of the Golden Brook School and Windham Middle School includes a loop road that relieves traffic difficulties on Lowell Road, improves traffic flow for drop off and pick up at both schools and replaces the aging septic systems.



## KEENE MIDDLE SCHOOL

KEENE, NH

### DELIVERY METHOD

General Contracting

### CONSTRUCTION COST

\$28M

### PROJECT SIZE

171,000 SF

### SCHEDULE DURATION

March 2010 - May 2011

### OWNER

SAU #29

### ARCHITECT

Marinace Architects  
Frank Marinace, Principal Architect  
(603) 744-5144  
fmarinace@marinacearchitects.com

New construction of a 171,000 SF steel frame and brick veneer middle school. The school includes an auditorium, gymnasium and multiple athletic fields. The project also included a 1,900 SF field house, 15,200 SF SAU building and a 2,000 SF wood chip plant with heat distribution.

The Keene Middle School project challenged us to accomplish over \$32M (present value) worth of construction in 16 months, and this goal was met successfully.

The Keene New Hampshire School District SAU#29 comprised of seven independent school districts initially had to choose between renovating the current Keene Middle School or building a brand new school. MacMillin, DEW's affiliate was hired early on in order to support SAU#29 in their efforts to make this decision. After the proper analysis of both options was completed, it was decided that renovating the existing school would be too costly and a new school was the right choice for the district.

The school's design is built around the concept of team teaching, which subdivided the 1,000 student population into groups of 125 students, providing teams with private areas within the school that were taught a small group of teachers.

The site design includes a perimeter driveway around the building with separate dedicated drop-off areas for cars and buses. The design provides 300 new parking spaces, a track, two soccer fields, and a softball field. There is also a separate storage building for maintenance equipment, athletic equipment, a concession area, and public restrooms.

A new 10,000 SF home for SAU #29 was also constructed on the Middle School site. Building the SAU concurrent with the middle school resulted in an integrated site design and significant savings in construction costs. Adjacent to the SAU building is a new wood chip heating plant which serves not only the new school and the SAU, but also the existing Daniels Elementary School, resulting in substantial energy cost savings over the years.



### HIGH-PERFORMANCE DESIGN:

The middle school was designed to be a high-performance and energy efficient building. The building achieved CHPS (Collaborative for High Performance Schools) certification for its advanced environmental performance. By meeting the Northeast Collaborative for High Performance Schools (NE-CHPS) criteria, the Keene Middle School was eligible to receive an additional 3% aid from the New Hampshire Department of Education.

#### High-performance features include:

- Wood-chip heating plant
- Low-flow fixtures
- High level of thermal insulation
- Reflective roof surface
- Extensive daylighting
- High-efficiency heat recovery system
- Energy management system

The design of the school also incorporates several Eco-friendly features including rain gardens, high-efficiency field irrigation, and a 30,000-gallon rainwater harvesting system.



## THE PUTNEY SCHOOL FIELD HOUSE

PUTNEY, VT

### DELIVERY METHOD

Construction Management

### CONSTRUCTION COST

\$5M

### PROJECT SIZE

16,800 SF

### SCHEDULE DURATION

October 2008 - October 2009

### OWNER

The Putney School, Inc.  
Randall Smith, Assistant Head of School,  
CFO  
(802) 387-5566  
rsmith@putneyschool.org

### ARCHITECT

Maclay Architects

This new 16,800 SF structure houses a basketball court, weight room, yoga studio, ski waxing room, equipment storage, locker rooms and a social space.

The new field house features composting toilets, rain water management, super insulation, automatic light controls, a solar summer hot water heater, and a state-of-the-art air-to-air heat exchange pump powered by sun-tracking photovoltaic cells - qualifying the project for a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) Platinum Rating. It also makes this the first net-zero educational building in the nation and the largest and first non-residential structure of its kind in Vermont.







## TWIN VALLEY MIDDLE/HIGH SCHOOLS & DEERFIELD ELEMENTARY SCHOOL - WHITINGHAM & WILMINGTON, VT

### DELIVERY METHOD

Construction Management

### CONSTRUCTION COST

\$11M

### PROJECT SIZE

Varies

### SCHEDULE DURATION

Deerfield Valley: Nov. 2012 - Sept. 2013  
Twin Valley Ms/HS: June 2013 - Sept. 2014

### OWNER

Whitingham School District  
Gordon Bristol, Owner Project Manager  
(802) 380-1157  
gbristol@sover.net

### ARCHITECT

NImitz, Berryhill, & Figiel

The consolidation of the school district includes a 9,654 SF addition at Deerfield Valley Elementary School, consisting of four classrooms, art room, music room, cafeteria, entry vestibule, interior partitions and various HVAC, electrical and casework items. Site work included the realignment of the existing parking lot and construction of new lot.

Work at Twin Valley High School/Middle School included an addition of 22,345 SF. The new addition included a gym, locker rooms, a new administrative wing with offices, guidance areas and a healthcare office. Renovations were made throughout the existing school. A performance center (auditorium, music, media arts) is located in the existing gym. A new industrial arts and family consumer room is located in an adjacent building. Extensive site work included improvements to parking, roads and athletic fields.





