



PROPOSAL FOR
CONSTRUCTION MANAGEMENT SERVICES

NEW POLICE STATION
TOWN OF CANDIA, NH

September 24, 2021



September 24, 2021

Anthony Mento
SMP Architecture
amento@sheerr.com

Dear Anthony and Members of the Selection Committee,

Thank you for the opportunity to submit Eckman Construction's CM Qualifications for the Candia Police Station project. Our team is excited about the possibility of working with you and the Safety Facility Committee members on this important project for Candia.

APPROACH TO MUNICIPAL CONSTRUCTION | During our 47 years in business, Eckman Construction has completed 62 public/government construction projects for NH towns and school districts. We take great pride in building these important community facilities because we know how transformational they can be for the people who serve our New Hampshire towns and cities.

"The experience and professionalism of the Eckman people is certainly recognized and appreciated by many of the employees and community members in our town. My job has been made much more manageable because of their hard work, and the ongoing after project support given by them has proven invaluable."

— Paul Lucia, Building Maintenance Supervisor, Town of Plaistow, Plaistow Safety Complex Project

PRE-BOND SUPPORT | We are also a valuable team member during the pre-bond vote phase. Eckman's marketing and promotion support has helped many towns achieve successful bond votes.

MODERN POLICE FACILITY UNDERSTANDING | Within the last six years alone, our firm has managed the construction of nine emergency response facilities. We are familiar with modern police stations' needs and understand how these critical facilities need to function. Our experience with ballistic resistant construction and other specialized police station systems, such as those found in booking, holding, and dispatch areas, will allow us to provide additional value during the design and construction phases of your project.

TRACK RECORD OF OUTSTANDING ESTIMATING EXPERTISE | Thanks to our focus on municipal facilities throughout New Hampshire, our estimating team can offer historical cost information from our recent similar projects. With over 50 years of estimating experience, our in-house team goes to great lengths to ensure that your project receives competitive subcontractor pricing from the most qualified contractors. We have never had to ask a town to go back to taxpayers for more money to complete a project.

We are passionate about delivering results you can trust. If I can be of any assistance during your review of the enclosed materials, please call my direct line (603) 792-1227.

Sincerely,

Preston Hunter
Vice President

A handwritten signature in black ink that reads "Preston Hunter". The signature is fluid and cursive, with the first name "Preston" and last name "Hunter" clearly distinguishable.

Preston Hunter
Vice President
Eckman Construction
603-792-1227
hunterp@eckmanconstruction.com

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1. FIRM OVERVIEW



Every Eckman project is a partnership. Eckman Construction has delivered construction management, general contracting, and design-build services to project partners across northern New England since 1974.

Public and government projects are Eckman's strongest market segment of construction. **We have completed 62 projects in 36 New Hampshire towns and cities, including eight public safety facilities within the last eight years.** Our team will work hard to deliver another quality project on time and under budget for the Town of Candia.

Dedicated Construction Professionals
Our firm employs a well-balanced staff of construction professionals, including an estimating department with over 50 years of experience in the market.

Reliable Estimates, Expert Advice
Over time, our firm has earned a reputation for providing reliable cost estimates and expert construction advice. For us, every project begins with listening.

We work hard to understand the project goals and design details to provide owners with the most informed feedback during the design phase. We believe that this extra preconstruction effort sets our projects up for success.

Experienced Leadership
Our leadership team consists of Mark Walsh - President & CEO and vice presidents John Deloia and Preston Hunter. Detail-oriented and proactive, we will work as a team – with the Candia Safety Facility Committee, SMP Architecture, your engineers, subcontractors, and each other – to ensure your project stays on track.

Pre-Bond Support
Within the last five years, Eckman has supported successful warrant articles in the New Hampshire towns of Litchfield, Milford, Hampton Falls, and Newmarket.

We are experienced with project promotion and can assist the Town of Candia in whatever capacity is needed, including:

- Informational project website development
- Attending meetings
- Public presentations
- Press release draft assistance
- Flier design assistance

CM Deliveries
Building strong relationships with the client, architect, engineers, and key subcontractors is important to us as a construction manager. Over the past ten years, 73% of our projects have been delivered as a construction manager.

