SAU 50 - RYE SCHOOL DISTRICT

RYE SCHOOL DISTRICT

FACILITIES MASTER PLAN

QUALIFICATIONS STATEMENT & FEE PROPOSAL

REVISED: June 16, 2026

TURNER GROUP

ARCHITECTS • ENGINEERS • BUILDING SCIENTISTS

27 LOCKE ROAD • CONCORD, NH 03301 • 603.228.1122 • TTGAE.COM

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TURNER GROUP

June 16, 2026

SAU 50 - Rye School District
Attention: Susan Penny, Business Administrator
48 Post Road, Greenland, NH 03840 | spenny@sau50.org

RE: RYE SCHOOL DISTRICT - FACILITIES MASTER PLAN PROPOSAL: REVISED

Dear Members of the Rye School Board and Selection Committee:

Turner Group is pleased to submit this proposal to provide consulting services for the development of a Facilities Master Plan for the Rye School District.

We appreciate the opportunity to support the District in shaping a thoughtful, data-driven vision for its facilities over the next ten years. We understand that this effort is not only about buildings, but about aligning physical space with educational goals, community needs, and long-term financial stewardship. Our team is committed to helping the District evaluate clear, practical options that balance these priorities while remaining responsive to changing enrollment and program needs.

Turner Group brings more than 30 years of experience providing master planning, architectural, and engineering services for schools and municipalities throughout New Hampshire. We have led numerous facilities master planning efforts that include comprehensive building assessments, enrollment and capacity analysis, stakeholder engagement, and development of actionable, community-supported recommendations. Our familiarity with the unique challenges facing New Hampshire school districts such as aging facilities, fluctuating enrollment, and the need for fiscally responsible solutions positions us to provide meaningful guidance to Rye.

We understand the importance of evaluating a range of scenarios, including maintaining existing facilities, integrating community uses, and exploring consolidation through renovation or new construction. Our approach emphasizes clear communication, transparency, and collaboration with students, staff, families, and town stakeholders to ensure the final plan reflects both educational priorities and community values. We also recognize the importance of presenting information in a way that is accessible and useful for decision-making, particularly as the District considers long-term investments.

Turner Group views every master planning effort as a partnership. We work closely with our clients to develop solutions that are realistic, flexible, and aligned with both immediate needs and future opportunities. Our team is skilled at translating complex technical analysis into clear, actionable strategies that build consensus and support informed decision-making.

We welcome the opportunity to work with the Rye School District and contribute to a plan that supports its students and community for years to come. Thank you for your consideration of our qualifications. Please feel free to contact us if you require any additional information.

Sincerely,
TURNER GROUP

Doug Proctor, AIA, NCARB, ALEP, LEED AP BD+C, Principal
Senior Vice President: Architecture
dproctor@ttgae.com • 603.228.1122, ext. 119

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SHAPING TOMORROW, TOGETHER.

Established in 1990, Turner Group is a full-service architectural and engineering firm based in Concord, New Hampshire, providing integrated architecture, engineering, and building science services throughout New England. For more than 35 years, Turner Group has delivered thoughtful, technically sound solutions across a diverse range of markets, including municipal, education, commercial, biotech/pharmaceutical, and life sciences.

Our practice is built on an integrated, in-house model that brings architects, engineers, and building science professionals together under one roof. This structure enhances communication, coordination, and accountability, allowing us to deliver efficient, high-performing projects from planning through construction. By aligning disciplines early in the design process, we help clients manage risk, control costs, and achieve long-term building performance goals.

Turner Group has earned a reputation for reliability, responsiveness, and lasting client relationships. Our high client retention rate reflects our commitment to practical solutions, collaborative project delivery, and consistent follow-through. Recognized as one of the Best Companies to Work For in New Hampshire, our collective ownership culture fosters shared responsibility, professional excellence, and a deep investment in the communities we serve.

GENERAL INFORMATION

Year Established: **1990**
Location: **Concord, NH**
Total Staff: **35**

- **13** Licensed Architects & Engineers
- **17** Technical Support Staff
- **5** Administrative Professionals

ARCHITECTURE

- Feasibility Assessments
- Building Studies
- Master Planning
- Building Design
- Interior Design
- Sustainable Design
- Code Analysis

ENGINEERING

- Civil & Site Engineering
- Structural Engineering
- Mechanical & Plumbing Engineering
- Environmental Engineering
- Design/Build
- Transportation Engineering
- Hydro & Dams

CONSTRUCTION SUPPORT

- Project Oversight & Administration
- Project Planning & Coordination
- Quality Assurance & Compliance
- Documentation & Change Management
- Budget Monitoring & Cost Control
- Submittal & RFI Management

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RELEVANT EXPERIENCE

PROJECT: SAU #8 HAMPTON ACADEMY SITE ANALYSIS & CAMPUS TRANSFORMATION

PROJECT OVERVIEW

Turner Group was selected by the Hampton School District to perform a comprehensive site analysis and feasibility study for the expansion of Hampton Academy, a historic middle school located on a constrained site.

Through evaluation of multiple options, Turner Group developed four design alternatives to guide the Building Committee in identifying the most effective approach to expand the campus while preserving the integrity of the existing facility.

The project advanced as a $25 million renovation and addition, including approximately 70,000 square feet of renovation and a 65,000 square-foot addition featuring a new gymnasium, auditorium, and expanded instructional space for performing and visual arts programs.

CHALLENGES & TURNER GROUP SOLUTIONS

The project required maximizing program space within a limited site while maintaining the historic character of the school and improving overall campus functionality. Turner Group developed site-responsive design solutions that optimized building placement, circulation, and long-term flexibility.

Site improvements included a comprehensive reconfiguration of parking and traffic flow, increasing capacity and separating bus and parent drop-off areas to enhance safety and efficiency.