## MT. CAESAR ELEMENTARY SCHOOL RENOVATIONS

SWANZEY, NH

### DELIVERY METHOD

General Contractor

### CONSTRUCTION COST

\$1.3M

### SCHEDULE DURATION

June 2016 - August 2019

### OWNER

Monadnock Regional School District  
David LaPointe, Director of Facilities  
(603) 352-6955  
dlapointe@mrsd.org

### ARCHITECT

The H.L. Turner Group, Inc.  
(Phase I & III)

Catlin + Petrovick Architects, PC  
(Bathroom Reno)

### Phase I: June 13, 2016 - August 21, 2016 | \$420K

Renovation project for the A and B classroom wings. The exterior work included new windows, thin brick veneer for the A Wing, EIFS finish around new windows, trim work, new sidewalks and entry door pads. Interior work included new framing and insulated walls at exterior walls, new paint for interior walls, new acoustic ceilings and VCT infill/baseboard, and a total gut and renovation of the bathrooms. Work also included new finishes in the gym. MEP upgrades included new boilers, radiant panels, rooftop AC units and new electrical service, lighting, FA and devices.

### Phase III: February 25, 2019 - August 16, 2019 | \$900K

Demolition of a temporary classroom structure and the new construction of an 8,133 SF classroom wing to house six separate classrooms, with a center hallway and three 350 SF workrooms.

The building is of a structural steel frame with light gauge metal framing and masonry veneer/EIFS exterior finish. Exterior openings are of SF aluminum and the windows are commercial grade aluminum. Interior finishes include flooring, ACT ceilings, and painted drywall. Commercial grade doors, frames, and hardware. The subfloor is a concrete slab on grade.

### Bathroom Renovation: August 6, 2018 - August 24, 2018 | \$47K

Renovation of the existing nurse's bathroom to make it handicap accessible, and to enlarge the room for a future HC-sling lift. Work involved demolition, framing, drywall, flooring, doors, frames, hardware, finishes and masonry infill of one doorway to make a new opening in a wall.



## 5. | OTHER INFORMATION/ QUALIFICATIONS

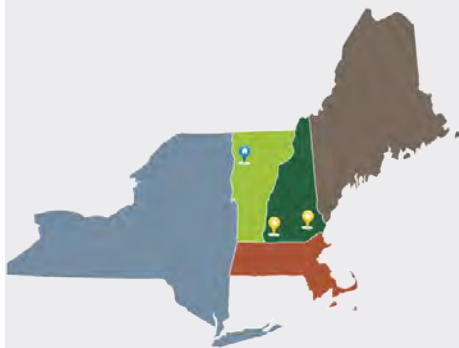


5. Other information, qualifications and/or exceptions as each Construction Manager/ Estimator may consider appropriate to the selection process.



Keene Middle School - Keene, NH

## COVERAGE AREA



### VERMONT OFFICE

277 Blair Park Road, Suite 130  
Williston, VT 05495  
(802) 872-0505

### NEW HAMPSHIRE OFFICES

The MacMillin Building  
17 Elm Street  
Keene, NH 03431  
(603) 352-3070

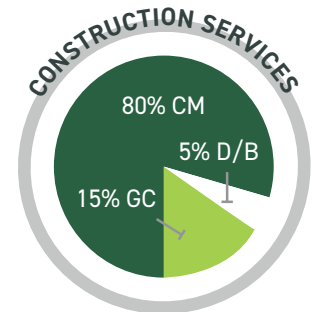
### MANCHESTER OFFICE

150 Dow Street, Suite 426C  
Manchester, NH 03101  
(603) 222-1287

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

## BUILDING WHAT MATTERS MOST

In 1997, DEW Construction was founded on the guiding principle to deliver the best in client-focused services in the market. Our success is led by our focus on people, partnerships, and our uncompromising commitment to communication, safety, quality, and accountability.



In 2012, DEW acquired The MacMillin Company, LLC, an established construction management firm in Keene, NH. This allowed us to leverage resources, capabilities and industry expertise, while creating more growth opportunities for employees. Currently, we employ 150 people and project our sales to be over \$150-million this year.

DEW is among the largest construction managers in the region with headquarters in Williston, VT and offices in Keene, NH and Manchester, NH.

## WHY PARTNER WITH DEW?



Everyone at DEW recognizes that there is no substitute for experience, transparent communication, or hard work. Fulfilling our promises and commitments for each project is the only acceptable outcome.

Our people provide precise planning, expert project management and superior workmanship to deliver the ultimate building experience to our clients — from

preconstruction through project completion! The best way to illustrate the value of working with DEW? Eighty percent of our business comes from repeat customers and we maintain a 100% successful project completion rate.

## ESTIMATING ACCURACY

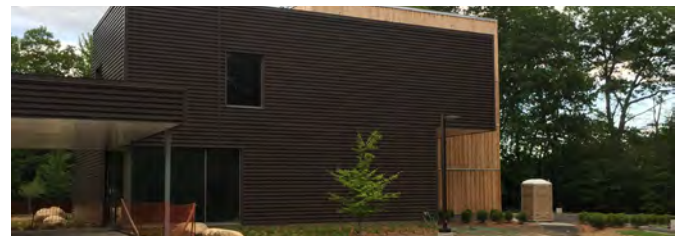
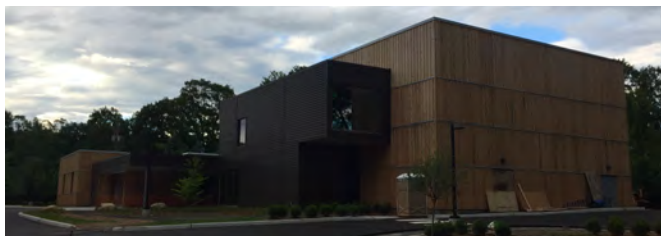
DEW has been hired as a construction manager during the pre-bond period on several occasions and fully understands the necessity of having an accurate estimate. DEW has always been able to complete the scope of work presented to the taxpayers, once the bond passed and the funds secured. By the time the pre-bond estimate is finalized, over a dozen people at DEW will have scrutinized it, including our COO and Project Executive, Mike Smith, and Owner, Don Wells. We fully understand what is at stake for school building committees and school boards who are at the forefront of upgrading their schools and obtaining public support.

