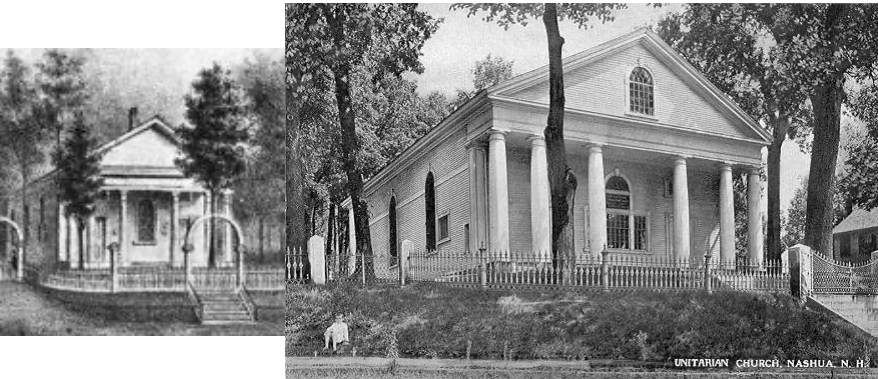


# Unitarian Universalist Church of Nashua



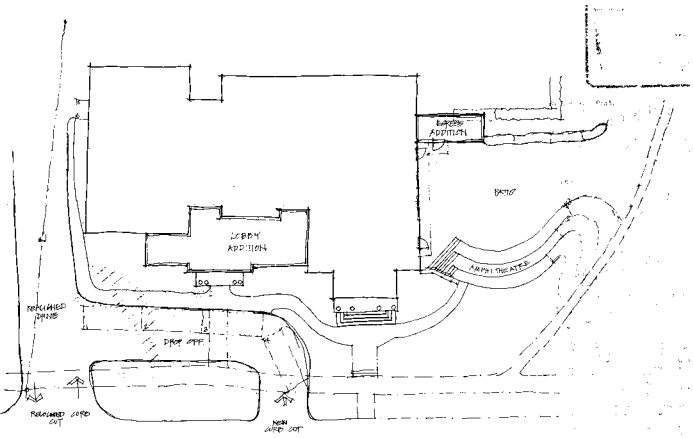
## Building Our Vision Team

DENNIS MIRES, P.A.  
THE ARCHITECTS  
EXCELLENCE SINCE 1980

# PHASE I ACTIVITIES AND DELIVERABLES

# Project Approach

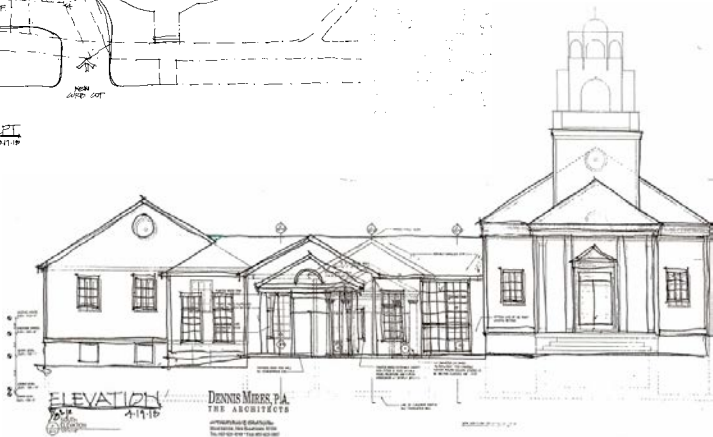
- Collect data
  - Assess
  - Generate alternatives
  - Refine and recommend
- MASTER PLAN with PHASES if needed



HOLLIS  
CONGREGATIONAL  
CHURCH  
As an example



SITE CONCEPT  
DENNIS MIRES, P.A.  
9/11/16



DENNIS MIRES, P.A.  
THE ARCHITECTS  
EXCELLENCE SINCE 1980

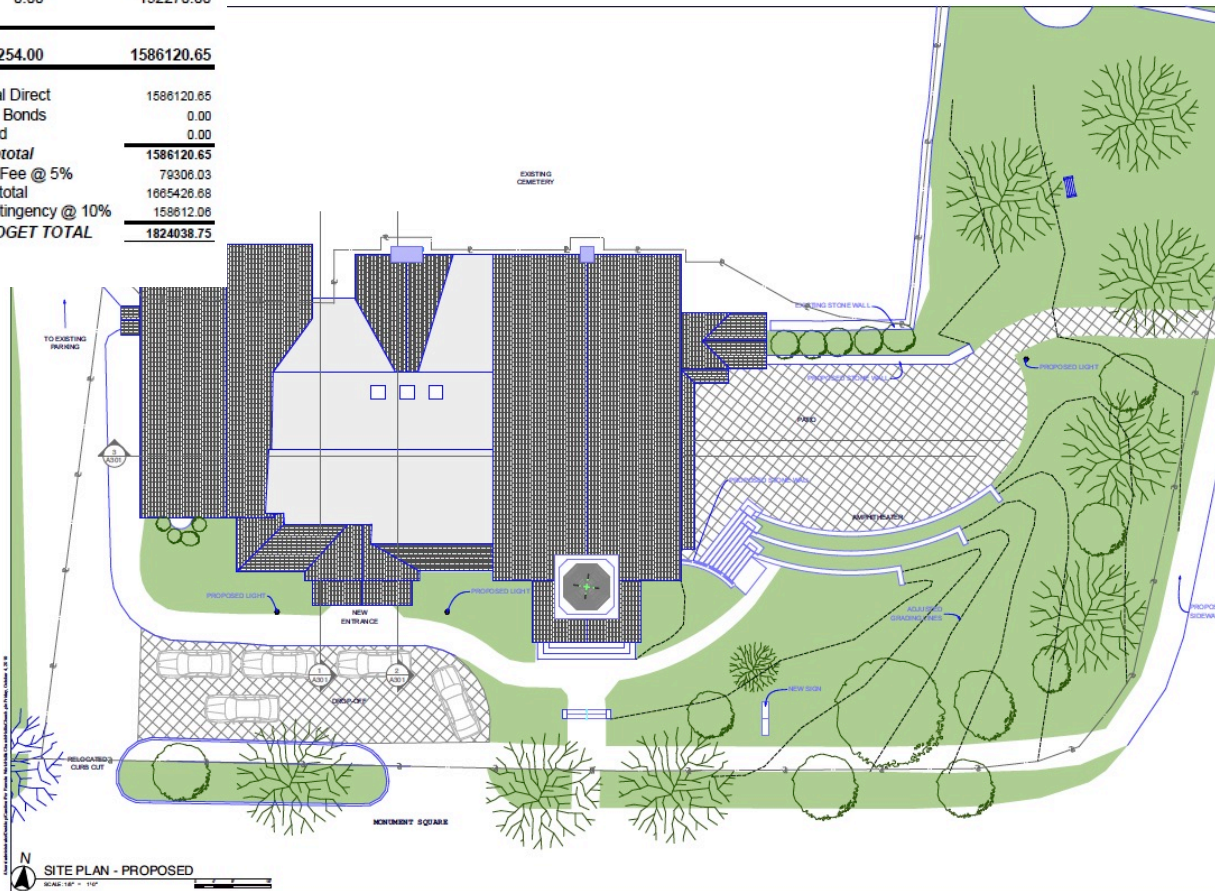
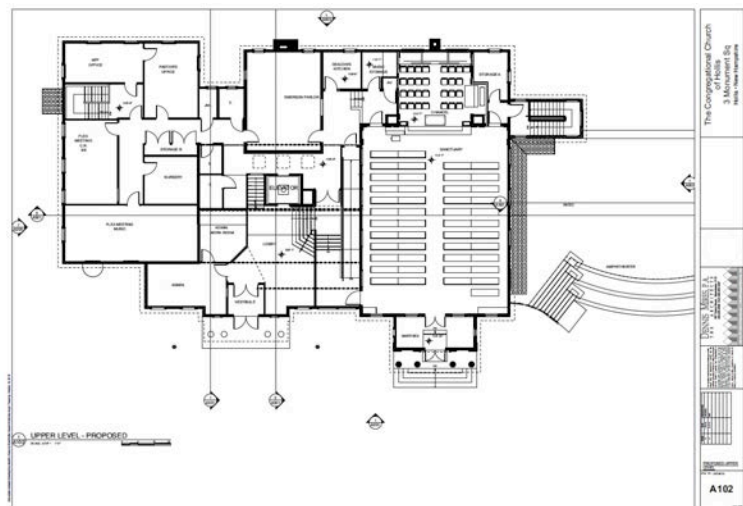
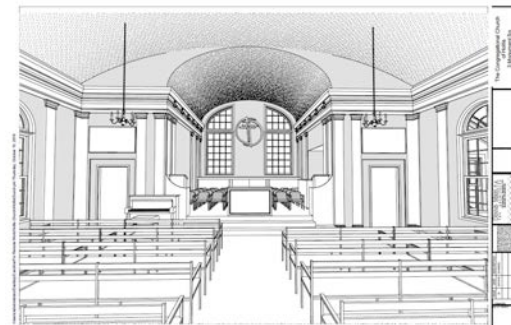
Project Name: The Congregational Church of Hollis  
Project Location: Hollis, NH  
Date: 10/10/2018