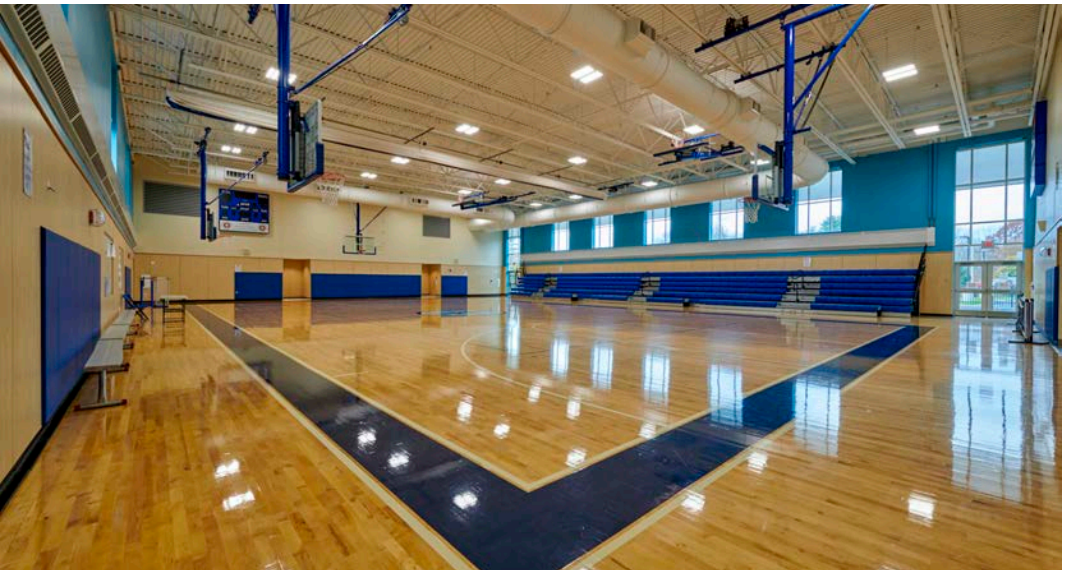
The project also involved full replacement of building systems, including HVAC, plumbing, electrical, and fire suppression. A displacement ventilation system with integrated dehumidification was incorporated to improve indoor air quality, energy efficiency, and occupant comfort.

Security enhancements were integrated through a combination of passive design strategies and modern security systems, improving safety while maintaining a welcoming school environment.

PROJECT OUTCOME

The completed project delivers a modern, flexible educational facility that supports a wide range of academic and extracurricular programs while preserving the historic character of Hampton Academy.

Enhanced circulation, upgraded systems, and improved safety features provide a healthier, more efficient environment for students and staff. The result is a future-ready campus that meets current needs and supports long-term growth for the school and community.



LOCATION
Hampton, NH

CLIENT
SAU #8 Hampton School District

PROJECT TYPE & SIZE
School Addition & Renovation
65,000 SF Addition; 70,000 SF Renovation

COMPLETION
2019

CLIENT CONTACT
Kathleen Murphy, Former Superintendent
SAU #8 Hampton School District
603.225.0811
kmurphy@sau8.org

PROJECT: SAU #53 ALLENSTOWN COMMUNITY SCHOOL NEXT-GENERATION K-8 LEARNING ENVIRONMENT

PROJECT OVERVIEW

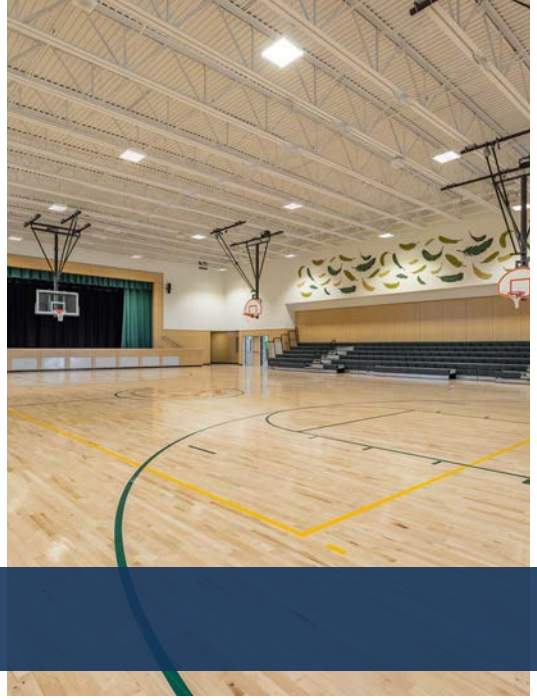
Turner Group was selected by SAU #53 to lead a comprehensive master planning and feasibility study for the Armand R. Dupont Middle School and Allenstown Elementary School. The effort included facility assessments, evaluation of renovation and addition options, and development of a long-term solution to address aging, non-compliant, and inadequate educational facilities.

Through a collaborative process with school administrators, educators, and community stakeholders, Turner Group identified that a new combined K–8 school would provide the most effective and sustainable solution. Turner Group led the design, developed conceptual and schematic plans, and prepared the successful New Hampshire Department of Education School Building Aid submission.

CHALLENGES & TURNER GROUP SOLUTIONS

The existing schools faced significant challenges, including outdated infrastructure, code deficiencies, limited educational space, and ongoing operational issues. Turner Group completed comprehensive facility audits and developed multiple options including renovation, addition, and new construction within an accelerated timeline to support funding deadlines.

Turner Group guided the District through the DOE School Building Aid process, providing detailed cost modeling, programming, and design solutions aligned with educational goals and budget constraints. The



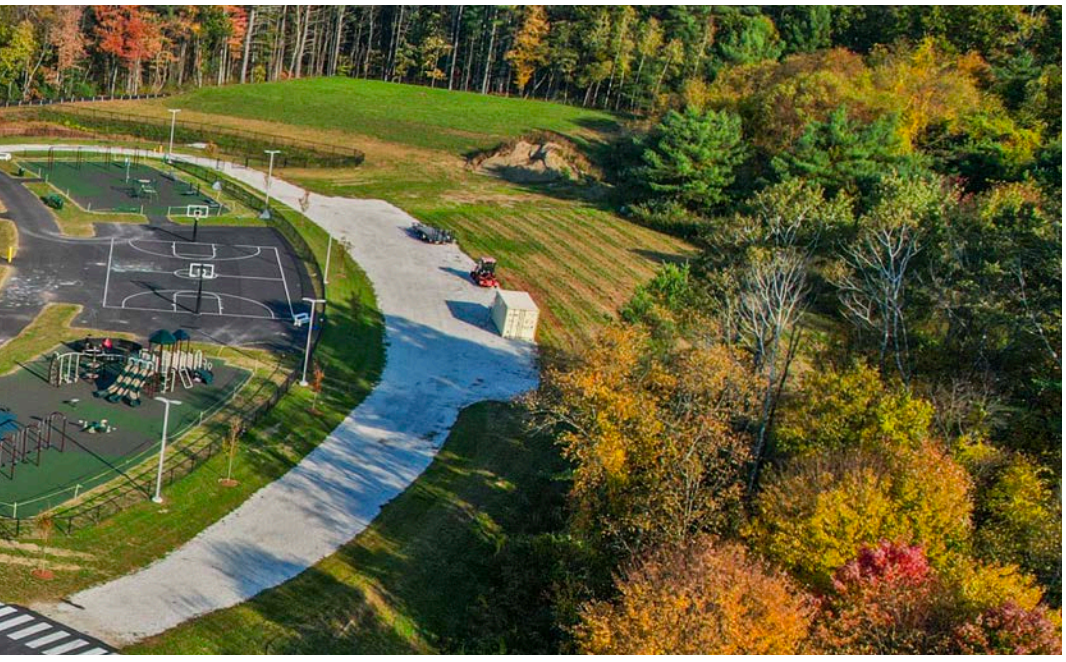
project required careful coordination during the COVID-19 pandemic, addressing supply chain challenges and cost escalation while maintaining schedule and budget.