DEW has an Estimating Accuracy goal of 1%-3%, and we consistently achieve this goal. This means from the first baseline estimate we submit to the final GMP, those numbers will be within 1%-3%. To achieve this level of success, we have a time tested process that we will employ on the Sunapee School District Project.

## OUR PROCESS

Open book and transparent communication is the foundation of an experienced construction manager. The construction management process was designed to create a partnership between the Construction Manager, the Owner, and the Architect. This technique fosters a higher level of planning and input from all stakeholders, which in turn facilitates a higher degree of collaboration and teaming amongst project teams. We are proud of our mature processes that maintain clear, open communication and forecasting. Our process directly benefits the Owner from a cost and schedule standpoint.

DEW was established as a Construction Manager in 1997 and has since completed over \$2B+ worth of construction projects. Our affiliate, MacMillin, was one of the first companies in New Hampshire to adopt the CM process decades ago. As a result, our CM processes have been tested and honed throughout our expansive history, and today we offer some of the best Construction Management services in New England.



*"How fortunate we have been to partner with DEW for this project which has taken the Brattleboro Music Center from our "temporary" accommodations of 35+ years to this splendid new home which will serve music and our community for generations to come.*

*As you may know, the BMC was founded in 1952, and has not had a proper home until now. We will offer our 65th concert season in the beautiful facilities that DEW has built for us. We are deeply grateful to all who have been part of the remarkable work that is now coming to completion.*

*We are already singing DEW's praises to all who visit."*

*~Mary B. Greene, Managing Director - Brattleboro Music Center*



## SUSTAINABILITY EXPERIENCE

DEW has many successful sustainably designed projects in our portfolio, several of which are educational buildings. In addition to various LEED® certified projects, we also completed work on our NE-CHPS Verified project, Keene Middle School. This project incorporated high-performance features into the design of the building along with sustainable site features such as rain gardens, high-efficiency field irrigation, as well as a rainwater harvesting system. We understand that it is the goal of the Sunapee School District Project to obtain CHPS certification. DEW would be excited to be a part of this process and lend our expertise and experience to reach that goal.

Our portfolio features a wide variety of sustainably designed projects:

- Many **LEED® certified** or designed to LEED® standards buildings.
- An **Energy Star** rated building: Brattleboro High School
- An **EPA awarded** building: City Market - South End
- A **Net Zero** project: Putney School Field House
- Buildings with **exterior features for sustainable sites**: Mousilauke Lodge for Dartmouth College, as well as the Rowland Project for Burr & Burton Academy in Manchester, VT, which includes a 21st-century classroom, new courtyard, and green space. This project is currently in the preconstruction phase.

## GREEN BUILDING & SUSTAINABILITY

DEW is a leader in our commitment to the environment and to our future. We take great pride in working with our clients to achieve their environmental and sustainability goals and our LEED® professionals will work to optimize these outcomes in all regards. In addition, many of our staff serve on our award-winning "Green Team" to identify areas to reduce, reuse and recycle.

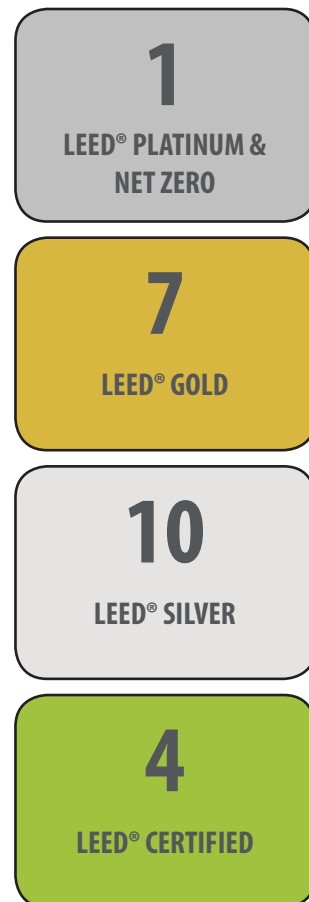
DEW fully embraces green building & sustainability philosophies by incorporating sustainable practices on all our projects, at a level appropriate to meet our established project goals. We have completed 22 LEED® registered & certified projects, giving us the expertise required to provide proper support to the Team throughout the design and construction processes.

Our "green building" experience is broad and includes: High Performance Building Envelope & Systems analysis, Living Machines, Solar & Geothermal Systems, Green Roof Systems, Indoor Air Quality, Brownfield Redevelopment and our award-winning Waste Materials Management process.

Our clients benefit from our years of experience and knowledge of implementing sustainable practices and innovative solutions in a cost effective manner.