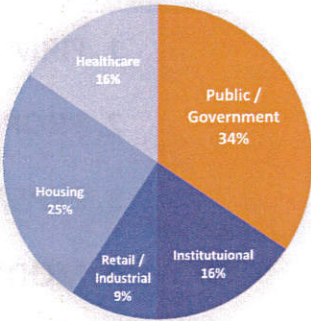
Key Statistics

Headquarters: Bedford, NH
Established: 1974

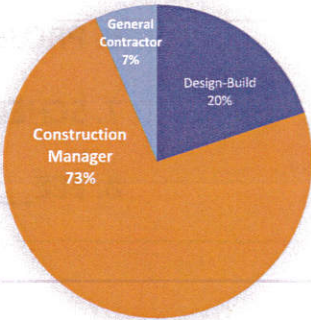
Bonding

\$200M Total Bond Capacity
\$100M Individual Proj. Bond Capacity
AAA Rated - Travelers Surety

Market Segment



Market Segment



Public Safety Projects (2013-2021)

- Milford Fire Station
2019 | Town of Milford, NH
- Litchfield Fire Station
2019 | Town of Litchfield, NH
- Plaistow Public Safety Complex
2018 | Town of Plaistow, NH
- Milton Fire Station
2017 | Town of Milton, NH
- Milford Ambulatory Facility
2013 | Town of Milford, NH
- Hampton Beach Fire Station
2013 | Town of Hampton, NH
- Winnacunnet Fire Station
2013 | Town of Hampton, NH
- Brookline Safety Complex
2013 | Town of Brookline, NH
- Pelham Fire Station
2013 | Town of Pelham, NH

2. PROPOSED TEAM



Project Executive

John Deloia

As pre-construction transitions to the construction phase, John will assume the primary point of contact, ultimately responsible for overall project execution. His determined work ethic and experience has earned him a sterling reputation as a diligent project executive that works tirelessly with the owner to meet project needs. John will be an active participant during the pre-construction phase.



Pre-Construction Coordinator

Preston Hunter

Preston will serve as the primary point of contact for Eckman's team during the pre-construction phase, disseminating relevant information to our staff, organizing our estimating, constructibility reviews, and overseeing all aspects of pre-construction. He will work very closely with John Deloia - Project Executive, to utilize his experience and facilitate a smooth hand-off as the project nears the construction phase.



Project Manager (Candidate)

Matthew Walsh

Matt has construction in his blood and has the education and experience to match. Recent completed municipal projects include the new Litchfield Fire Station and addition and renovations to the Plaistow Public Safety Complex, which included police facilities. With an insatiable desire to provide long-lasting results to his clients, Matt is a great choice to lead construction on this important project.



Project Superintendent (Candidate)

Craig Myslivy

Craig Myslivy has overseen construction of police facilities at both the Brookline Safety Complex and Plaistow Public Safety Complex. Most recently he managed construction of the new Litchfield Fire Station. His professional and approachable demeanor allows Craig to communicate well with project owners, subcontractors, guests alike while managing a safe and productive job site.



Chief Estimator

John Riehl

Eckman's estimating department is made up of three talented and experienced individuals, led by our chief estimator, John Riehl. They will provide pre-construction services including constructibility reviews, value engineering options, and cost estimates. John has been with Eckman for over 30 years and has developed excellent relationships with local subcontractors and suppliers.



Project Manager (Candidate)

Alex Flanders

Alex Flanders has amassed a wide array of market experience with Eckman since joining the company in 2012. His municipal/public construction experience includes the Londonderry SAU building fit-up (2018), additions and renovations to the Newmarket Elementary School, and most recently, mechanical upgrades for the Hollis School District.



Project Superintendent (Candidate)

Tyler Nelson

Tyler started as a journeyman sheet metal worker for a Massachusetts sheet metal firm, working his way up to running projects for the company in only two years. Tyler found he could supervise well and decided to further his career at Eckman Construction in 2018. Tyler recently served as superintendent at the Hollis School District Mechanical Upgrades Project.



Safety Officer

Phil Boisvert

Eckman Construction strictly adheres to our long-standing and rigorous safety program. Phil oversees the safety program: conducting site visits, implementing training programs and making himself available to answer any questions regarding job site safety. Phil also interfaces with Contractor's Risk Management Company, to conduct independent safety audits on our jobsites.

3. EXPERIENCE | Police Stations

PLAISTOW PUBLIC SAFETY COMPLEX | Town of Plaistow, NH



Market: Municipal
Delivery Type: Construction Manager
Size: 30,000 sf Addition & Renovations
Architect: Dore & Whittier
Construction Cost: \$6,500,000
Completed : 2018

The Town of Plaistow chose Eckman Construction as their Construction Manager for this highly-anticipated project.

The project included a 15,500 square-foot addition which provided new space for the Police Department. The addition houses a new dispatch center, two sally ports, a booking area, evidence storage, holding cells, interview rooms, administrative offices, locker rooms, and various support spaces. The area in the existing building that the Police Department vacated underwent a full renovation to accommodate and house the Fire Department.