The final design incorporates high-performance systems, including displacement ventilation with dehumidification, enhanced building envelope performance, and planned on-site solar generation to improve energy efficiency and indoor environmental quality. The design also prioritizes daylighting, flexible learning environments, and clear circulation to support modern educational needs.

PROJECT OUTCOME

The project secured $19.5 million in State School Building Aid funding and received strong community support, allowing the project to advance to construction. Completed in April 2024, the new two-story K–8 school provides a modern, code-compliant, and fully accessible learning environment that consolidates elementary and middle school students into a single, efficient facility.

The new school enhances educational opportunities, supports student wellness, and serves as a central community resource. Delivered on time and within the established budget, the project represents a transformative investment in the Town's future. meets current needs while allowing for long-term growth.



LOCATION
Allenstown, NH

CLIENT
SAU #53

PROJECT TYPE & SIZE
Comprehensive Master Planning
& Feasibility Study
New School Construction
2-Story, 90,000 SF

COMPLETION
2024

CLIENT CONTACT
Shannon Kruger, Principal
SAU #53
603.485.4474
skruger@sau53.org

PROJECT TEAM

TEAM LEAD: **DOUG PROCTOR**

Doug Proctor, AIA, NCARB, LEED AP BD+C, Principal and Senior Vice President of Architecture, will serve as Project Manager and lead the team for this project. Doug brings more than 35 years of experience in architectural design and project management for educational, municipal, public safety, institutional, and community-focused facilities throughout New Hampshire. Doug has guided numerous projects from early planning and community engagement through construction and closeout, ensuring facilities are functional, code-compliant, secure, and aligned with long-term operational and capital planning objectives. His experience working directly with public owners, committees, and local stakeholders, combined with his role in firm leadership, will provide the Rye School District with consistent senior-level oversight, clear communication, and well-coordinated, durable design solutions.

SAU 50

DOUG PROCTOR
PROJECT MANAGEMENT

ERIC DINSMORE
ARCHITECTURAL DESIGN

PAIGE WILBER
STRUCTURAL ENGINEERING

STEPHAN KJELLANDER
CIVIL ENGINEERING

DAVE VACCARO
MECHANICAL ENGINEERING

SUBCONSULTANTS

DUBOIS & KING
ELECTRICAL ENGINEERING

DOUG PROCTOR AIA, NCARB, ALEP, LEED BD+C

Principal • Senior Vice President: Architecture

EXPERTISE

Master Planning
Conceptual Design
Construction Documents
Construction Administration
Project Management

EXPERIENCE

38 years

EDUCATION

Drexel University Architecture, BA

PROFESSIONAL REGISTRATION

CT, DE, ME, MD, NH, NJ, NC, PA

CERTIFICATIONS & MEMBERSHIPS

American Institute of Architects (AIA)

International Code Council (ICC)

National Council of Architects Board (NCARB)

International Code Council (ICC)

National Fire Protection Association

US Green Building Council (USGBC)

Construction Specification Institute (CSI)

New Hampshire Fire Control Board

City of Concord Architectural Design Review Committee

Professional Experience

Doug brings over 38 years of architectural and project management experience across a wide range of project types. He oversees projects from conception to completion, ensuring quality control, maintaining standards, and delivering innovative solutions tailored to client needs. His expertise spans master planning, conceptual design, construction documentation, and administration, bringing a sharp eye for detail at every project phase. As a contributing corporate board member, Doug plays a key role in the firm's management and strategic direction. He takes particular pride in projects that enhance communities, especially those that help secure funding for under-served areas, ensuring they receive the facilities they deserve. His award-winning designs reflect a commitment to excellence, functionality, and lasting impact.

Representative Projects

BAE Systems Canal Street Egress Study & Renovations *Nashua, NH*
Principal architect for egress review of large research and development facility. Developed a report outlining required changes to secure facility and oversaw construction of recommended improvements.

New Hampshire Higher Education Loan Corporation *Concord, NH*
Principal architect for a space planning study of a 50,000 square-foot secure financial office complex.

Methuen Construction Headquarters *Plaistow, NH*
Principal architect for the renovation of a 175,000 square-foot industrial fabrication facility with a 50,000 square-foot new office addition.

Ross Express - Distribution Terminal *Boscawen, NH*
Principal architect, planner and designer for new trucking distribution terminal and maintenance facility. Project included 80 bay distribution terminal building, corporate and logistics offices, and 8 bay trucking maintenance building and offices.

Arthur T. Paradice Career Technical Center* *Whitefield, NH*
Project architect for schematic design of 73,000 square-foot vocational school addition.

UNH Jere A. Chase Ocean Engineering Laboratory Addition *Durham, NH*
Principal architect and designer for laboratory addition to increase research and teaching space at Chase Ocean Lab. Addition included development of equipment research lab, teaching labs, offices for ocean mapping group, and equipment welding shop space.

UNH Jackson Estuarine Laboratory Project *Durham, NH*
Principal architect and designer for laboratory addition in sensitive shoreline area. Addition provided needed meeting , equipment, and locker room space to better serve and further the mission of Jackson Lab.

**Project completed prior to joining Turner Group*

ERIC DINSMORE CSI,CDT

Associate • Senior Architectural Designer

EXPERTISE

Construction Documents
Construction Administration
Building Information Modeling
Conceptual Visualization
Revit, 3Ds Max

EXPERIENCE

22 years

EDUCATION

New Hampshire Technical Institute Architectural Engineering Technology

CERTIFICATIONS & MEMBERSHIPS

OSHA 10 Certification

Construction Specifications Institute Construction Document Technologist (CDT)

Professional Experience

Eric brings over 22 years of combined architecture and construction experience to Turner Group, with a strong focus on collaboration across disciplines and project phases. With a background in both design and hands-on building, Eric offers a practical approach to architecture that bridges the gap between concept and constructability. His deep understanding of materials and construction methods helps identify coordination challenges early in the design process, ensuring smoother project execution. Eric is also passionate about using emerging technologies to enhance design communication, helping clients better visualize their projects and stay engaged throughout development.

Representative Projects

EMD Millipore *Bedford, MA*
Structural detailing related to the substantial interior renovation of the second floor of an office building.

IPG Photonics Research & Manufacturing Facility *Oxford, MA*
Architectural drafting and 3D modeling for manufacturing and laboratory space in a three-story facility comprised of new and renovated space.

WATTS Foundry Building *Franklin, NH*
Provided full design services following Environmental Protection Agency (EPA) requirements for this new 30,000 square-foot, lead-free foundry located at the WATTS facility in Franklin.