DEW's objectives mirror those of our clients: to provide a productive and healthy indoor environment, achieve a high level of performance, low operating costs, and a long service life. Our recommendations will help make this all a reality.

## DEW'S LEED® CERTIFIED PROJECT BREAKOUT



Please see the following page for a list of DEW's LEED® Certified projects.

**LEED® PLATINUM**

- **Putney School Field House**  
Owner: The Putney School  
Architect: William Maclay

**LEED® GOLD**

- **Beecher Falls Border Patrol Station**  
Owner: GSA  
Architect: Truex Cullins
- **Castleton State College Campus Center**  
Owner: Vermont State Colleges  
Architect: JMZ Architects & Planners
- **Castleton State College - Hoff Hall**  
Owner: Vermont State Colleges  
Architect: JMZ Architects & Planners
- **Champlain College - Aiken Hall**  
Owner: Champlain College  
Architect: Smith Alvarez Sienkiewicz
- **Kilton Public Library**  
Owner: City of West Lebanon, NH  
Architect: Tappe Associates
- **University of Vermont James M. Jeffords Hall**  
Owner: University of Vermont  
Architect: Freeman French Freeman
- **U.S. Customs and Border Protection Derby Line 91 Land Port of Entry**  
Owner: GSA  
Architect: Hammel, Green and Abrahamson, Inc.

**LEED® SILVER**

- **Boltwood Place**  
Owner: Archipelago Investments  
Architect: Arrowstreet
- **Cleveland-Rudman Federal Building**  
Owner: GSA  
Architect: Warren Street
- **Keene State College - Pondsides 3**  
Owner: University System of NH  
Architect: Lavallee Brensinger
- **Moe's Southwest Grill**  
Owner: Moe's Southwest Grill  
Architect: Yaw Associates
- **Redstone Lofts At The University of Vermont**  
Owner: Redstone Development  
Architect: Youkel
- **Riverhouse**  
Owner: Redstone Development  
Architect: Youkel
- **Swanton Border Patrol Station**  
Owner: GSA  
Architect: Truex Cullins
- **U.S. Customs Border Patrol Station**  
Owner: GSA  
Architect: Wiemann Lamphere
- **University of Vermont Wing Davis Wilks Hall**  
Owner: University of Vermont  
Architect: Smith Alvarez Sienkiewicz

**LEED® CERTIFIED**

- **King Street Housing**  
Owner: Housing Vermont  
Architect: Lemay & Youkel
- **Student Conservation Association**  
Owner: SCA  
Architect: Haynes & Garthwaite
- **Advance Transit Regional Bus Facility Addition**  
Owner: Advance Transit, Inc.  
Architect: Wiemann Lamphere
- **University of Vermont Harris/Millis Residence Hall**  
Owner: University of Vermont  
Architect: Smith Alvarez Sienkiewicz

**LEED® REGISTERED**

- **USCIS Office Building**  
Owner: Taft Corners Associates  
Architect: Wiemann Lamphere
- **Birchwood Office Building**  
Owner: Birchwood Properties  
Architect: Richard Henry Behr
- **Advance Transit Regional Bus Facility**  
Owner: Advance Transit, Inc.  
Architect: Wiemann Lamphere

*"Over the years The Putney School has engaged the services of DEW for all three of the school's major construction projects. Given that the field house is scheduled to be a "net zero" consumer of energy as well as LEED Platinum certified we knew that the design and construction of the building would require an extraordinary degree of collaboration and effort on the part of the builder. From the school's perspective we could not have been happier with the personnel, attention to detail, schedule and budget we have experience during this latest project. We would be more than happy to recommend DEW to potential customers."*

*~Randy Smith, CFO, The Putney School, Field House (LEED® Platinum)*

## PAST EXPERIENCE WITH BANWELL ARCHITECTS

DEW has a long and solid working relationship with Banwell Architects. Over the years, our mutual respect and dedication to providing a exceptional customer service to our clients and a transparent process, has led to many successfully completed joint ventures.

We hope to bring that same proven approach to the project for Sunapee School District and allow our strong relationship with Banwell Architects to aid in the pre-bond effort.

### BARRE CITY PLACE

Barre, VT

*New 81,000 SF mixed-use building on Main Street in downtown Barre. The building was built in conjunction with Efficiency Vermont as a high-performance building.*

### BARRE CITY PLACE - VERMONT TRANSIT FIT-UP

Barre, VT

*Demolition of 5,500 SF of restaurant space and the fit-up of 10,526 SF of office space on the first floor for the state Agency of Transportation (A.O.T.). The renovation includes new walls, flooring, ceiling, millwork, and upgrades to existing HVAC, data, electrical and phone lines. Demolition and renovations to level four offices will occur on a smaller scale to accommodate A.O.T's move into those spaces.*

### BIO X CELL NEW FACILITY

West Lebanon, NH

*New construction of a 25,000 SF Office/Bio-medical facility.*

### CARDIGAN MOUNTAIN SCHOOL DORMITORIES

Canaan, NH

*New 14,000 SF Dormitory and Classroom Building Renovations.*

### CHAMPLAIN VALLEY UNION HIGH SCHOOL - HIGH SCHOOL RENOVATION

Hinesburg, VT

*148,542 SF renovation of the existing school and 63,000 SF of new construction including wood chip-fired heating system, space for classrooms, library/media center, gymnasium addition, and a new cafeteria and kitchen, and complete renovation of the athletic fields.*

