

**Town of Londonderry CIP Committee**

**268B Mammoth Road - Moose Hill Chambers**

**Agenda**

**July 14, 2025**

**6:30 PM**

- I. Call To Order
- II. Approval Of Minutes From Prior Meeting

Documents:

[LONDONDERRY CIP COMMITTEE DRAFT MINUTES 7-8-25.PDF](#)

- III. Project Overview And/Or Presentations

- a. School Projects

- i. High School Addition and Renovation

- ii. Turf Field

- iii. Turf Stadium - Grandstand and Press Box for Turf Field

Documents:

[4- TURF FIELD SUBMISSION FORM.PDF](#)  
[3 - HIGH SCHOOL SUBMISSION FORM.PDF](#)  
[5 -TURF STADIUM SUBMISSION FORM.PDF](#)  
[CIP PRESENTATION 2025 PROJECTS 3-5.PDF](#)

- IV. FY 2026-2031 CIP Committee Deliberations

- a. Project scoring, prioritization and placement

- V. Other Business

- VI. Adjournment

1 **Londonderry CIP Committee Minutes**  
2 **July 8, 2025**  
3 **6:30 p.m.**  
4 **Moose Hill Council Chambers**

5  
6  
7 **Meeting Link:** <http://173.166.17.35/CablecastPublicSite/show/12985?channel=4>

8  
9 **Members Present:** Chair Kevin Gray; Vice Chair Sarah Meier; Members Lynn Wiles, Art Rugg

10  
11 **Members Absent:** Deb Paul

12  
13 **Others Present:** Assistant Town Manager/Economic Development Director Kellie Caron;  
14 Recreation Director Art Psaledas

15  
16  
17 **Call to Order**

18  
19 Mr. Gray called the meeting to order at 6:30 p.m.

20  
21 **Approval of June 23, 2025, meeting minutes**

22  
23 Line 34, add Tuesday, July 8, 2025. Line 41, add that information will be out one week prior to  
24 the meeting. Line 45, Ruggs should be Rugg.

25  
26 **Mr. Rugg made a motion to approve the June 23, 2025, meeting minutes as amended. Mr.**  
27 **Wiles seconded the motion. The motion carried 5-0-0.**

28  
29 **Project Overview and/or Presentations**

30  
31 **Recreation Department**

32  
33 Recreation Director Art Psaledas provided background on the Nelson Road recreation site. He  
34 reviewed repairs that are needed to the tennis courts, basketball court backboards, and benches.  
35 He does not have complete information on the repairs needed, as this cannot be determined until  
36 the work is started, although drainage might be needed on the upper courts.

37  
38 He cited \$750,000, as this is what the industry is typically paying; it is difficult to obtain an  
39 estimate. A group is raising money for the basketball backboards. The repairs should be done as  
40 soon as possible, to avoid the courts becoming unsafe.

41  
42 Ms. Caron reviewed the CIP process and noted that it is a financial planning tool.

43  
44 The Committee agreed to discuss the ranking while Mr. Psaledas was present to answer questions,  
45 and then revisit it as part of the overall CIP at a later date.

47 They discussed that while recreation is not a necessity, it contributes to the quality of life of the  
48 residents.

49  
50 The Committee agreed with Mr. Psaledas' scoring.

51  
52 **Next Meeting**

53  
54 The next CIP meeting will be held on July 14, 2025, at the Moose Hill Council Chambers.

55  
56 **Adjournment**

57  
58 **Mr. Ruggs made a motion to adjourn the meeting. Mr. Wiles seconded the motion. The**  
59 **motion carried 5-0-0.**

60  
61 The meeting was adjourned at 7:12 p.m.