Methuen Construction Corporate Headquarters *Plaistow, NH*
Architectural design services for the renovation of an existing 180,000 square-foot facility including a 30,000 square-foot office addition.

GreenWorks Recycled Materials Processing Facility *Peabody, MA*
Served as the assistant project manager, architectural designer, and structural steel detailer of this 54,000 square-foot, 60 foot-high, 185-foot clear span structure.

UNH Chase Ocean Engineering Addition *Durham, NH*
Lead architectural designer for the 12,000 square-foot addition to the Chase Ocean Engineering Lab featuring an 85-person lecture hall, computer lab, instructional lab, professional machine shop, research labs, and offices.

New Hampshire Army National Guard Readiness Center *Rochester, NH*
Provided design services for the renovation to the 1950s New Hampshire Army National Guard Readiness Center.

New Hampshire Army National Guard Readiness Center *Portsmouth, NH*
Provided design services for the two-story, 5,000 square-foot addition, as well as a complete interior renovation.

New Hampshire Army National Guard Dormitory Center *Strafford, NH*
Performed design services for the renovation to each of the two 4,600 square-foot barracks.

PAIGE WILBER PE, PMP

Senior Associate • Structural Engineering Manager

Professional Experience

Turner Group Senior Associate Paige Wilber serves as Manager of the Structural Engineering team and is a member of the firm's Board of Directors. She has been with Turner Group for nine years, joining after earning her Bachelor of Science in Civil Engineering from Quinnipiac University. Paige is a licensed Professional Engineer (PE) in New Hampshire and also holds a Master of Business Administration from Southern New Hampshire University, bringing both technical and strategic perspective to her leadership role.

Paige offers a well-rounded and technically rigorous approach to structural engineering, overseeing projects that range from new structural design and condition assessments to dam safety evaluations and rehabilitation efforts. Her experience includes work on FERC-regulated dams, performing structural evaluations, stability and hydraulic analyses, and developing repair and reinforcement designs that prioritize safety, longevity, and regulatory compliance. Known for her collaborative, hands-on approach, Paige works closely with multidisciplinary teams and clients to develop practical, efficient solutions that balance technical performance with constructability and long-term value. Her leadership and depth of experience contribute meaningfully to TTG's commitment to delivering resilient infrastructure and building a stronger future for the communities we serve.

EXPERTISE

Structural & Hydroelectric Design

New Construction & Renovation

Project Management

Revit Modeling

AutoCAD 2D Design

2D & 3D Structural Analysis

EXPERIENCE

9 years

EDUCATION

Southern New Hampshire UniversityBusiness, MBA

Quinnipiac University Civil Engineering, BS

PROFESSIONAL REGISTRATION

NH, ME, VT

CERTIFICATIONS & MEMBERSHIPS

OSHA 10-Hour Construction

Structural Engineers of New Hampshire

American Council of Engineering Companies of New Hampshire

Association of State Dam Safety Officials

American Concrete Institute

Certified Project Management Professional (PMP)

Representative Projects

Hodess Cleanroom Construction *Various Locations, USA*
Structural engineer for various steel, cleanroom support structure design and coordination for approximately eight sites over the past few years. The projects include close coordination with the architects, engineers, and contractors to deliver the design documents within tight schedules.

Avantor Fluids Cleanroom *Devens, MA*
Provided Structural design for a new 2 story, 12,000 square-foot cleanroom built within an existing PEMB.

New Hampshire Army National Guard Readiness Center *Various Locations*
Performed inspections, design, and construction administration for upgrades to multiple NHARNG vaults across the state.

Coastal Forestry Products Distribution Warehouse *Bow, NH*
Produced footing designs and foundation modeling for the distribution warehouse.

University of New Hampshire Appledore Island Facility Repair *Kittery, ME*
Structural engineer for the evaluation and repair of the deteriorated glulam at Kiggins Commons on Appledore Island.

Auburn Village School *Auburn, NH*
Produced structural designs, drawings and models for the 36,000 square-foot addition and renovation of the K-8 school.

DAVE VACCARO PE

Mechanical Project Engineer

EXPERTISE

HVAC Systems

Plumbing Systems

Hydronic Systems

Outside air calculations

Mechanical Commissioning

Auto-CAD & Revit

EXPERIENCE

5 years

EDUCATION

Grove City College
Mechanical Engineering, BS

PROFESSIONAL REGISTRATION

NH, ME

PROFESSIONAL AFFILIATIONS

ASHRAE NH Chapter President

PROFESSIONAL EXPERIENCE

Dave is a mechanical project engineer with over five years of experience designing and commissioning mechanical and plumbing systems. His role includes system design, drafting, and report development for a wide range of projects. He utilizes advanced modeling software to develop precise Revit models, supporting energy and load analysis throughout the design process.

Dave's expertise spans educational, office, and municipal facilities, with a focus on energy efficiency, occupant health, and overall system performance. Dave takes pride in delivering innovative, practical solutions that enhance building functionality and sustainability.

REPRESENTATIVE PROJECTS

Plymouth Fire/Police Department, Plymouth, NH
Conducted assessments of the HVAC and plumbing systems. Provided recommendations for better system operation, life expectancy of the existing equipment, as well as estimated cost of replacement for budgetary outlook.

Fairgrounds Middle School, Nashua NH
Provided commissioning services for existing building on pneumatic thermostats and compressors.

Pennichuck Middle School Envelope Commissioning, Nashua, NH
Assisted in leakage testing of the air/vapor barrier, and windows of Pennichuck Middle School Addition to find building envelope failures.

Sanbornton Town Hall, Sanbornton, NH
Variable refrigerant flow HVAC and plumbing system design for Sanbornton Town Hall.

Allenstown School, Allenstown, NH
Developed displacement ventilation, heating, and plumbing systems for a new 90,000 Square foot school. Coordinating with multiple trades, as well as integrating the design into the architectural vision.

F.W. Webb, Various Locations
Renovated existing buildings to house new office, retail, and warehouse spaces for F.W. Webb. Coordinating demolition of certain systems and areas whilst tying into others.

Cleanroom Construction, Private Client, Private Location
Variable air volume HVAC system for an office support space and small laboratory.

Pharmaceutical Cleanroom, Private Client, Private Location
Designed cleanroom HVAC and plumbing in a phased approach, tying into an existing system.

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Service Areas

Facility Assessments/Audits
Code Reviews
Sustainable Design/Net Zero
Lighting Controls
Evaluation of Power Supplies
Grounding and Lightning Protection
Cogeneration Studies
Load and Short Circuit Analyses
Emergency Power Systems
Power Distribution
On-Site Generation
Telephone/Intercommunications Systems
Interior, Exterior Lighting
Closed Circuit Television
Security and Access Control
Paging and Clock Systems
Fire Alarm Systems
Arc Flash Analysis

DuBois & King inc.
www.dubois-king.com

Electrical Engineering

DuBois & King's electrical engineering group consists of experienced project managers, engineers, designers, and technical staff capable of providing comprehensive services necessary for the design of electrical systems for governmental, institutional, commercial, and residential buildings.