### COMMUNITY COLLEGE OF VERMONT - RUTLAND ACADEMIC FACILITY

Rutland, VT

*New Construction of 32,500 SF academic facility at Community College of Vermont, Rutland.*

### CREARE IN HANOVER

Hanover, NH

*A three-story addition to the existing "Tower" structure. Addition to include offices and conference rooms, as well as a new ramp and stair entry at the end of the building. A new parking lot will also be constructed as part of this project.*

### FALL MOUNTAIN SCHOOL- SPRINKLER WORKS

Langdon, NH

*Renovations to Fall Mountain Regional High School, which consisted of replacing all mechanical systems in the school.*

### GEOKON NORTH

Lebanon, NH

*New construction of a 23,500 SF, three-story energy-efficient office building.*

### GIFFORD MIDDLE SCHOOL

Gilford, NH

*A 97,400 SF addition/expansion to a middle school.*

### GILFORD HIGH SCHOOL

Gilford, NH

*New construction of a high school.*

(Continued)

**GILFORD HIGH SCHOOL - CAMPUS SITE WORK**

Gilford, NH

*Site work for an existing high school.*

**GRAFTON BIOMASS DISTRICT HEATING**

North Haverhill, NH

*Construction of new 3,050 SF high capacity (7MMBTU/HR) biomass district heating system.*

**GRANITE STATE MANAGEMENT & RESOURCES**

Concord, NH

*New construction of a 35,000 SF office building built in corporate campus environment.*

**GSA FIT-OUT 9 ELM STREET**

Keene, NH

*Renovations to 4,544 SF of former dance studio into offices for the GSA Social Security Office in Keene NH.*

**KEENE FAMILY YMCA LOCKER ROOMS RENOVATION**

Keene, NH

*4,000 SF renovation to locker room for community fitness facility.*

**KEENE STATE COLLEGE - MASON LIBRARY**

Keene, NH

*Renovation and addition of the 32,000 SF library in the center of Keene State College's campus. Phase 1 included underground demolition and reconstruction of the floor system.*

**KEENE STATE COLLEGE - MASON LIBRARY PHASE II**

Keene, NH

*Renovation and addition to the 32,000 SF library. The second phase involved adding structural steel and seismic bracing to withstand the stack floor loads. The expansion connected the library to the former dining hall.*

**KIMBALL UNION ACADEMY - FITCH SCIENCE CENTER & SITEWORK**

Meriden, NH

*18,015 SF project for a private school's science center .*

**KIMBALL UNION ACADEMY - SITEWORK**

Meriden, NH

*Sitework to existing private school.*

**KUA DINING HALL**

Meriden, NH

*New construction of dining hall with capacity designed to serve the entire student body (over 400 students, plus staff) at one time. The facility features a commercial grade kitchen and self-service cafeteria line. There is also a gathering space with fireplace.*

**KUA TECH CENTER**

Meriden, NH

*2,500 SF renovation to the Kimball Union Academy's tech center.*

**LEBANON PUBLIC WORKS ADMINISTRATIVE OFFICE**

Lebanon, NH

*New construction of a 7,500 SF, Two-story, wood framed municipal building.*

**MAPLEWOOD NURSING HOME**

Westmoreland, NH

*Three phase renovation and addition project to an existing nursing home. 77,905 SF in renovations to the existing facility, and a 62,856 SF addition.*

**REHAB GYM FIT-UP**

Barre, VT

*950 SF fit-up for the Rehab Gym within the Barre City Place.*

(Continued)



**RVCC LEBANON ACADEMIC CENTER OF EXCELLENCE**

Lebanon, NH

*Renovation project that transformed the building into a hub for Workforce Development and Business and Industry Training.*

**RVCC LEBANON MASSAGE THERAPY**

Lebanon, NH

*Renovate an existing room into a massage therapy room that holds 12 massage tables.*

**SAU # 60 - CLASSROOM ADDITIONS - 3 SCHOOLS**

Charlestown, NH

*Classroom additions to three schools in the same district.*

**WINDHAM SCHOOL DISTRICT SAU#95**

Windham, NH

*148,000 GSF of renovations/additions to the occupied Golden Brook Elementary and Windham Middle School.*

**WORLD LEARNING CENTER BARN**

Brattleboro, VT

*Small renovation to a global education center.*

*"We have worked with The MacMillin Company/DEW on dozens of projects and most recently at the Windham School District. As a team we lead the Building and Grounds Committee and School Board through the pre-bond phase to develop a fully vetted scope for the entire districts schools renovations. MacMillin/DEW was extremely helpful in doing real time estimates on different solutions so the board could make informed decisions. They attended public forums and hearings and provided credibility to the process.*

*Their open book process allowed transparency and developed trust and respect from the construction- backed experienced Building and Grounds Committee members. The pre-bond estimate that was developed was thorough, complex and fully complete. We recently had the final phase bids come in and were able to add in some wish list items. MacMillin/DEW estimates for public projects are spot on, not too overly conservative (which could sink a project), but also not too skimpy so it assures we have enough funds to complete the project."*

*- Ingrid Moulton Nichols, AIA, Managing Architect, LEED® AP*

## PRE-BOND SUPPLEMENTAL EXAMPLES

DEW's approach to pre-bond support includes working with architects, school committees, and any decision makers in providing informational handouts, website content, and community (parent) forums. On the following pages you will find samples of past work that we have developed with key team members, many of which we would work with in Sunapee Schools to develop for this pre-bond effort.