ORIGINAL ESTIMATE

Div.	Description	Total Mat'l Cost	Total Sub Cost Or Lump Sum	Labor Cost	Labor Fringe	Total Job Cost
1	General Requirements	41083.15	7275.00	60535.00	36321.00	145214.15
2	Sitework	2175.00	190325.00	400.00	240.00	193140.00
2A	Demolition	12550.00	20625.00	24880.00	14928.00	72983.00
3	Concrete	15145.25	19126.25	0.00	0.00	34271.50
4	Masonry	300.00	4700.00	0.00	0.00	5000.00
5	Metals	4280.00	37500.00	1200.00	720.00	43700.00
6	Rough Carpentry	38517.25	10000.00	47600.00	28560.00	124677.25
6A	Finish Carpentry	130305.00	93095.00	24725.00	14835.00	262960.00
7	Moisture Protection	3805.00	18006.25	0.00	0.00	21811.25
8	Doors & Windows	103200.00	48475.00	2700.00	1620.00	155995.00
9	Finishes	0.00	148443.50	0.00	0.00	148443.50
10	Specialties	2650.00	7035.00	50.00	30.00	9765.00
11	Equipment	0.00	11500.00	0.00	0.00	11500.00
12	Furnishings	0.00	1200.00	0.00	0.00	1200.00
13	Special Construction	0.00	0.00	0.00	0.00	0.00
14	Conveying Systems	0.00	20000.00	0.00	0.00	20000.00
15	Mechanical	0.00	143190.00	0.00	0.00	143190.00
16	Electrical	0.00	192270.00	0.00	0.00	192270.00
<b>TOTALS</b>		<b>354010.65</b>	<b>972766.00</b>	<b>162090.00</b>	<b>97254.00</b>	<b>1586120.65</b>

TMH 5990

Total Direct 1586120.65  
Sub Bonds 0.00  
Bond 0.00  
**Subtotal 1586120.65**  
CM Fee @ 5% 79306.03  
Subtotal 1665426.68  
Contingency @ 10% 158612.06  
**BUDGET TOTAL 1824038.75**



The Congregational Church  
of Hollis  
3 Monument Sq  
Hollis - New Hampshire

DENNIS MIRES, P.A.  
ARCHITECTS  
1111  
1111

A003

MILESTONE ENGINEERING & CONSTRUCTION INC.  
BUDGET SUMMARY

Project Name: The Congregational Church of Hollis - Alt A1 & A2 1960s Wing Upper & Lower Levels  
Project Location: Hollis, NH  
Date: 12/4/2019

Div.	Description	Total Mat'l Cost	Total Sub Cost Or Lump Sum	Labor Cost	Labor Fringe	Total Job Cost
1	General Requirements	41083.15	7275.00	60535.00	36321.00	0.00
2	Sitework	0.00	0.00	0.00	0.00	0.00
2A	Demolition	0.00	4500.00	0.00	0.00	4500.00
3	Concrete	0.00	0.00	0.00	0.00	0.00
4	Masonry	0.00	0.00	0.00	0.00	0.00
5	Metals	0.00	3000.00	0.00	0.00	3000.00
6	Rough Carpentry	5905.50	0.00	3500.00	2148.00	11633.50
6A	Finish Carpentry	0.00	0.00	0.00	0.00	0.00
7	Moisture Protection	1000.00	500.00	624.00	374.40	2498.40
8	Doors & Windows	0.00	19175.00	0.00	0.00	19175.00
9	Finishes	0.00	35500.00	0.00	0.00	35500.00
10	Specialties	0.00	0.00	0.00	0.00	0.00
11	Equipment	0.00	0.00	0.00	0.00	0.00
12	Furnishings	0.00	0.00	0.00	0.00	0.00
13	Special Construction	0.00	0.00	0.00	0.00	0.00
14	Conveying Systems	0.00	0.00	0.00	0.00	0.00
15	Mechanical	0.00	26500.00	0.00	0.00	26500.00
16	Electrical	0.00	34380.00	0.00	0.00	34380.00
<b>TOTALS</b>		<b>47988.65</b>	<b>138838.00</b>	<b>64739.00</b>	<b>38843.40</b>	<b>137186.50</b>

TMH	0	Total Direct	137186.50
		Sub Bonds	0.00
		Bond	0.00
		Subtotal	137186.50
		CM Fee @ 5%	6859.33
		Subtotal	144045.83
		Contingency @ 10%	13718.65
		<b>BUDGET TOTAL</b>	<b>157764.48</b>

MILESTONE ENGINEERING & CONSTRUCTION INC.  
BUDGET SUMMARY

Project Name: The Congregational Church of Hollis - Alt C Chancel  
Project Location: Hollis, NH  
Date: 12/4/2019

Div.	Description	Total Mat'l Cost	Total Sub Cost Or Lump Sum	Labor Cost	Labor Fringe	Total Job Cost
1	General Requirements	41083.15	7275.00	60535.00	36321.00	0.00
2	Sitework	0.00	0.00	0.00	0.00	0.00
2A	Demolition	0.00	6500.00	0.00	0.00	6500.00
3	Concrete	0.00	0.00	0.00	0.00	0.00
4	Masonry	0.00	0.00	0.00	0.00	0.00
5	Metals	0.00	0.00	0.00	0.00	0.00
6	Rough Carpentry	0.00	51876.00	0.00	0.00	51876.00
6A	Finish Carpentry	21800.00	48320.00	300.00	180.00	70600.00
7	Moisture Protection	0.00	0.00	0.00	0.00	0.00
8	Doors & Windows	10000.00	0.00	0.00	0.00	32050.00
9	Finishes	0.00	19175.00	0.00	0.00	34200.00
10	Specialties	225.00	300.00	25.00	15.00	565.00
11	Equipment	0.00	11500.00	0.00	0.00	11500.00
12	Furnishings	0.00	0.00	0.00	0.00	0.00
13	Special Construction	0.00	0.00	0.00	0.00	0.00
14	Conveying Systems	0.00	0.00	0.00	0.00	0.00
15	Mechanical	0.00	29000.00	0.00	0.00	29000.00
16	Electrical	0.00	13615.00	0.00	0.00	13615.00
<b>TOTALS</b>		<b>73108.15</b>	<b>225436.00</b>	<b>60860.00</b>	<b>36516.00</b>	<b>250706.00</b>

TMH	0	Total Direct	250706.00
		Sub Bonds	0.00
		Bond	0.00
		Subtotal	250706.00
		CM Fee @ 5%	12535.30
		Subtotal	263241.30
		Contingency @ 10%	26324.13
		<b>BUDGET TOTAL</b>	<b>289565.43</b>

MILESTONE ENGINEERING & CONSTRUCTION INC.  
BUDGET SUMMARY

Project Name: The Congregational Church of Hollis - Alt D Handy Hall and Site  
Project Location: Hollis, NH  
Date: 12/4/2019