Firm professionals perform field investigations, evaluations, and system condition assessments needed to design power, lighting, communications, and instrumentation systems. Firm engineers provide studies, computer modeling analyses, bid and construction documents, and cost estimates for a wide range of projects.

D&K electrical engineers work closely with owners, architects, and other professionals to develop assessments, recommendations, and energy-efficient designs for new construction and renovation projects. With a focus on thorough assessment of electrical and communication system needs, decades of practical electrical engineering design expertise, and an emphasis on reduction of energy usage, D&K engineers develop electrical infrastructure that contribute to successful building projects.

Shawn Proulx, PE

Senior Electrical Engineer

Mr. Proulx has 16 years of electrical engineering experience, including the design of lighting, fire alarm systems, security systems, power distribution, telecommunications, and site utilities for renovations and new facilities. His projects have included work for municipal, state, and federal clients; education, commercial, residential and industrial facilities; and healthcare and assisted living facilities.

EDUCATION
B.S., Electrical Engineering, University of Massachusetts, Lowell, 2009

REGISTRATIONS
Professional Engineer: NH 16430, VT 134688, ME 17549, MA 51181

Addition, New Boston Police Department, New Boston, NH. Senior Electrical Engineer to design systems for a facility renovation and a new 1200-SF addition to the Police Station. Responsible for the review and design for security, IT, power, and lighting

New Patrol Shed, Dixville Notch, NH. Lead Electrical Engineer for the construction of a new 3,300-SF patrol shed. The new facility will house highway maintenance vehicles to conduct minor repairs. This space includes a new office space and kitchenette/break room.

Edward Cross Training Complex Site Improvements, NHARNG, Pembroke, NH. Lead Electrical Engineer to design new sports field lighting and a new 1,000-SF field house facility consisting of storage and restrooms.

Armory Sustainment Project, VTARNG, Newport, VT. Lead Electrical Engineer to design a new electrical service upgrade, power distribution system, and electrical connections to new electric boiler equipment in the 20,000-SF facility. Replaced telecommunications and data. Coordinated with utilities, the architect, and the owner.

Readiness Center, VTARNG, Bennington, VT. Lead Electrical Engineer to complete the design for a 40,000-SF building consisting of military offices, a vehicle storage garage, and a general-purpose maintenance bay. Responsible for sizing the electrical service and generator; design of power distribution, telecommunication systems, and site utilities; coordination with utility, architect, and owner. Designed systems to comply with LEED Silver requirements.

Field Maintenance Shop Building, NHARNG, Littleton, NH. Lead Electrical Engineer for a 27,000-SF field maintenance shop for military vehicles. Responsible for sizing electrical service and the generator; design of power and telecommunication systems, lighting, fire alarm, public address, and site utilities; and coordination with utilities, the architect, and the owner. Designed systems to comply with LEED Silver requirements.

New DOT Storage Building, New Hampshire Department of Public Works, Lancaster, NH. Lead Electrical Engineer to design a new 2,000-SF facility consisting of storage and an area for minor maintenance on highway vehicles. Responsible for power and lighting systems design and coordination with the architect and the owner.

Pinkerton Academy Building #19, Derry, NH. Lead Electrical Engineer for the design of a new 32,000-SF school building. The design includes building electrical systems, site electric utilities, and site lighting.

Nesmith Hall Facility Assessment, University of New Hampshire, Durham, NH. Electrical Engineer to conduct a feasibility study for a full renovation and possible expansion to Nesmith Hall to accommodate the growth of health sciences education in the College of Health and Human Services. Nesmith Hall was constructed in the 1890s and is a four-story, 51,000-SF building. The feasibility study focused on pre-design efforts; mechanical, electrical, and plumbing infrastructure assessment; cost estimates; and corresponding infrastructure recommendations for the potential renovation and expansion.

PHASE 1: FACILITY ASSESSMENTS & CAPACITIES ANALYSIS

The first step in this master planning process is the evaluation of the existing elementary and junior high schools. The Turner Group, with their multiple engineering and architectural capabilities, are uniquely suited to this task. With our design team we will visit the facilities and perform civil, architectural, structural, and MEP systems evaluation. We will familiarize ourselves with your current facilities and the operations within. All findings shall be assembled into a report for each building covering the multiple aspects of the facilities. Building and fire code compliance issues will also be reported. Recommendations will also be provided for incorporation of alternative materials or systems for ease of maintenance. A summary of material and systems expected life will be provided with recommendations for a schedule of replacement or items that require monitoring.

A spatial assessment will be performed of each school. We will develop a program and existing conditions report that will review existing classroom and additional space sizes against recommended practices and State of NH DOE recommendations. Space capabilities will also be reviewed against existing populations and 30% increases or reductions in student population.

ACTIVITIES AND DELIVERABLES

- Compilation of facility and spatial assessment documents
- Identify overcrowding, underutilization and programmatic constraints
- Review of findings with Owner

PHASE 2: PROGRAMMING

The goal of any educational project is to develop a program that reflects the community's educational vision for the school while providing the support and communication to achieve funding and community approval.

Education has been evolving in recent decades from typical classroom instruction to teachers becoming a guide for student work groups to develop their own problem-solving skills, complete projects, and meet goals. This provides a more inclusive environment where students learn to support one another and respect each other's viewpoint. This type of learning environment is more flexible with different types of learning spaces and can lead to a more efficient use of space. Identifying instructional methods and anticipated growth is essential to defining adaptable planning concepts. This will become the Educational Specifications. Turner Group, with an accredited Association of Learning Environments Professional, can help facilitate this process.

Interviews with stakeholders will be critical and shall include school administration, staff, students, and families. These conversations, we will seek to gain an understanding of the factors that may be unique to your community and instructional goals. It is not enough to take a one size fits all approach. Instead, we bring our experience with past projects; listen carefully to your ideas and expectations before we begin preparing options to best fit the needs of the Rye Community. It is important for us to understand what currently works, as well as what negatively affects the daily operations at the school. We also understand that today's program needs may not be the same as tomorrows, so our discussions will consider how the needs of today can adapt or be modified to satisfy the needs for the future. Interviews performed will be recorded in meeting minutes for use in the development space programs and education specifications for the schools or school.

A site analysis is crucial to the future optimization of the site. Turner Group will provide multiple site options to review with stakeholders; addition placement, parking, vehicle arrival and departure, playgrounds, and utilities will need to be coordinated to provide a viable design that will serve the school and community well into the future.