62  
63 Respectfully submitted,

64  
65 Beth Haggeli  
66 Recording Secretary



***Projects Submitted for 2026-2031 CIP***

<b>Project Name:</b> Turf Field		Department Priority __4__ of __5__ projects
<b>Department:</b> School		
<b>Primary Effect of Project:</b> (check one)	<input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input checked="" type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <span style="float: right;"><input type="checkbox"/> Town Center</span> <input type="checkbox"/> Town-wide <span style="float: right;"><input type="checkbox"/> Street</span> <input checked="" type="checkbox"/> School District <span style="float: right;"><input type="checkbox"/> Other Area</span> <input type="checkbox"/> Neighborhood	
<b>Project Description:</b> Build new LHS turf athletic field.		
<b>Rationale for Project:</b> (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input type="checkbox"/> Removes imminent threat to public health or safety <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input checked="" type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time	
<b>Narrative Justification:</b> Londonderry currently has 15 athletic fields in varying conditions due to overuse and environmental changes. The wear on these fields can be safety hazards that can cause the closing of fields, and upkeep is difficult. Per the Field Study conducted in 2024, the addition of a Turf Field on LHS's campus could extend the life of other fields and make for safer extended use.		



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$ _____: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$ _____: Site Preparation          \$ _____: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p><u>\$2,370,000</u> Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p><input type="checkbox"/> Add Personnel  <input type="checkbox"/> Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel  <input type="checkbox"/> Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source: ) _____          \$ _____: Loan (Source: ) _____  <input checked="" type="checkbox"/> Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue  <input checked="" type="checkbox"/> General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$ _____: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>Amity Small</u>          Title: <u>Business Administrator</u></p> <p>Signature _____</p> <p>Dept./Agency: <u>School</u>          Date Prepared <u>5/29/2025</u></p>	



Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet



Project Name: SAU  
\_\_\_\_\_

Department: School \_\_\_\_\_

**EVALUATION CRITERIA**

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5 Addresses an emergency, public safety or school safety need
- 5 Addresses a deficiency in service or facility
- 5 Provides capacity needed to serve existing population or future growth
- 3 Results in long term cost savings
- 3 Supports job development/increased tax base
- 0 Leverages the non-property tax revenues
- 0 Matching funds available for a limited time
  
- 21 Total Project Score (out of a possible 35 points)



***Projects Submitted for 2026-2031 CIP***

<b>Project Name: High School Addition &amp; Renovation</b>		Department Priority __3__ of __5__ projects
<b>Department: School</b>		
<b>Primary Effect of Project:</b> (check one)	<input type="checkbox"/> Replace or repair existing facilities or equipment <input checked="" type="checkbox"/> Improve quality of existing facilities or equipment <input checked="" type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <span style="float: right;"><input type="checkbox"/> Town Center</span> <input type="checkbox"/> Town-wide <span style="float: right;"><input type="checkbox"/> Street</span> <input checked="" type="checkbox"/> School District <span style="float: right;"><input type="checkbox"/> Other Area</span> <input type="checkbox"/> Neighborhood	
<b>Project Description:</b> High School: Phase I Renovation/Second Floor Addition. Over the years, Londonderry High School has adapted and re-used its facilities which has created an inefficient and poorly suited area of the building to meet today's educational needs. This project would replace the current phase I area with an ADA compliant 2 story renovation/addition project.		
<b>Rationale for Project:</b> (check those that apply, elaborate below)	<input checked="" type="checkbox"/> Urgent Need <input checked="" type="checkbox"/> Removes imminent threat to public health or safety <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input checked="" type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input checked="" type="checkbox"/> Provides incentive to economic development <input checked="" type="checkbox"/> Eligible for matching funds available for a limited time	
<b>Narrative Justification:</b> The major issue to address:  Phase I has a wood foundation. This is a safety issue and does not meet current fire codes and is the reason the main building cannot be expanded. Numerous spaces are not ADA accessible. Interior and exterior systems are at the end of their useful life.  Some building aid is possible (if available) due to the safety concerns in Phase 1. Improving the overall quality of the school building will make Londonderry a more attractive community to move to.  Auditorium is needed for all school meetings and performing arts as well. This deficiency has been cited for decades.		