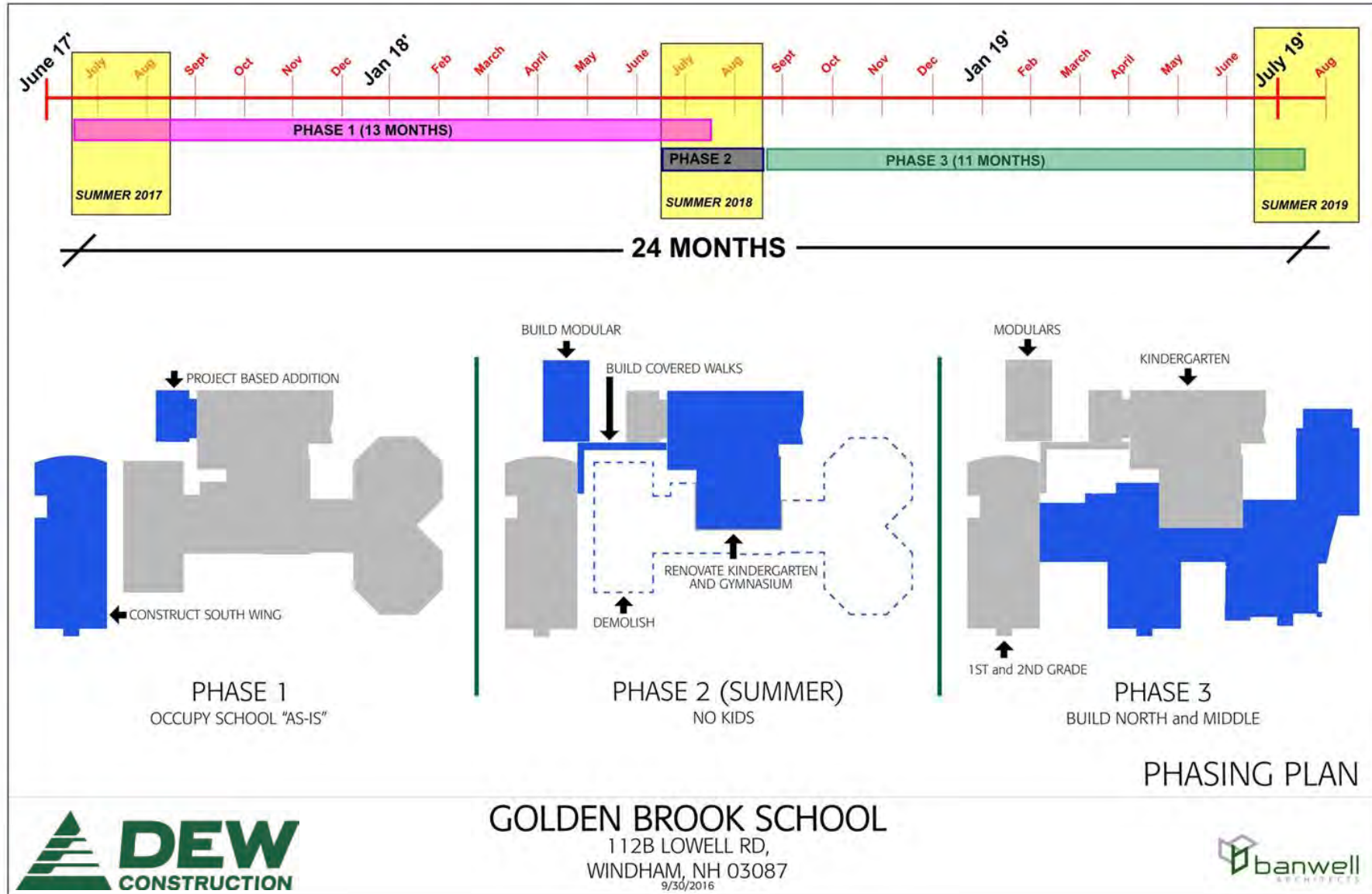
These tangible items are a supplement to our approach to working with the Owner, Architect, Engineers, and Subcontractors as it follows a system of openness and inclusivity. This type of relationship builds trust that facilitates accurate and timely information flowing between parties, and is particularly crucial in gaining the public trust and understanding.