Div.	Description	Total Mat'l Cost	Total Sub Cost Or Lump Sum	Labor Cost	Labor Fringe	Total Job Cost
1	General Requirements	39930.00	7275.00	60535.00	36321.00	0.00
2	Sitework	0.00	24998.00	0.00	0.00	24998.00
2A	Demolition	0.00	10500.00	0.00	0.00	10500.00
3	Concrete	7500.00	9900.00	3120.00	0.00	22350.00
4	Masonry	0.00	0.00	0.00	0.00	0.00
5	Metals	0.00	16250.00	0.00	0.00	16250.00
6	Rough Carpentry	2250.00	0.00	46000.00	1416.00	50615.60
6A	Finish Carpentry	0.00	0.00	16945.00	0.00	16945.00
7	Moisture Protection	300.00	7460.00	200.00	120.00	8080.00
8	Doors & Windows	0.00	50147.00	0.00	0.00	50147.00
9	Finishes	0.00	57575.00	0.00	0.00	57575.00
10	Specialties	225.00	150.00	0.00	0.00	375.00
11	Equipment	0.00	0.00	0.00	0.00	0.00
12	Furnishings	0.00	0.00	0.00	0.00	0.00
13	Special Construction	0.00	0.00	0.00	0.00	0.00
14	Conveying Systems	0.00	0.00	0.00	0.00	0.00
15	Mechanical	0.00	11900.00	0.00	0.00	11900.00
16	Electrical	0.00	42000.00	0.00	0.00	42000.00
<b>TOTALS</b>		<b>50213.00</b>	<b>526096.00</b>	<b>65271.00</b>	<b>35162.60</b>	<b>536667.60</b>

TMH	5990	Total Direct	536667.60
		Sub Bonds	0.00
		Bond	0.00
		Subtotal	536667.60
		CM Fee @ 5%	26833.38
		Subtotal	563500.98
		Contingency @ 10%	56350.10
		<b>BUDGET TOTAL</b>	<b>619851.08</b>

MILESTONE ENGINEERING & CONSTRUCTION INC.  
BUDGET SUMMARY

Project Name: The Congregational Church of Hollis - Alt B Lobby, Circulation and Site  
Project Location: Hollis, NH  
Date: 12/4/2019

Div.	Description	Total Mat'l Cost	Total Sub Cost Or Lump Sum	Labor Cost	Labor Fringe	Total Job Cost
1	General Requirements	40516.08	7275.00	60535.00	36321.00	144647.08
2	Sitework	0.00	22000.00	0.00	0.00	22000.00
2A	Demolition	0.00	26500.00	0.00	0.00	26500.00
3	Concrete	0.00	29500.00	0.00	0.00	29500.00
4	Masonry	0.00	1700.00	0.00	0.00	2000.00
5	Metals	4280.00	19560.00	1200.00	720.00	26160.00
6	Rough Carpentry	0.00	114200.00	0.00	0.00	114200.00
6A	Finish Carpentry	6623.00	18000.00	4816.00	2889.60	32328.60
7	Moisture Protection	2500.00	28305.00	1040.00	624.00	32469.00
8	Doors & Windows	1600.00	46537.00	200.00	120.00	48757.00
9	Finishes	0.00	91600.00	0.00	0.00	91600.00
10	Specialties	2950.00	1815.00	0.00	0.00	4765.00
11	Equipment	0.00	0.00	0.00	0.00	0.00
12	Furnishings	0.00	0.00	0.00	0.00	0.00
13	Special Construction	0.00	0.00	0.00	0.00	0.00
14	Conveying Systems	0.00	20000.00	0.00	0.00	20000.00
15	Mechanical	0.00	73200.00	0.00	0.00	73200.00
16	Electrical	0.00	56000.00	0.00	0.00	56000.00
<b>TOTALS</b>		<b>58769.08</b>	<b>556882.00</b>	<b>67791.00</b>	<b>40674.60</b>	<b>724116.68</b>

TMH	2192	Total Direct	724116.68
		Sub Bonds	0.00
		Bond	0.00
		Subtotal	724116.68
		CM Fee @ 5%	36205.83
		Subtotal	760322.51
		Contingency @ 10%	76032.25
		<b>BUDGET TOTAL</b>	<b>836354.76</b>

MILESTONE ENGINEERING & CONSTRUCTION INC.  
BUDGET SUMMARY

Project Name: The Congregational Church of Hollis - Alt E Kitchen  
Project Location: Hollis, NH  
Date: 12/4/2019

Div.	Description	Total Mat'l Cost	Total Sub Cost Or Lump Sum	Labor Cost	Labor Fringe	Total Job Cost
1	General Requirements	41083.15	7275.00	60535.00	36321.00	0.00
2	Sitework	0.00	0.00	0.00	0.00	0.00
2A	Demolition	0.00	7150.00	0.00	0.00	7150.00
3	Concrete	0.00	1500.00	0.00	0.00	1500.00
4	Masonry	0.00	0.00	0.00	0.00	0.00
5	Metals	0.00	0.00	0.00	0.00	0.00
6	Rough Carpentry	0.00	5000.00	0.00	0.00	5000.00
6A	Finish Carpentry	0.00	0.00	0.00	0.00	0.00
7	Moisture Protection	750.00	500.00	208.00	124.80	1582.80
8	Doors & Windows	0.00	1450.00	0.00	0.00	1450.00
9	Finishes	0.00	22150.00	0.00	0.00	22150.00
10	Specialties	300.00	400.00	0.00	0.00	700.00
11	Equipment	0.00	80000.00	0.00	0.00	80000.00
12	Furnishings	0.00	0.00	0.00	0.00	0.00
13	Special Construction	0.00	0.00	0.00	0.00	0.00
14	Conveying Systems	0.00	0.00	0.00	0.00	0.00
15	Mechanical	0.00	34150.00	0.00	0.00	34150.00
16	Electrical	0.00	6000.00	0.00	0.00	6000.00
<b>TOTALS</b>		<b>42133.15</b>	<b>165575.00</b>	<b>60743.00</b>	<b>36445.80</b>	<b>159682.80</b>

TMH	8	Total Direct	159682.80
		Sub Bonds	0.00
		Bond	0.00
		Subtotal	159682.80
		CM Fee @ 5%	7984.14
		Subtotal	167666.94
		Contingency @ 10%	16766.69
		<b>BUDGET TOTAL</b>	<b>184433.63</b>

**LEGEND**

- ADD ALT # A1 - 1960s WING / LOWER LEVEL
- ADD ALT # A2 - 1960s WING / UPPER LEVEL
- ADD ALT # C - LOBBY, CIRCULATION, AND SITE
- ADD ALT # D - HARDY HALL AND SITE
- ADD ALT # E - KITCHEN
- ADD ALT # F - DRIVEWAY

**ADD ALT. MAP - SITE PLAN PROPOSED**

**ADD ALT. MAP - SITE PLAN DRIVEWAY OPTION**

**ADD ALT. MAP - UPPER LEVEL PROPOSED**

**ADD ALT. MAP - UPPER LEVEL DEMO**

**ADD ALT. MAP - LOWER LEVEL PROPOSED**

**ADD ALT. MAP - LOWER LEVEL DEMO**

The Congregational Church of Hollis  
3 Monument Sq  
Hollis - New Hampshire

**DENNIS MIRES, P.A.**  
ARCHITECTS  
1000 Main St., Suite 200  
Hollis, NH 03043  
Tel: 603-883-1111  
Fax: 603-883-1112  
www.dennismires.com

Alt. Alternate Map  
#A - 2019

**A010**

**Option A - "Bare bones"**  
**C Chancel + D Hardy Hall and Site + E Kitchen + B1 Part of B still required**

Construction (Gal cond +C+D+E+B1)	\$1,242,056.40	
CM fee (3.95% of construction)	\$49,061.23	
contingency (10% of construction)	\$124,205.64	
<b>GMP</b>		<b>\$1,415,323.27</b>
Arch/Eng fee	\$145,932.00	
KNA fee	\$35,500.00	
Owner contingency	10% of GMP	\$141,532.33
FFE	Between 6% to 8% of the construction cost	\$0.00
Financial Expensed	\$50,000.00	
	\$68,000.00	
<b>TOTAL:</b>		<b>\$1,856,287.59</b>

Comments The price of the Chancel work can be reduced by leaving the Deacon's kitchen intact and removing the music room. B1 can also be reduced by leaving the elevator machine room intact and re-working the hallway leading to Hardy Hall to locate a double door in the vicinity of the existing access kitchen layout slightly.