ACTIVITIES AND DELIVERABLES

- Development of community vision for the school facilities
- Observation and assessment of current operations
- Instructional, administration, and community interviews
- Final educational specification and space program
- Review of findings with Owner

PHASE 3: CONCEPT DEVELOPMENT

Turner Group has recently performed conceptual studies for the Hampton School District, Allenstown School District and Barnstead School District. Each of these options was reviewed for longevity, value to the community, accomplishment of goals, and cost.

- Hampton School District reviewed multiple options for additions to their middle school to preserve their historical building. Additions doubled the size of their building while improving site use efficiency.
- The Allenstown project required review of four different scenarios to renovate and add on to two schools and meet programmatic needs, combine both schools with an addition to one of the existing schools, or to consolidate the schools in a new building on a new site. All studies were performed to meet school building aid requirements.
- The Barnstead project required the review of missing programmatic space necessary for a middle school. Additions were designed to complete the space needs of this K-8 school and meet building aid requirements.

With the facilities, capacity and programming information compiled Tuner Group will develop three planning studies of the following location scenarios. All options will address population increase and decrease scenarios.

1. 1. Conceptual options for the two schools to meet the future education programmatic requirements and what that means over the next 10 years.

2. 2. Develop options of the two school facilities. The options will address separation and security, safe site functions, and operational impacts.

3. 3. Provide options to consolidate both schools at one of the school sites with the incorporation of an addition to one of the buildings. It appeared that the elementary school site was the best candidate for this; however that analysis must be performed.

4. 4. The final options will review a new school facility that combines the elementary and junior high schools. As with the previous option, the concepts will address methods of combining multiple grade levels while providing adequate age separation.

Options will be presented to the master planning committee with pros and cons of each. Options will consider facility operational impacts, site implications, community impacts, temporary facilities, construction phases, and project durations. From these final options will be selected for development of a chosen conceptual design, construction budget, and project budget for review by the master planning committee and incorporation into the final report. Project budgets will include project development cost, which will include fees, inspection costs, furniture and equipment allowances, escalation, and contingencies.

ACTIVITIES AND DELIVERABLES

- Preliminary plans for three options for each of four location scenario, site test-fit drawings and sketches to illustrate each possible solution for your facility
- Conceptual design options will include site development plan, site circulation diagrams, building plans, and high-level furnishing diagrams
- Preparation of a decision matrix to compare the advantages/disadvantages of each option
- Finalized preferred options will include exterior elevations, 3D renderings and proposed building systems narratives
- Comparative analyses of final preferred options
- Communication tools including color renderings and sketches
- Independent cost estimate of the design
- Preliminary project schedule
- Periodic design reviews with Master Planning Committee, as required
- Periodic community meetings, as required

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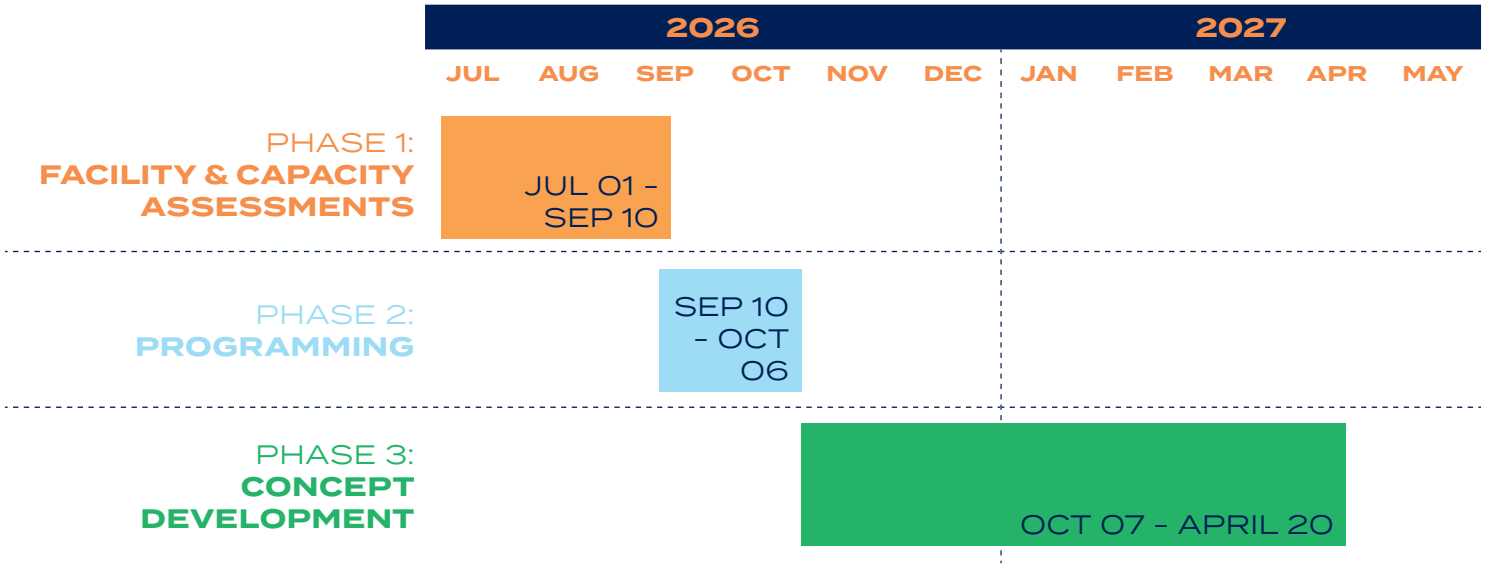
PRELIMINARY PROJECT SCHEDULE

Turner Group has capacity to meet the schedule as outlined in the RFP. We propose to commence with schematic design in March 2026 with the goal of providing construction document bid documents by September 2026 to allow for bidding and construction commencement prior to the end of 2026.



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CLIENT REFERENCES

Client references for the projects included in section 3.0 are provided below. We have also attached relevant letters of recommendation.

SAU #8 HAMPTON SCHOOL DISTRICT

Kathleen Murphy, Former Superintendent
SAU #8 Hampton School District
603.225.0811
kmurphy@sau8.org

SAU 53 ALLENSTOWN SCHOOL DISTRICT

Amber Wheeler, Business Administrator
SAU #53
603.485.5187
awheeler@sau53.org

PROSPECT MOUNTAIN SCHOOLS DISTRICT

Tim Broadrick, Superintendent
Prospect Mountain Schools District
603.875.7890
tbroadrick@pmsau.org

Shannon Kruger
Principal

Sarah Petersons
Assistant Principal

Michael Sacharko
Special Education Coordinator

Allenstown Community School
171 River Road
Allenstown, NH 03275
Office (603) 485 - 4474
Fax (603) 485 — 1806

July 12, 2024

To Whom It May Concern:

It is my pleasure to write a reference letter for the Turner Group in relation to the Allenstown Community School building project in Allenstown, New Hampshire.