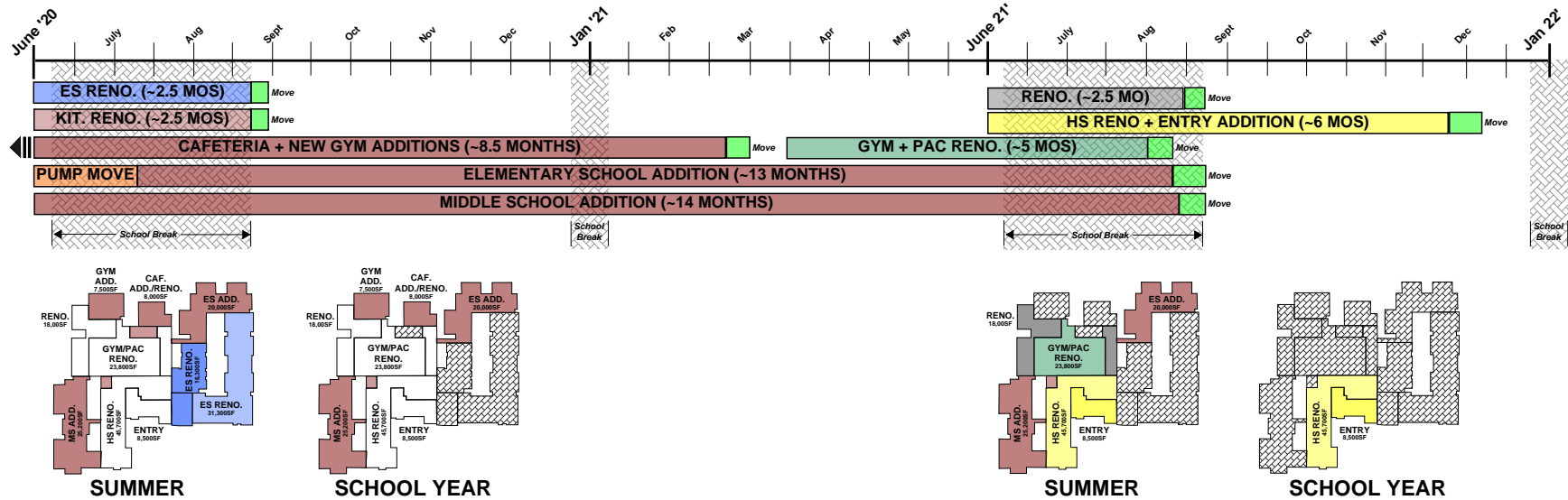


*"WSESU was fortunate to be partnered with MacMillin/DEW for our Middle School, High School, and Career and Technical Center. This fifty-five million dollar project signified the largest bond vote in the State of Vermont's history, and we needed a construction manager who could assist us in meeting the expectations of our individual user groups at an operational level, and our citizen groups at a local and state level. MacMillin/DEW met our expectations by listening to our needs, working closely with administrative staff to provide budgeting and phasing for each of our individual schools."*

*~Ron Stahley, Wyndham Southeast Supervisory Union, Superintendent, Brattleboro Schools*