These savings combined with the of some of the contingency shou enough to freshen the interior of

**Option B - "Almost all in"**  
**C Chancel + D Hardy Hall and Site + E Kitchen + B Full Lobby**

Construction (Gal cond +C+D+E+B)	\$1,671,173.08	
CM fee (3.95% of construction)	\$66,011.34	
contingency (10% of construction)	\$167,117.31	
<b>GMP</b>		<b>\$1,904,301.72</b>
Arch/Eng fee	\$145,932.00	
KNA fee	\$35,500.00	
Owner contingency	10% of GMP	\$190,430.17
FFE	Between 6% to 8% of the construction cost	\$0.00
Financial Expensed	\$50,000.00	
	\$68,000.00	
<b>TOTAL:</b>		<b>\$2,394,163.90</b>

Comments The price of the Chancel work can be reduced by leaving the Deacon's kitchen intact and removing the music room.

These savings combined with the GMP difference and the allocation

**Option C - "Lobby - No Chancel"**  
**B Lobby, Circulation and Site + D Hardy Hall and Site + E Kitchen**

Construction (Gal cond +B+D+E)	\$1,420,467.08	
CM fee (3.95% of construction)	\$56,108.45	
contingency (10% of construction)	\$142,046.71	
<b>GMP</b>		<b>\$1,618,622.24</b>
Arch/Eng fee	\$145,932.00	
KNA fee	\$35,500.00	
Owner contingency	10% of GMP	\$161,862.22
FFE	Between 6% to 8% of the construction cost	\$0.00
Financial Expensed	\$50,000.00	
	\$68,000.00	
<b>TOTAL:</b>		<b>\$2,079,916.46</b>

Comments The price of the Chancel work can be reduced by leaving the Deacon's kitchen intact and removing the music room.

**OPTION D - "All in"**  
**A1 & A2 1960s Wing Upper & Lower Levels + B Lobby, Circulation and Site + C Chancel +D Hardy Hall and Site + E Kitchen**

Construction (Gal cond +A1+A2+B+C+D+E)	\$1,806,359.98	
CM fee (3.95% of construction)	\$71,430.22	
contingency (10% of construction)	\$180,836.00	
<b>GMP</b>		<b>\$2,060,626.20</b>
Arch/Eng fee	\$145,932.00	
KNA fee	\$35,500.00	
Owner contingency	10% of GMP	\$206,062.62
FFE	Between 6% to 8% of the construction cost	\$0.00
Financial Expensed	\$50,000.00	
	\$68,000.00	
<b>TOTAL:</b>		<b>\$2,566,120.82</b>

Comments The price of the Chancel work can be reduced by leaving the Deacon's kitchen intact and removing the music room.



**OPTION - AS IS CONSTRUCTION SET**

NOTE: WE WON'T HAVE THE HW DOORS IN THE NORTH EAST CORNER, SO THE UPPER CABINETS WOULD GO TO THE NORTH WALL.

PER GAP

**OPTION - COMPLETE DEMO OF CLOSET**

DEMO OF CLOSET WALLS  
RELOCATION OF ELECTRICAL PANEL AND CONDUIT  
FLOORING, CEILING, WALL PATCHUP WHERE CLOSET USED TO BE  
ADDITIONAL MILLWORK

GMP-8K15

**OPTION - PARTIAL DEMO OF CLOSET**

DEMO OF FRONT CLOSET WALL  
FLOORING, CEILING, WALL PATCHUP WHERE CLOSET USED TO BE  
ADDITIONAL MILLWORK

GMP-8K15

The Congregational Church of  
3 Monument Sq  
New Haven, CT 06510

DENNIS MIRES, P.A.  
ARCHITECTS

DATE: 02/20

**MILLWORK NOTES:**

COUNTERTOP:  
CORIAN, GROUP 1 or 2 (OE APPROVED EQUAL)  
DESIGN/COLOR TBD.  
FINISH MATTE (for light colors) or SEMI-GLOSS (for dark colors)  
COUNTERTOP PROFILE EASED, 1 1/2" 1" OVERHANG TYP

CASEWORK:  
AWI CUSTOM GRADE, FLUSH OVERLAY  
FACE FRAME CONSTRUCTION  
ALL EXPOSED EXTERIOR SURFACES TO BE WOOD FOR TRANSPARENT FINISH - SHAKER STYLE  
WOOD TO BE STAINED AND LAQUERED  
ALL OTHER SURFACES TO BE FOR OPAQUE FINISH  
RADIUS EDGE WITH THICK APPLIED EDGE-BAND  
WHERE NEEDED  
DRAWER SLIDES: FULL EXTENSION GLIDES W/ BALL BEARING, 75 LBS STATIC LOAD CAPACITY UNLESS OTHERWISE MENTIONED  
UPPER DRAWERS TO BE 6" UNLESS OTHERWISE NOTED  
EURO CONCEALED, ADJUSTABLE HINGES W/ CLOSER  
SOFT CLOSE ON ALL HW

regular flat  
CORNER/ANGLED UPPER CAB.  
GLASS door above sink  
SIDE PANELS  
Ref 24" W  
TRASH  
STC depth  
STC depth

2 East  
SCALE: 1/2" = 1'-0"

3 North  
SCALE: 1/2" = 1'-0"

2 ADJUSTABLE SHELVES TYP  
LOCK ON 4 DOORS  
HANGING ROD  
FIXED SHELF  
UNDER CAB LIGHT

regular flat  
CORNER/ANGLED UPPER CAB. 12" deep  
SIDE PANELS  
TO support cabinets on South wall  
22" UNDERMOUNT SINK  
CORNER CAB. w/ 180 SWIVEL RACK  
replace door with 2 drawers  
Deacon's Kitchen - New layout for pricing

1 PLAN  
SCALE: 3/8" = 1'-0"

4 South  
SCALE: 3/8" = 1'-0"

DATE: 4/4/20

**MILLWORK NOTES:**

COUNTERTOP:  
CORIAN, GROUP 1 or 2 (OE APPROVED EQUAL)  
DESIGN/COLOR TBD.  
FINISH MATTE (for light colors) or SEMI-GLOSS (for dark colors)  
COUNTERTOP PROFILE EASED, 1 1/2" 1" OVERHANG TYP

CASEWORK:  
AWI CUSTOM GRADE, FLUSH OVERLAY  
FACE FRAME CONSTRUCTION  
ALL EXPOSED EXTERIOR SURFACES TO BE WOOD FOR TRANSPARENT FINISH - SHAKER STYLE  
WOOD TO BE STAINED AND LAQUERED  
ALL OTHER SURFACES TO BE FOR OPAQUE FINISH  
RADIUS EDGE WITH THICK APPLIED EDGE-BAND  
WHERE NEEDED  
DRAWER SLIDES: FULL EXTENSION GLIDES W/ BALL BEARING, 75 LBS STATIC LOAD CAPACITY UNLESS OTHERWISE MENTIONED  
UPPER DRAWERS TO BE 6" UNLESS OTHERWISE NOTED  
EURO CONCEALED, ADJUSTABLE HINGES W/ CLOSER  
SOFT CLOSE ON ALL HW

CORNER/ANGLED UPPER CAB.  
SIDE PANELS  
Ref 24" W  
TRASH  
STC depth  
STC depth