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$ _____: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$ _____: Site Preparation          \$ _____: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p><u>\$40,000,000</u> Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p><input type="checkbox"/> Add Personnel  <input type="checkbox"/> Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel  <input type="checkbox"/> Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source: ) _____          \$ _____: Loan (Source: ) _____          \$ _____: Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue          \$ <u> X </u>: General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$ _____: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>Amity Small</u>          Title: <u>Business Administrator</u></p> <p>Signature _____</p> <p>Dept./Agency: <u>School</u>          Date Prepared <u>5/29/2025</u></p>	



Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet



Project Name: High School Addition & Renovation Department: School

**EVALUATION CRITERIA**

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5 Addresses an emergency, public safety or school safety need
- 5 Addresses a deficiency in service or facility
- 3 Provides capacity needed to serve existing population or future growth
- 3 Results in long term cost savings
- 4 Supports job development/increased tax base
- 0 Leverages the non-property tax revenues
- 4 Matching funds available for a limited time
  
- 24 Total Project Score (out of a possible 35 points)



**Projects Submitted for 2026-2031 CIP**

<b>Project Name: Grandstand and Press Box for Turf Field</b>		Department Priority __5__ of __5__ projects
<b>Department: School</b>		
<b>Primary Effect of Project:</b> (check one)	<input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input checked="" type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
<b>Project Description: Build new LHS grandstand and Press Box for Turf Field.</b>		
<b>Rationale for Project:</b> (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input type="checkbox"/> Removes imminent threat to public health or safety <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input checked="" type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time	
<b>Narrative Justification:</b> If a Turf Field is added to Londonderry’s fields, we would need to work on plans for adding a stadium to make for better accommodations for teams, coaches, and spectators. This addition would also ensure ADA compliance. It could also free up some space in our field house.		



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$ _____: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$ _____: Site Preparation          \$ _____: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p><u>\$820,000</u> Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p><input type="checkbox"/> Add Personnel  <input type="checkbox"/> Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel  <input type="checkbox"/> Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source: ) _____          \$ _____: Loan (Source: ) _____  <input checked="" type="checkbox"/> Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue  <input checked="" type="checkbox"/> General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$ _____: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>Amity Small</u>          Title: <u>Business Administrator</u></p> <p>Signature _____</p> <p>Dept./Agency: <u>School</u>          Date Prepared <u>5/29/2025</u></p>	



Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet



Project Name: SAU  
\_\_\_\_\_

Department: School \_\_\_\_\_

**EVALUATION CRITERIA**

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

4 Addresses an emergency, public safety or school safety need

5 Addresses a deficiency in service or facility

5 Provides capacity needed to serve existing population or future growth

3 Results in long term cost savings

3 Supports job development/increased tax base

0 Leverages the non-property tax revenues

0 Matching funds available for a limited time

20 Total Project Score (out of a possible 35 points)

# School District: Projects 3, 4, & 5



2025 CIP  
Committee

## Project 3: LHS Renovation/Auditorium ESTIMATED COST \$40,000,000

- Safety Issues in Phase I--wood framing, aging doors/frames, windowless spaces, etc.
- State Building Aid **could be** possible
- Auditorium is a noted need in NEASC accreditation cycles



# School District: Projects 3, 4, & 5



2025 CIP  
Committee

## Project 4: Turf Field

ESTIMATED COST \$2,370,000

- Athletic Fields used heavily for both school & town athletics
- Field Study in 2024 shows fields are overused.
- Turf would ease burden on natural fields
- One of only NH Division I schools without Turf
- Launching a donations campaign to ease costs to taxpayers



EXAMPLE IMAGE

EXISTING CONDITIONS PHOTOS

**HA**  
Huntres Associates, Inc.  
Landscape Architecture & Land Planning  
17 Sibley Street  
Andover, Massachusetts 01810  
978-478-8882 FAX 978-478-8888

**Londerry  
High School**  
Londerry, New Hampshire

Drawing Title:  
**Athletic Field  
Master Plan  
Practice Soccer Field  
Field #12**

Revision: \_\_\_\_\_ Date: \_\_\_\_\_

Scale: 1" = 40'  
Date: 08.24.24  
Job: 20-07  
File: PL/01/01  
Drawn: CDH  
Checked: \_\_\_\_\_

Drawing No:  
**L-1**  
2

# School District: Projects 3, 4, & 5



2025 CIP  
Committee

## Project 5: LHS Grandstand & Press Box ESTIMATED COST \$820,000

- Phase 2 of Turf Plan to accommodate teams, coaches, families, and community spectators
- Facilities to accompany a new Turf Field (after field's construction)
- Hoping additional funds from donations campaign would help offset this cost for taxpayers as well