BROOKLINE POLICE STATION | Town of Brookline, NH



Market: Municipal
Delivery Type: Construction Manager
Size: 6,500 sf New
Architect: Dennis Mires, P.A. The Architects
Construction Cost: \$1,200,000
Completed: 2013

Eckman built a 6,500 square-foot police station addition to complete the existing Safety Complex in Brookline. The completed building houses the Brookline Police Department as well as the Ambulance Service. It includes a fully-finished first floor and an unfinished upper level that can be used for storage and possible future expansion.

The new police station includes three distinct areas: a public lobby area, a police administration area, and a secure and safe detainee booking and holding area. A sally port provides secure transfer of detainees into the building.

3. EXPERIENCE | Relevant Public Safety

LITCHFIELD FIRE STATION | Town of Litchfield, NH



Market: Municipal
Delivery Type: Construction Manager
Size: 10,800 sf New
Architect: Warrenstreet Architects
Construction Cost: \$3,500,000
Completed 2019: 2019

The Town of Litchfield hired Eckman as Construction Manager for their proposed new centrally-located fire station, replacing the existing station, which volunteers built in 1959. Since that time, Litchfield's population has grown twelve-fold, and the annual number of calls has increased from 35 to over 600, necessitating a new facility to accommodate the town's demands.

The new 10,800 square foot station was completed in May of 2019 and features four truck bays, including two oversized to house large engine and tanker apparatus. A secure entry space, separate from the truck bays, welcomes visitors to the state-of-the-art station. It is also designed to accommodate the future growth of the department.

MILFORD FIRE DEPARTMENT | Town of Milford, NH



Market: Municipal
Delivery Type: Construction Manager
Size: 14,900 sf Additions & Renovations
Architect: Port One Architects
Construction Cost: \$3,300,000
Completed: 2019

The Town of Milford hired Eckman in late 2017 to be their construction manager. The new project allowed the existing apparatus bay to remain intact as the remainder of the station underwent demolition. The new two-story addition and an additional apparatus bay have allowed the department to gain the space they need to be fully equipped to handle the needs of a growing town.

Some of the key features of the addition include a new secure main entrance, a dedicated training area, a new physical fitness space, a decontamination area, fully equipped men's and women's locker rooms, and an area dedicated for future growth and expansion of the department.

3. EXPERIENCE | Relevant Public Safety

MILTON FIRE STATION | Town of Milton, NH



Market: Municipal
Delivery Type: Construction Manager
Size: 9,800 sf New
Architect: Cowan & Goudreau Architects
Construction Cost: \$2,500,000
Completed : 2017

Eckman served as construction manager on a new 9,000 square-foot fire and rescue station in Milton, NH. The new facility has replaced the outdated 65-year-old former station to provide a safer, more functional space for Milton's Fire and Rescue teams.

The new station was constructed on a plot of land donated by the Downs family, as the new facility honors the memory of the late Herbert Downs, Sr., who served as Milton's Fire Chief for several years. The facility includes six apparatus bays with the capacity for eight apparatus trucks. It accommodates full-time staff with living quarters to meet the future growth needs of the department. Construction was completed over a month ahead of schedule and our team was able to return savings to the Town of Milton.

PELHAM FIRE STATION | Town of Pelham, NH



Market: Municipal
Delivery Type: Construction Manager
Size: 19,000 sf New
Architect: Berard Martel Architects
Construction Cost: \$3,100,000
Completed: 2013

The town of Pelham selected Eckman Construction to serve as Construction Manager for their new 19,000 square-foot fire station. Eckman provided pre-bond, preconstruction and construction services.

This modern station has 12 apparatus bays, gear storage space, administrative offices, bunk rooms, locker rooms, and training areas. The building also features a high-performance envelope constructed with insulated concrete forms, which have helped reduce heating and cooling costs.

The traditional New England clapboard exterior fits in flawlessly with other buildings at the Village Green. The new fire station also supports a low-maintenance approach.