2 East  
SCALE: 1/2" = 1'-0"

3 North  
SCALE: 1/2" = 1'-0"

2 ADJUSTABLE SHELVES TYP  
LOCK ON 4 DOORS  
HANGING ROD  
FIXED SHELF  
UNDER CAB LIGHT

CORNER/ANGLED UPPER CAB.  
SIDE PANELS  
22" UNDERMOUNT SINK  
CORNER CAB. w/ 180 SWIVEL RACK

4 South  
SCALE: 3/8" = 1'-0"

DATE: 4/4/20

Deacon's Kitchen - New layout for pricing





# CONSTRUCTION MANAGEMENT PROCESS

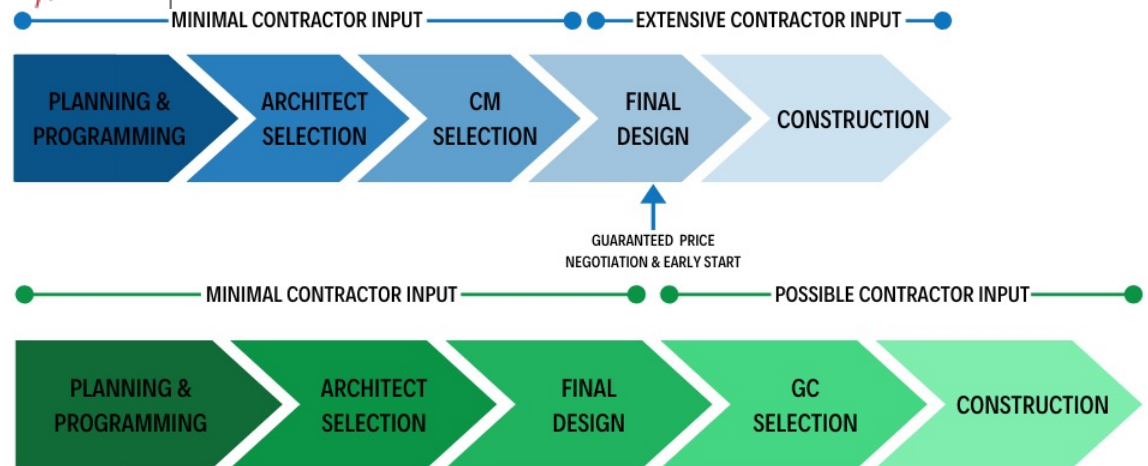
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THE ARCHITECTS  
EXCELLENCE SINCE 1980

# Why choose a CM as constructor?

## MAJOR DIFFERENCES: CM VERSUS CG

	GENERAL CONTRACTOR	CONSTRUCTION MANAGER	CONSTRUCTION MANAGER AT RISK
Pre-Construction Involvement		X	X
Self-Perform Work	X		X
On-Site Project Administration	X	X	X
Owner-Multiple Contracts		X	
Owner - Single Contract	X		X
Guaranteed Maximum Price Structure			X
Savings Back to Owner*			X

\*If Applicable.



Re: Construction Manager Proposal

Dear :

On behalf of the Congregational Church of Hollis we are pleased to invite you as a prequalified Construction Manager, to submit a response to this request for proposals for Construction Management services for the additions and renovations to the church. As a basis for your proposal, we anticipate the following scope of work (schematics enclosed): The Church

- Construct approximately 1950sf of new construction and 4600sf of substantial renovations.
- Provide necessary site work that includes realigning the driveway, creating a new drop off and excavating to create a new patio with amphitheater and retaining walls.

We anticipate selecting a C.M. in April to work with the Design Team through this summer in developing a well-defined proposal and we would expect to begin construction in the fall and complete as expeditiously as possible.

Your response to this request should include, as a minimum, the following components:

1. Fully executed A305 Contractor's Qualification Statement, with particular emphasis on relevant experience.
2. Your standard insurance coverage's and limits.
3. Expected cost of providing a 100% performance and payment bond. May be expressed in terms of a percentage.
4. Clearly identify all services and costs included in the Construction Management Fee and include the fee proposal. Using the enclosed matrix. Fee may be expressed in terms of percentage. Indicate what portion of the fee, if any, will be billed for preconstruction services. Indicate whether you would consider fixing the fee once the scope is finally defined.
5. Clearly identify all services and costs that would be expected to be part of the General Conditions expense. Using the enclosed matrix. Based on the outlined scope and experience, identify the expected expense for General Conditions. Indicate whether you would consider fixing the cost of General Conditions once the scope is finally defined.
6. Based on the outlined scope, identify the realistic performance period the Owner can expect once construction begins. Once a contractual completion date is established, would you consider reducing your fee each day the project exceeds the established date?
7. Identify how you would handle savings that may be generated from the Guaranteed Maximum Price (GMP).
8. Clearly identify what warranty would be provided as part of this proposal. If extended warranty is desired, what are associated premiums, if any?
9. Experience with adding to buildings that are occupied during construction, experience working with historical buildings in a historic district, experience with churches.

Any questions should be directed to Dennis Mires, AIA, Dennis Mires, P.A., The Architects, 697 Union St., Manchester, NH 03104, (603) 625-4548.

Proposals shall be received at the office of The Architects no later than 3:00 p.m., \_\_\_\_\_ day, \_\_\_\_\_, 2019. Please submit \_\_\_\_\_ hard copies and \_\_\_\_\_ flashdrive(s).

Sincerely,

Dennis B. Mires, AIA, President

DBM/pf

copy: \_\_\_\_\_

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Typical invitation  
letter

CM Fee-General Conditions Overhead Profit Allocation Schedule

Description	Fee	General Conditions	Cost of the Work	Owner Supplied	Not Required
<u>Profit:</u>					
Profit	X				
<u>Overhead:</u>					
Corp. Office, Lease, Maintenance	X				
Principal In Charge	X				
Debit/Credit Payments	X				
Office Supplies	X				
<u>Project Administrations:</u>					
Project Manager when on site only		X			
Shop Drawing Coordination		X			
Purchasing/Procurement		X			
Reporting		X			
Scheduling		X			
Expediting		X			
Production of Record Drawings and O&M Manuals		X			
Superintendent		X			
Assistant Superintendent/Foreman		X			
Routine Inspection		X			
Assistant Project Manager		X			
Administrative Staff	X				
Accounting Staff	X				
Safety Officer		X			
Field Engineering		X			
Site Survey				X	
Layout		X			
Travel		X			
<u>Field Office Expenses:</u>					
Job Office/Trailer		X			
Architect/Owner Office		N/A			
Conference Room Facilities		X			
Telephone/Fax/Computers		X			
Storage Areas and Shed		X			
Office Equipment		X			
Sanitary Facilities		X			
Copies		X			
Blueprints		X			
Messenger and Courier		X			
Photographs		X			
Drinking Water		X			

CM Fee-General Conditions Overhead Profit Allocation Schedule

Description	Fee	General Conditions	Cost of the Work	Owner Supplied	Not Required
<u>Insurance, bonds, and Taxes:</u>					
General Liability Insurance	X				
Builder's Risk				X	
Construction Permit and Fees (Based on Budget)		X			
Insurance/Tax/Benefits on G.C. Labor (Workers Comp.)			X		
Sales Taxes			X		
Performance and Payment Bond			X		
<u>General:</u>					
Security		X			
Police Details		X			
Construction Fence		X			
Temporary Protection		X			
Dust Control		X			
Temporary Heat Enclosures		X			
Snow Removal		X			
OSHA Safety Requirements		X			
Off-Site Storage and Warehouse Support		X			
Testing/Inspections				X	
IBC Special Inspections				X	
Temporary Power		X			
Temporary Water		X			
Equipment Rental		X			
Temporary Guardrails		X			
Tools and Consumables			X		
Staging and Hoisting			X		
Clean Site		X			
Clean Building		X			
Clean Glass		X			
Rubbish Removal/Dumpsters		X			
Pest/Rodent Control		X			
Project Identificaiton		X			