To give a brief history of how this partnership formed, the Allenstown School District was looking for options of how to remedy two very old schools with a myriad of building, curriculum, and general educational program deficits. The town residents ultimately voted to build a new K-8 building (with the assistance of a NHDOE Building Aid grant to cover 60% of the cost of the project). The Turner Group was selected to guide the architectural and engineering needs for the building. On 5/3/24, Allenstown Community School formally opened the 89,000 square foot facility to 338 K-8 students and 100 staff members.

From the very beginning, Turner Group employees and specialists took the time to listen, explain, educate, provide examples, and foster a true working team. This was all done with inclusivity, patience, grace, and flexibility. They were able to duplicate these experiences in the same way with the many stakeholder groups that became involved during the process. In addition, they consistently met deadlines, were always prepared and provided great materials/visuals to show the plan in process. Their way of conducting business made it interesting and manageable for people, like me, that had never been part of such a large-scale project. It should be noted that ultimately, the school was completed on time and on budget and their involvement continued after the opening to ensure 100% completion and satisfaction. It is truly a partnership that lasts for years.

It is very hard to capture in one letter what a positive experience it has been to partner with the Turner Group. Ultimately, the results of their dedication and guidance is an amazing, thoughtfully designed 21st century school where children and staff can learn, grow, explore, and create every day.

If you have more specific questions or would like to visit the school to see the results of the work, please call me at (603) 485-4474, ext. 501.

Best,

Shannon M. Kruger,
Allenstown Community School Principal

Respect, Responsibility, Collaborate, Advocate for Self & Others

"Learning....a voyage for a lifetime"

HAMPTON SCHOOL DISTRICT
SCHOOL ADMINISTRATIVE UNIT 90

7 Scott Road, Hampton, NH 03842
Phone 603.926.4560 • Fax 603.926.5070

KATHLEEN A. MURPHY
Superintendent of Schools

JESSICA L. PARSONS
Director of Student Services

MARIAH B. CURTIS
Director of Finance

February 6, 2020

To Whom It May Concern:

The Hampton School District, SAU 90 has since 2015 contracted with HL Turner for architect and engineering services to support an effort to renovate and reconstruct Hampton Academy; a 450 pupil middle school (grades 6-8).

HL Turner was selected by a facilities committee composed of parents, local contractors and educators after a rigorous review of their history in working with schools and an analysis of their company's "fit" in Hampton. Upon receiving full school board support, the team from HL Turner led by Doug Proctor and Bill Hickey, began the process of researching, gathering data and evaluating the needs of Hampton Academy. Throughout this effort, they were in constant contact with the district's leadership and Project Advisory Committee ensuring the members were well informed of the progress and demonstrating a commitment to maintaining an inclusive philosophy for all stakeholders.

During the campaign to achieve a bond for the project, both Doug and Bill were incredibly responsive to our requests as well as to the feedback received by the general public. Numerous documents were developed to assist the committee and to keep the public informed about the project. The materials developed by the Turner group were of high quality and extremely useful when presenting at forums, public hearings and at meetings with civic groups in town.

In addition to the technical aspects of the work from the Turner group, working with their team was a model for effective relationships, including strong collaboration and a spirit of cooperation. They attended all of our meetings and public events, were available on a moment's notice and even engaged in our fundraising efforts. The members of the project advisory committee and school board felt secure with their recommendations and advice given their visibility to events and their broad understanding of the project.

In 2017, the project received a favorable vote from the public and marked the start of construction and renovation. The district felt extremely fortunate to be working with the team from HL Turner. They were great listeners and responded to the needs of the educators and community at large. We have a great appreciation for their effort to find solutions and alternatives to construction challenges whether electrical, plumbing, design or HVAC. When needed they sought the advice of professionals in the field, an area that is often required when working on reconstruction projects.

In addition to all of the professional and technical expertise that HL Turner brought to this project, there is one aspect that can't be easily measured and that is the relationships developed at all levels of the work and the sense of pride that they displayed always leaving the community with the feeling this will be the best building in the state.

www.sau90.org

New Hampshire School Administrative Unit #15
90 Farmer Road
Hooksett, New Hampshire 03106-2125
Telephone (603) 622-3731 *Fax* (603) 669-4352

Margaret W. Polak
Assistant Superintendent

William J. Rearick
Superintendent of Schools

Amy R. Ransom
Business Administrator

February 1, 2020

To Whom it May Concern:

This letter is the strongest recommendation we can make in favor of engaging The Turner Group for your next school construction project. They have served as the architecture firm for Auburn Village School's recent $14.3M construction and renovation project. Turner was selected from a group of eligible firms and executed all design work throughout the lifecycle of the project: they assessed our building, met with school and town stakeholders to identify requirements for new space, engaged appropriate engineering staff to develop a design, and worked closely with our construction firm, town, and state officials throughout the construction and renovation.

Throughout the project, they have been strong communicators, professionals, and advocates. And their team has been professional, engaging, and most importantly available. Their conceptual designs, coupled with their credibility and experience designing schools, were key to swaying our voters and securing the funding we needed to launch the project. Beyond that, they listened and responded to the needs of our school personnel and designed a building our teachers and administrators feel part of. Turner has been a great design partner – they masterfully wove together our own specifications as well as design ideas from their experience designing schools.

As with most projects, the budget is the dominant driver. And in our case, because we were renovating a school while in session, time was also a driver. The Turner Group maintained an aggressive development schedule in order to meet hard deadlines. They were able to develop phases and staging that helped to make an 18 month project that included demolition of existing spaces, renovation of existing spaces, attaching new construction and significant site improvements all work without obstruction to the business of everyday education. With Turner's help, our project finished on time and on budget.
The Turner Group has provided us an expanded and upgraded school that is aesthetically beautiful, met all our goals for the project, meets the educational needs of our students, meets the needs of our community, provides room for growth, and uses low maintenance finishes. We're thrilled with the outcome and we expect to use them in our town again if at all possible.

Sincerely,
Auburn School Construction Team

Janice Baker, Chair

Alan Villeneuve, Vice Chair

William Rearick, Superintendent

Serving the School Districts of Auburn, Candia, and Hooksett
Equal Opportunity Employer - Equal Educational Opportunities

SAU67
CONNECTED • STUDENT CENTERED • INNOVATIVE
EMPOWERING A FUTURE READY LEARNING COMMUNITY

School Administrative Unit 67
Bow and Dunbarton School Districts

Ms. Marcy Kelley
Superintendent of Schools

Mr. Duane C. Ford
Business Administrator

Ms. Jessica Brown
Director of Student Services

Mr. Owen Harrington
Director of Curriculum

June 12, 2025

To Whom It May Concern,

It is with great enthusiasm that I recommend The Turner Group for any future architectural or project leadership opportunity. The Turner Group consistently demonstrates exceptional professional integrity, collaborative spirit, and technical expertise. These attributes proved invaluable to the Bow School District on several projects, most recently a $12.9 million dollar addition and renovation to Bow Elementary School (BES).