4. MODERN POLICE FACILITY CONSTRUCTION



MODERN POLICE FACILITY NEEDS

Detention Cell Door Systems

Access Control Systems

Anti-Ligature Design

Ballistic Resistant Construction

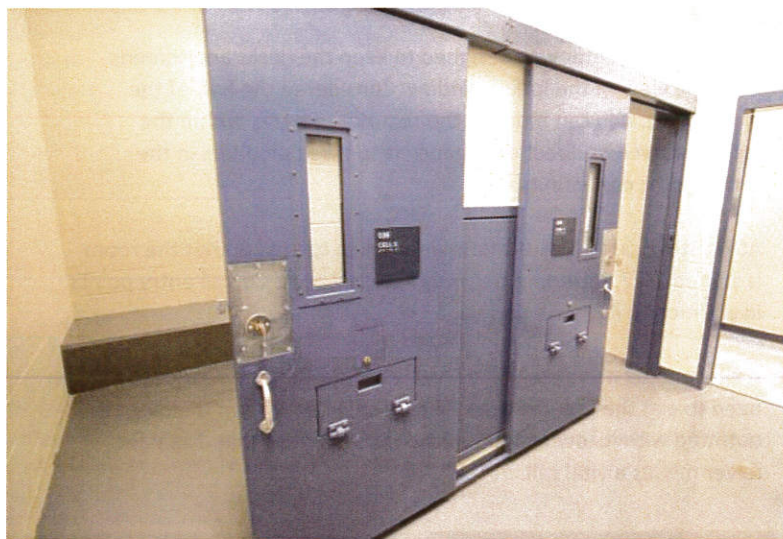
Dispatch center needs

A FIRM UNDERSTANDING OF YOUR NEEDS

Eckman Construction was selected to oversee construction of the Brookline Police Station and Plaistow Safety Complex. Each required careful attention to detail and execution to deliver facilities that met the strict standards for emergency response facilities and the towns they served. Experience with implementing these design aspects and modern features is key to the success of the Candia Police Station.

Detention cell door systems

At the Plaistow Public Safety Complex, custom fabricated high, heavy-gauge steel sliding doors were installed in the holding cell area.



Access control systems

The Plaistow facility required extensive access control. Every door, in and out, logged data to the computer when people entered and exited. These measures are becoming more common among emergency response facilities. Eckman has recent experience installing similar access control systems at the new Litchfield Fire Station and the newly renovated Milford Fire Station (each completed in 2019).



4. MODERN POLICE FACILITY CONSTRUCTION

Anti-ligature design

All aspects of the detainment cells are designed to protect occupants from harming themselves. The beds consist of concrete slabs, cells are equipped with all stainless-steel division-10 accessories, and security cameras are steel-plated. These features can be viewed in the top-right image (Plaistow). Similar safety measures were taken in the interview rooms as well, with tables and chairs specifically designed and bolted to the floor for everyone's protection.

Ballistic resistant construction

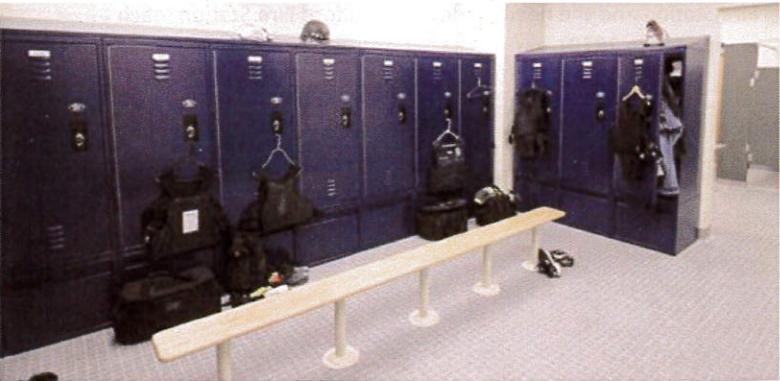
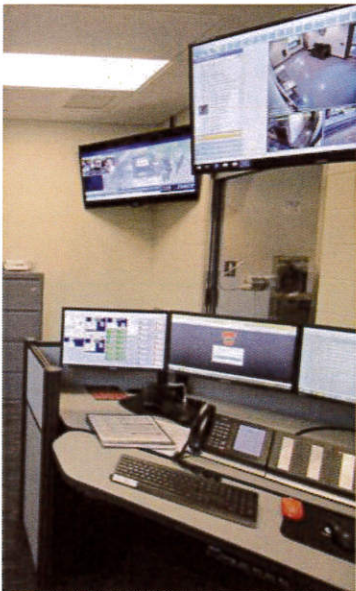
Both Brookline Police Station and Plaistow Public Safety Complex utilized CMU reinforced walls to protect their station. Ballistic glass panes and ballistic jams were installed in the lobby and dispatch center in Plaistow.

Dispatch center needs

The dispatch center was designed to keep the desks and screens from the view of the lobby window. Considered the hub of the station, dispatch can monitor the security cameras within the facility, as well as direct emergency response personnel in the surrounding community.

At Plaistow, safety precautions were taken to ensure that the room is staffed 24/7, including two-way key card access on all entry points in addition to Aiphone tie-ins.

A kitchenette was installed, as well as a bathroom to reduce the need to exit the secured area. The dispatch bathroom (below) is outfitted with its own communications system so that dispatch never misses a vital call.