General Condition matrix

CONSTRUCTION MANAGER PROPOSAL SUMMARY REPORT  
 CONGREGATIONAL CHURCH OF HOLLIS, HOLLIS, NH

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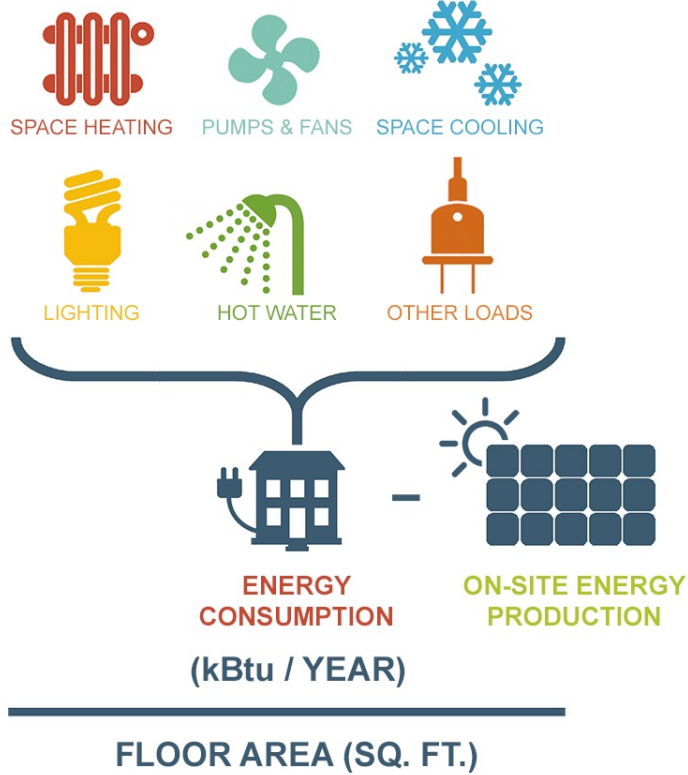
Company Name & Address	Fully Executed A305	Insurance Coverages & Limits	Bond Rates	Budget \$1,750,000 C.M. Fee	PreConstr. Services ----- General Conditions Estimate ----- Total C.M. Costs	Construction Time	Savings Incentive	Comments
Martini Northern Peter Middleton 299 Hanover Street Portsmouth, NH 03801 (603) 431-6664	X	General: \$1,000,000/ea. \$2,000,000/agg. Excess: \$10,000,000/ea. \$10,000,000/agg.	0.89%			6 Months	75% / 25%	Church Exp: ✓ Historic Exp: ✓ Occupied Exp: ✓
Milestone Engineering & Construction Frank Lemay 1 Horsehoe Pond Ln PO Box 2279 Concord, NH 03302-2279 (603) 226-3877	X	General: \$2,000,000/ea. \$2,000,000/agg. Excess: \$10,000,000/ea. \$10,000,000/agg.	0.70%			9.5 Months	All Cost savings to Owner	Church Exp: ✓ Historic Exp: ✓ Occupied Exp: ✓
North Branch Construction Joe Campbell 76 Old Turnpike Rd Concord, NH 03301 (603) 224.3233	X	General: \$1,000,000/ea. \$2,000,000/agg. Excess: \$ 10,000,000/ea. \$10,000,000/agg.	0.85%			Phase 1 & 2 8 Months	Over GMP to Owner	Church Exp: ✓ Historic Exp: ✓ Occupied Exp: ✓
Northpoint Contruction Management Scott Cornett 22 Hampshire Drive Hudson, NH 03051 (603) 546-2000 x107	X - Not AIA Doc.	General: \$1,000,000/ea. \$2,000,000/agg. Excess: \$7,000,000/ea. \$7,000,000/agg.	Bond Rates NOT STATED			Phase 1 & 2 8.25 Months	NOT STATED	Church Exp: ✓ Historic Exp: ✓ Occupied Exp: ✓

# ENERGY EFFICIENCY

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# Site Energy Use Intensity (EUI)

MEASURED FOR 365 DAYS



# EUI



	Source EUI (kBtu/ft <sup>2</sup> )	Site EUI (kBtu/ft <sup>2</sup> )
Median National Reference for Religious Worship (per Energy Star)	58.4	30.5
2019 SEED Study of UU Church	49.8	31.2
2019 SEED Study – Heat ONLY EUI		74 for FFW 45 For Parish and Sanctuary

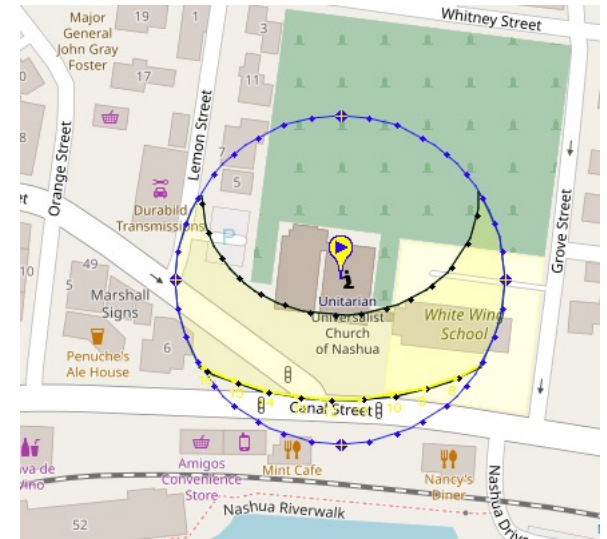
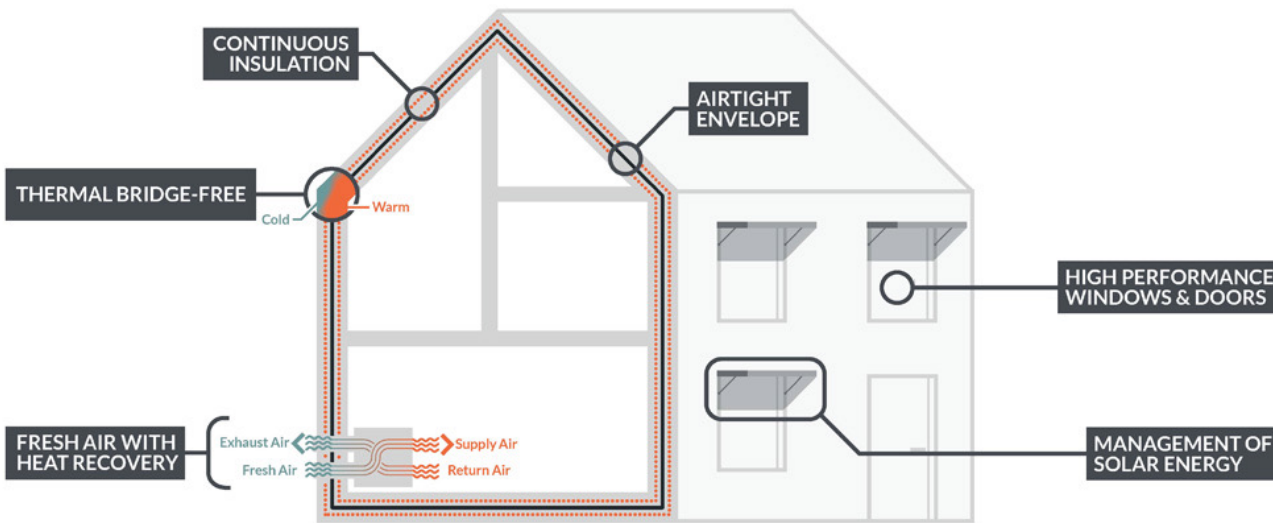
**REDUCE ENERGY USE**

- Capital improvement
- Operating maintenance

[https://www.energystar.gov/sites/default/files/tools/ENERGYSTAR\\_Congregations\\_AWB\\_May\\_2019\\_Merged\\_508.pdf](https://www.energystar.gov/sites/default/files/tools/ENERGYSTAR_Congregations_AWB_May_2019_Merged_508.pdf)

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# Envelope



Blown Insulation  
easier on 1950's  
wing



CI better on  
1820  
Sanctuary



# Systems

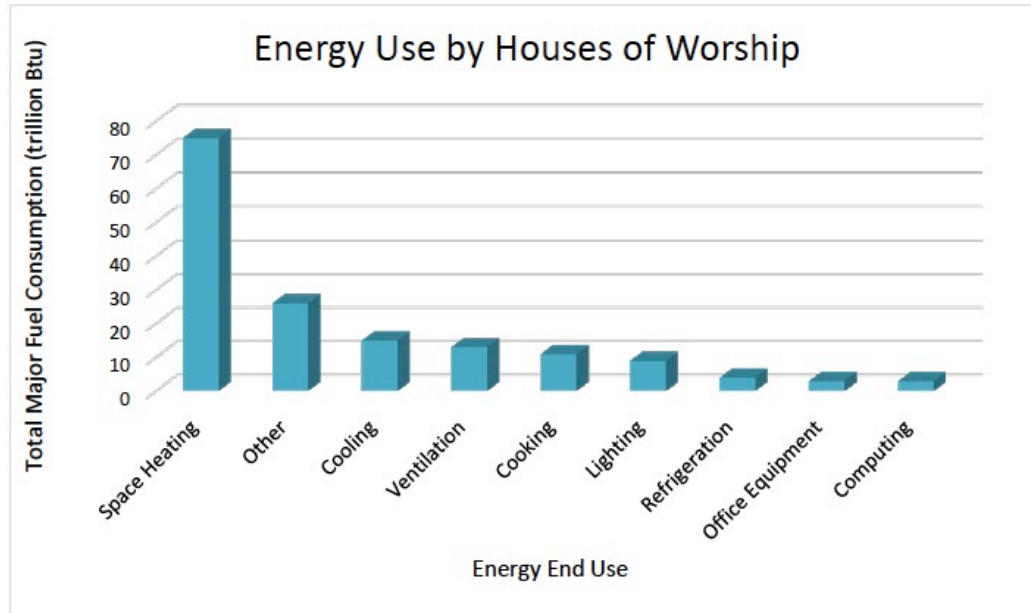
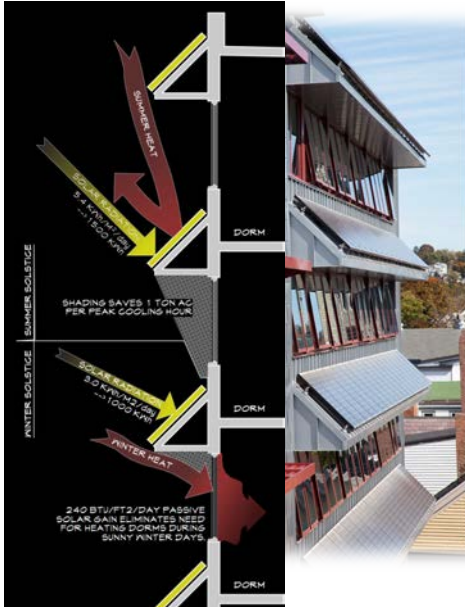