The Turner Group played a critical role in coordinating across disciplines, bringing together consultants, contractors, and their own design teams to ensure that every phase of the project progressed smoothly. Their ability to provide clear communication, timely design changes, creative solutions when issues arose and productive dialogue between all entities involved in the project was instrumental in keeping the project on track and within budget.

What sets The Turner Group apart is their unparalleled attention to detail. From reviewing construction documents to overseeing on-site execution, they maintained a meticulous eye for quality, code compliance, and design integrity. That same dedication extended to client relationships, where they consistently went above and beyond to align plan designs and all documents involved with our vision of the project.

Managing and overseeing a project of any scale is no small feat, but Doug Proctor and Dan Hall do so with a calm, solution-oriented approach, even when there are complex challenges. How they, and the entire Turner Group team, handles things, inspires confidence with everyone involved in any project. It was a privilege to witness our project's success with their assistance and leadership. We have an elementary school that despite having three distinct construction eras (1979, 1991 and now 2025), the BES addition and renovation project makes it seem like the entire school is new, fresh and modern. It is a seamless building now thanks to a tremendous design.

I wholeheartedly endorse The Turner Group for any role that demands precision, teamwork, and vision. They will be an asset to any project that is fortunate enough to hire them and have them join their construction team. I give them my unqualified recommendation.

Please feel free to contact me if you require further information.

Sincerely,

Duane Ford

Client: City of Nashua, NH
Project: Jackson Mills

Status: Pending Mediation

TTG is currently participating in a mediation process with the City of Nashua related to scope interpretation for the above-referenced dam rehabilitation project. TTG provided a proposal based on the scope of services requested by the City at the time of engagement. Subsequent to project initiation, the U.S. Environmental Protection Agency (EPA) notified the City of additional regulatory items that required attention. These items were not included in the original scope of services.

A difference of opinion has arisen regarding whether those additional regulatory items should have been incorporated into the original scope. TTG maintains that the services provided were consistent with the agreed-upon scope and contract terms. The City has asserted a differing interpretation.

The project also experienced schedule delays primarily associated with permitting coordination between the City and a separate consultant. In an effort to resolve the matter efficiently and collaboratively, both parties mutually agreed to pursue mediation. The matter is currently pending mediation, and no findings of fault or disciplinary actions have been issued.

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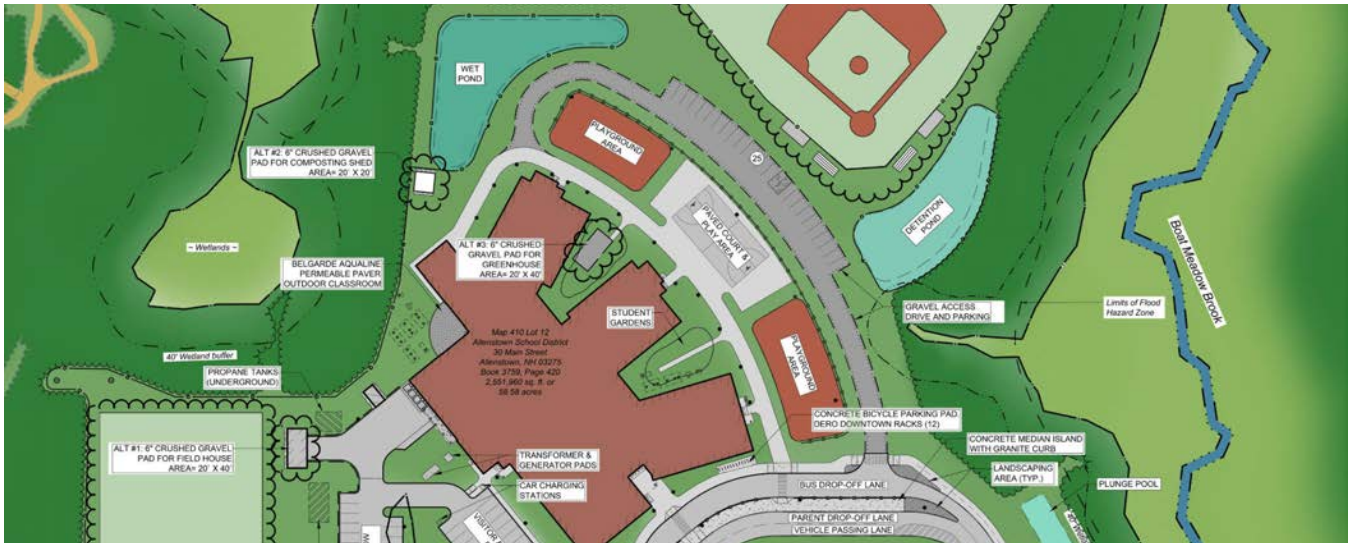
SAMPLE OPTION PLANNING

CONCEPTUAL PLANNING EXAMPLES

HAMPTON ACADEMY

CONCEPTUAL PLANNING EXAMPLES
ALLENSTOWN COMMUNITY SCHOOL



FEE PROPOSAL

Turner Group appreciates the opportunity help the Rye School District find a solution for its facilities master planning.

We propose to provide the above scope of Phases 1, 2 for a Lump Sum Price, and Phase 3 for a Not To Exceed (NTE) Price as broken down below in the reference phases. With Phase 3 as a NTE any unused design time will not be billed to the client.

Invoices will be submitted monthly as a percentage of the completed work. Construction documentation and construction administration services would be provided under a future full services agreement after a warrant article passage, the fee for these services would be 6% of the Phase 3 determined construction cost.

Proposed Fee

We propose the following fees:

Phase 1 Lump Sum: **FACILITY & CAPACITY ASSESSMENTS** $42,200

Phase 2 Lump Sum: **PROGRAMMING** $12,800

Phase 3 NTE: **CONCEPT DEVELOPMENT** $41,400

TOTAL FEE **$96,400**

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Rye School District

Architectural Consultant – Facilities Master Plan

BID FORM

Return the completed proposal form to the Business Administrator, Rye School District, 48 Post Road, Greenland, NH 03840. **Proposals will be opened at 2:00 p.m. on May 7, 2026**.

Company Name: TURNER GROUP

Company Street Address: 27 LOCKE ROAD, CONCORD, NH 03301

Phone 603.415.9323

Cell Phone 603.738.6372

Fed ID # 02-0444711

E-Mail: DPROCTOR@TTGAE.COM

Proposal Amount $ $96,400

JUNE 16, 2026

DOUG PROCTOR

Owner Authorized Signature Date