SCHOOL PHASING APPROACH TIMELINES





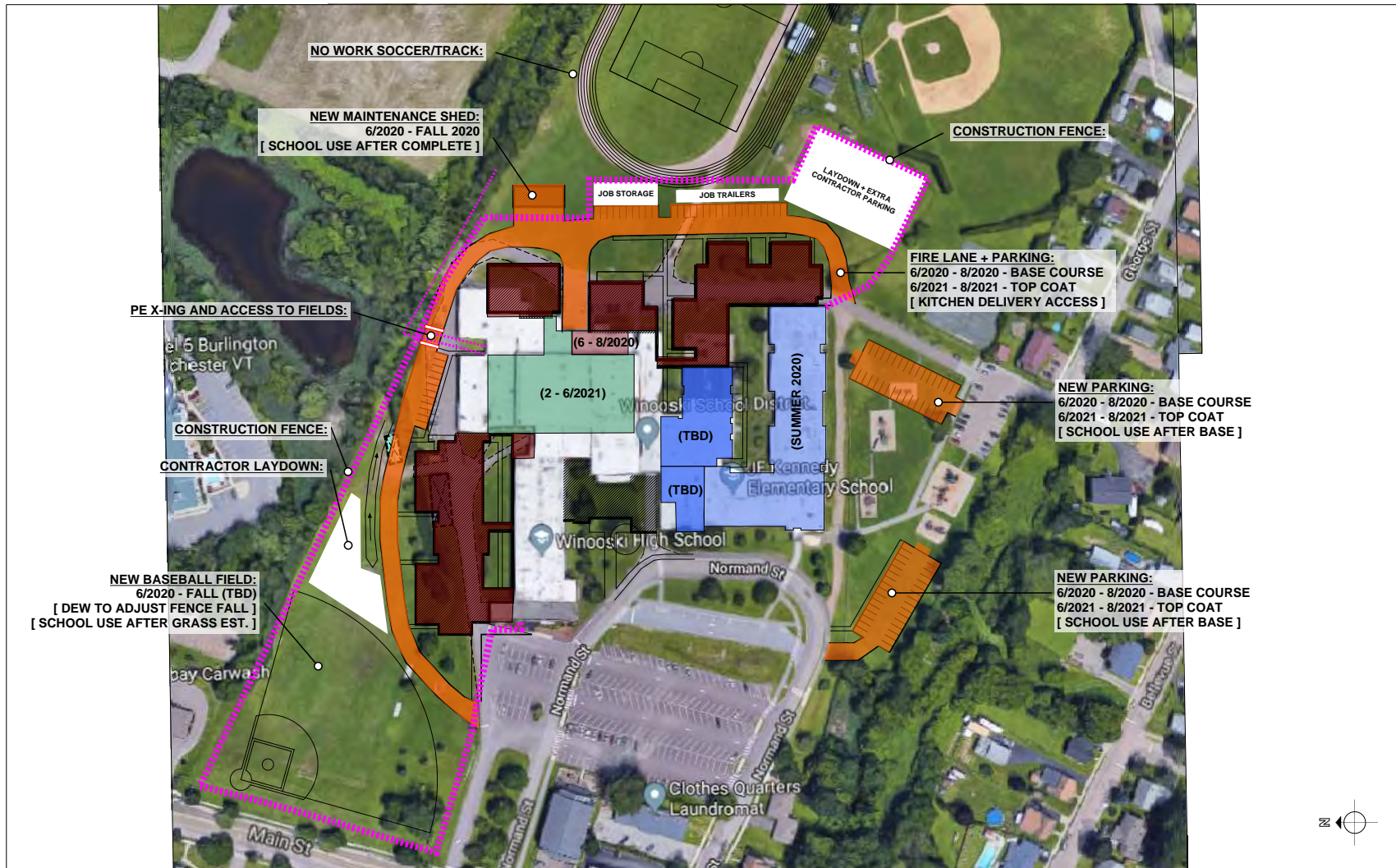
## PHASING + SCHEDULE CONCEPT



WINOOSKI SCHOOLS  
We are the future.



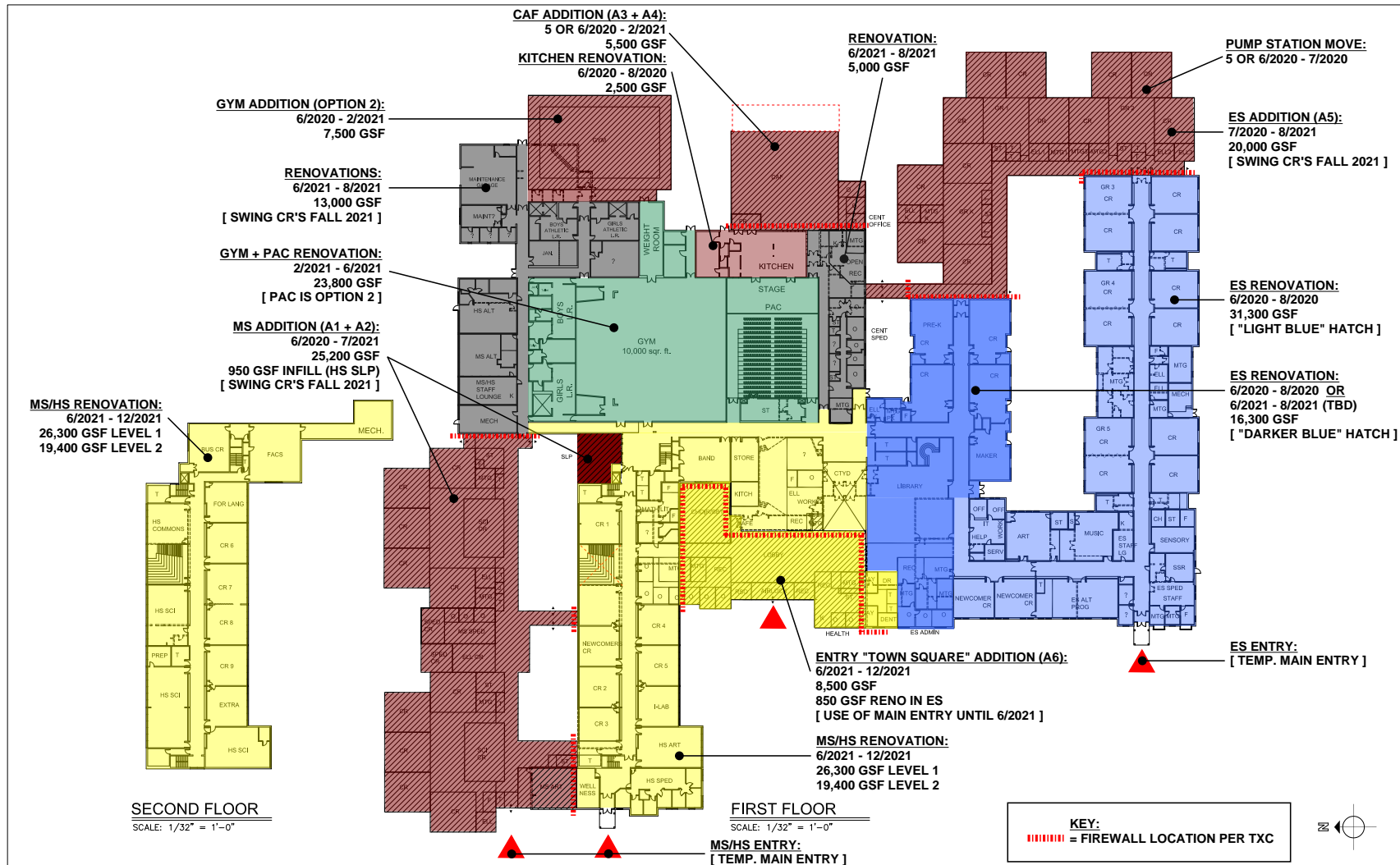
SITE LOGISTICS CONCEPT



SITE LOGISTICS CONCEPT - 6/2020 - 6/2021



# PHASING CONCEPT



# BUILDING WHAT MATTERS MOST

277 Blair Park Road  
Suite 130  
Williston, VT 05495  
**p** 802.872.0505  
**f** 802.872.0707

The MacMillin Building  
17 Elm Street  
Keene, NH 03431  
**p** 603.352.3070  
**f** 603.352.3170

150 Dow Street  
Suite 426C  
Manchester, NH 03101  
**p** 603.222.1287

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