Figure 2. Illustration of energy end use as reported by Houses of Worship; based on Commercial Building Energy Consumption Survey (CBECS) 2012 data courtesy of Energy Information Agency, USDOE.

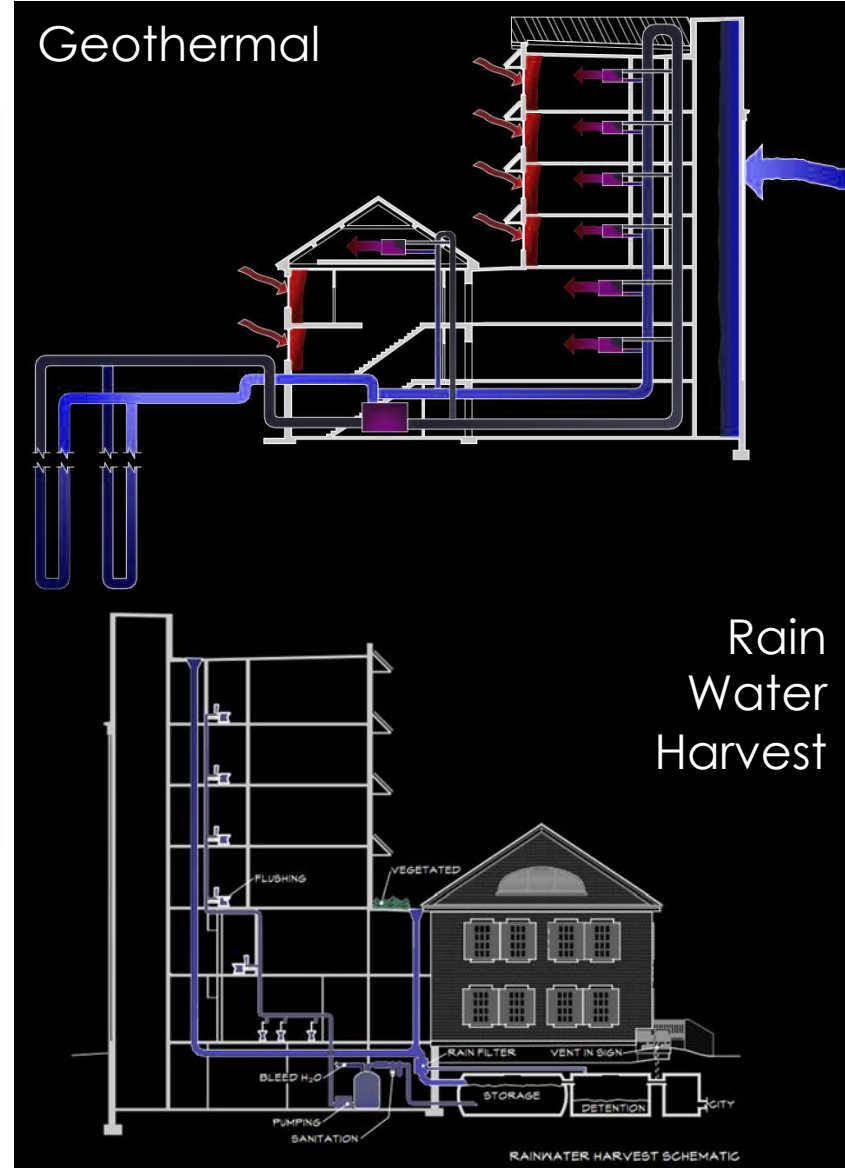
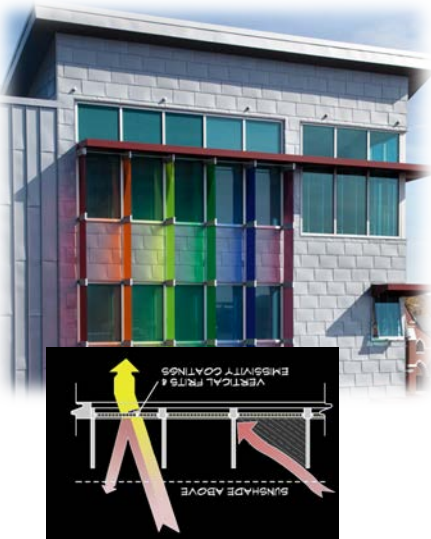
- HVAC
  - ✓ Programmable thermostats
  - ✓ Away from fossil fuel, but Site/Source for grid elec=3, while Site/Source for natural gaz=1
  - ✓ Heat pumps
  - ✓ Geothermal
- Plumbing
  - ✓ Water save fixtures
  - ✓ Fix leaks
  - ✓ Energy efficient WH
- Electrical
  - ✓ LED
  - ✓ Occupation sensors
  - ✓ Energy efficient appliances
- On site energy production
  - Solar array

# NHIA – 88 Lowell

Passive Solar  
+ PV



Re-use



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# Hampton Congregational



During



After



After



Before

After

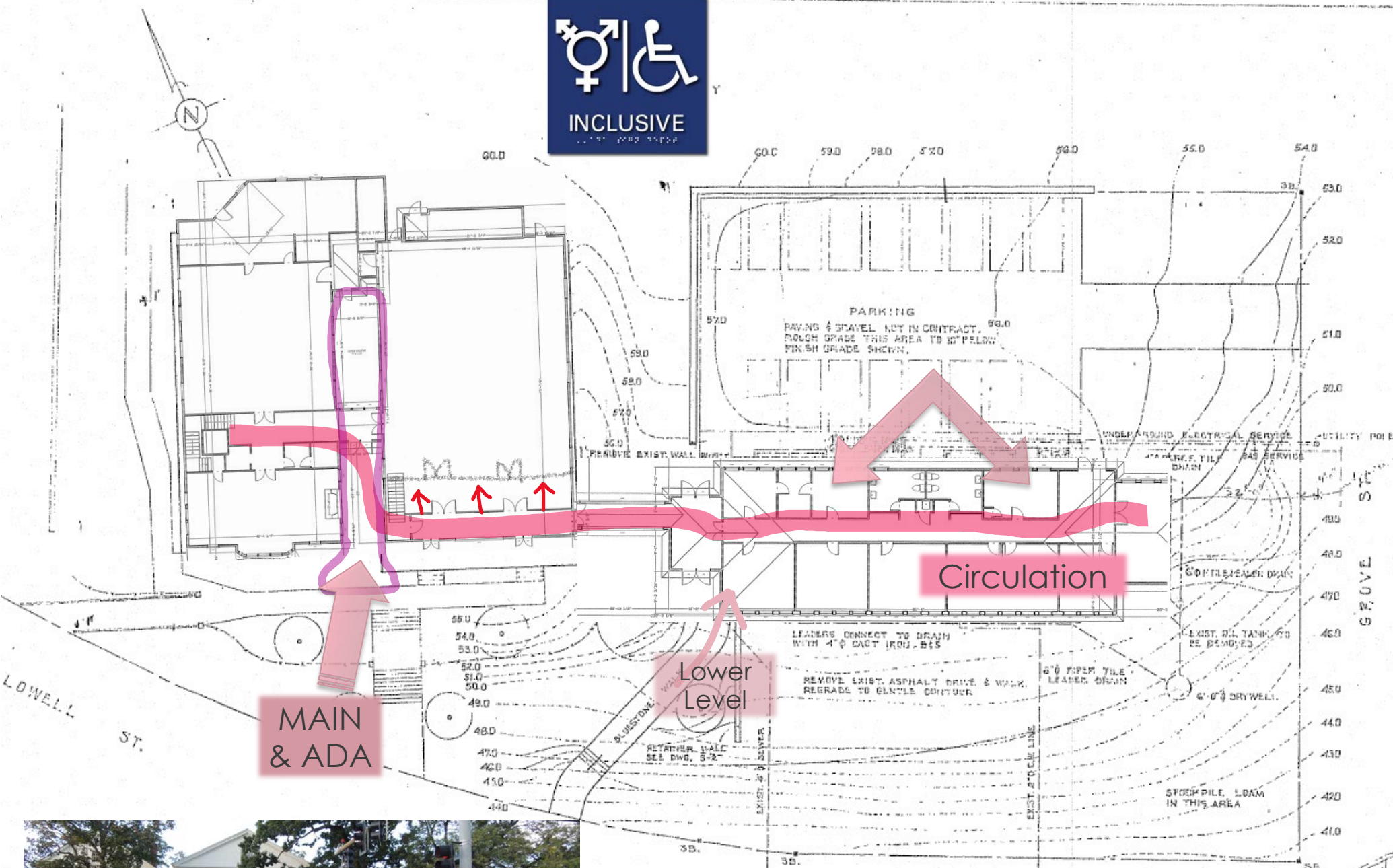


Before

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# ACCESSIBILITY & CIRCULATION

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# EXPERIENCE WITH OLDER BUILDINGS

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## Historic Client References

Projects which involved restoration and/or adaptive use of historic building(s).  
Projects with an (\*) were listed or eligible for listing on the National Register of Historic Buildings.  
Projects with a (+) included window replacement.

- + \* Carpenter Memorial Library  
Manchester, NH
- + \* Brookchester Row (Housing)  
Manchester Historic District  
Manchester, NH
- + \* Block 16 (Housing)  
Manchester Historic District  
Manchester, NH
- + \* Ecole St. George (Housing)  
National Register Building  
Manchester, NH
- + \* 97 West Merrimack St (Housing)  
Manchester Historic District  
Manchester, NH
- + \* American Red Cross  
Historic easement administered by  
Manchester Historic Association  
Manchester, NH
- + \* Ash Street School Restoration  
National Register Building  
Manchester, NH
- + \* Rochester Public Library  
Rochester Commercial and Industrial  
Historic District  
Rochester, NH
- \*Academy Hall  
Salisbury, NH
- \*Congregational Church of Amherst  
Amherst Historic District  
Amherst, NH
- Bedford Public Library  
Bedford Historic District  
Bedford, NH
- + Maynard School (Housing)  
Manchester, NH
- + \* Manchester Historic Association  
- Renovate Headquarters  
Manchester Civic District  
- New Millyard Museum  
Manchester Millyard
- \*The First Church of Christ  
Lancaster Historic District  
National Historic Landmark  
Lancaster, MA
- + \* Cook Memorial Library  
National Register Building  
Historic Village Districts  
Tamworth, NH
- Tamworth Town Offices  
Historic Village District  
Tamworth, NH
- Hampton Falls Free Library  
Hampton Falls Historic District  
Hampton Falls, NH
- Nellie Littlefield House  
Ogunquit Historic District  
Ogunquit, ME
- Foster Residence, The Tailor Shop  
Shaker Village Historic District  
Harvard, MA
- Wadleigh Law Firm Expansion  
Manchester Historic District  
Manchester, NH
- Londonderry Presbyterian Church  
Historic Village Center  
Londonderry, NH
- + The Chandler Building (Housing)  
Manchester, NH
- + Bedford Presbyterian Church  
Bedford Historic Church  
Bedford, NH

## Historic Client References Continued...

- New England Telephone  
Harrisville Historic District  
Harrisville, NH
- 270 Orange Street (Housing)  
Manchester, NH
- The Centennial Home (Residential Care)  
Heritage Concord, Inc.  
1993 Historic Preservation Meritt Award  
Concord, NH
- + Keene Housing Trust (Housing)  
Old Hinsdale High School  
Hinsdale, NH
- + Keene Housing Trust  
Window Replacement  
Central Square Terrace  
Keene, NH
- Beliveau, Fradette, Doyle & Gallant  
Manchester Historic Association  
2000 Historic Preservation Award for  
Interior & Exterior Restoration  
Manchester, NH
- First Congregational Church  
Claremont, NH
- + Windham Presbyterian Church  
Windham Historic District  
Windham, NH
- Grossman, Tucker, Perreault & Pflieger, PA  
Millyard Historic District Manchester, NH  
Fit-up in Langer Mill  
Manchester, NH
- Greater Manchester Family YMCA  
Manchester Historic Association  
2005 Historic Preservation Award for  
creating universal accessibility to their  
Headquarters Building at 30 Mechanic St.  
Manchester, NH
- Strawberry Banke  
- Cotton/Tenant House  
- Yeaton Walsh House  
Portsmouth Historic District  
Portsmouth, NH
- + New Hampshire Institute of Art  
- Amherst St. Studio & Gallery  
Manchester Historic Association  
2006 Historic Preservation Award  
Design Award AIA NH 2007 Honor Award  
for Excellence in Architecture "Adaptive  
Reuse"  
Manchester, NH
- Lee Town Center  
Reuse of historic buildings for Town Offices  
Lee, NH
- New Hampshire Institute of Art  
Preserved Manchester's first high school  
Manchester, NH
- \* Byron G. Merrill Library  
LCHIP Historic Building Assessment  
Grant Program Feasibility Study - ADA  
accessibility  
Rumney, NH
- North Hampton Town Office  
ADA Compliance and Program Expansion  
North Hampton, NH
- Town of Dunbarton  
Town Hall and Theatre Restoration  
Dunbarton, NH

1820

Timber w/ Blockings,  
Balloon framing,  
Lead paint?

1900

Lumber, Balloon  
framing  
Lead paint

1950

Concrete &  
Masonry  
Asbestos?

2022

Represent its own  
time?

Cavity insulation alone allows thermal bridging.

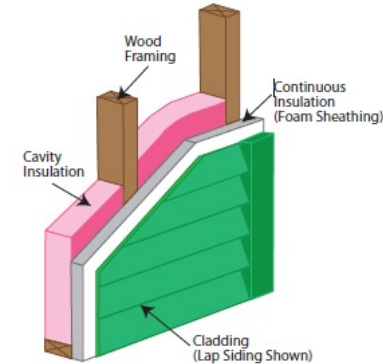


Before Continuous Insulation

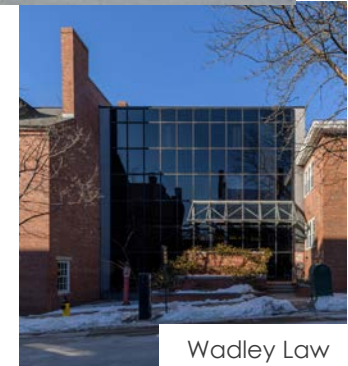
Adding exterior continuous insulation prevents heat flow through framing.



After Continuous Insulation



Londonderry  
Presbyterian



Wadley Law



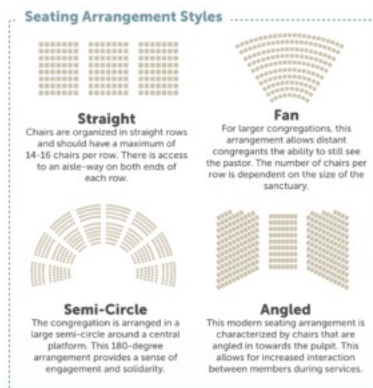
# UNITARIAN UNIVERSALIST CULTURE

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- Dennis' UU experience
- UU Manchester, NH



- Spiritual but not religious
- Meditative, Reflective, contemplative space
  - Using light – Create Wonder
  - Limiting artifacts / Inclusive
  - Chair arrangements



# QUESTIONS?

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