5. POSITIVE WORK ENVIRONMENT



A Track Record of Partnership

Working with New Hampshire cities and towns

Eckman has partnered with 36 New Hampshire cities and towns on municipal and school projects over our 47 years of construction management. Our approach to each project is based on understanding the needs of the municipality, and crafting a solution tailored to those needs.

"Eckman Construction has brought knowledge, experience, integrity and a proven track record to our construction project. Their willingness to help achieve the goals of our project from a budget and functionality aspect was an asset"

- Kenneth Flaherty, Fire Chief, Milford Fire Department

Working with subcontractors

We take our role as leader of the construction team seriously. Subcontractors are critical partners in every project that we do. Our success comes from treating all subcontractors with respect and professionalism. We value their unique expertise and enjoy working together to find the best solutions for every project.

Working with owner vendors

Our emergency response facility experience has involved the use of owner vendors for specialized furniture, fixtures, and equipment. In those circumstances, we work collaboratively with vendors not under our contract, to ensure that the work that we are doing will enable the work that they need to get done.



6. PROJECT APPROACH | Pre-Bond Support

Preparing for Success

Our team is an active participant during the design phase to set up the framework for success and ensure a smooth transition into the project's construction phase. We achieve this by involving key project staff in pre-bond, preconstruction, and construction phases, so nothing is lost in translation when it is time for shovels to hit the ground.

We recognize that every project is unique, and there is no "one-size-fits-all" when it comes to providing construction management services. We will customize our approach to best meet your needs. The following provides our recommended approach to the pre-bond phase.

Kicking Off the Pre-Bond Phase

Our team will be an active project partner and advisor, and we will help prepare you for the all-important bond vote. To reach that point, there are many hurdles to overcome and milestones to check off the list. The first task is to bring the Building Committee, SMP, and Construction Manager, all together for a Kick-Off Meeting to get everyone on the same page.

Research

Our team will quickly get up to speed with the needs, priorities, and proposed solutions for the new Candia Police Station. Eckman will work with you and SMP Architecture to better understand the current design and familiarize ourselves with the main goals to be achieved for this project.

Prepare Initial Estimate

Our team will begin preparing the initial estimate by confirming the anticipated scope of work with the building committee and design team.

The level of detail in the initial estimate typically coincides with the level of detail in the design, so Eckman will often rely on current and historical construction unit pricing for various components of the project. Our estimators have a terrific track record for developing accurate initial budget estimates. This is a familiar process for our team as we have developed many budgets used to establish values for public projects funded by bond votes.

Prepare for Warrant Article

After the preliminary design and initial estimate have been completed, Eckman will work with the building committee and SMP to provide design feedback and update the estimate prior to the March 2022 bond vote.

Eckman realizes that once approved, there is no going back to taxpayers for more funding. Fortunately, in all of the public municipal and education facilities that we have built over the years, Eckman has never had to ask for an additional financial commitment from town residents. Eckman will work closely with your newly assigned building committee and SMP Architecture to ensure that all necessary costs are accounted for.

Existing Deficiencies



Central Records Room Overfilled

Police Station Issues

- Non ADA compliant as required by Federal Standards
- Building does not meet standards to allow the placing of National Antineutron
- Smoking area is too small resulting in safety and privacy issues
- No sight and sound separation for males, females, and juvenile detainees as required by state and federal laws
- Safety issues with prisoner separation from administrative staff and public
- Holding cells pose serious safety hazard to detainees and police staff due to inadequate design
- Dispatch center as the department has grown and community needs have increased. It needs a new extremely understaffed and the lack of a proper control room has forced equipment to be moved to dispatch
- Evidence and hold property areas are insufficient potentially compromising chain of custody and criminal prosecutions
- Ammunition storage for weapons and ammunition storage and load ventilation and fire protection

IMPORTANT DATES

Public Information Night
March 2, 2021 at 6:00 pm
Fitzgerald Safety Complex

Open House #4
March 5 thru 6 (10am - 2pm)
Fitzgerald Safety Complex

Public Bond Vote - Town Meeting & Election
March 8

EXISTING ISSUES PHOTOS



conditions inhibit the delivery of that could be provided from a City Building.

on of new Police Building to the City Complex, with a consistent vacated space for the Fire City in an efficient and functional way that has been specifically designed for the Police and Fire and meeting practices well future. Adding necessary program the two public safety agencies on enhance the current satisfactory location for over 30 years.

Crimped Police Administration

Crimped Dispatch

7 room

the required to build a new City Building with an average \$198 over a 30 year bond

- Plaster currently has NO long term debt
- Local Tax Rate has not gone up in 5 years and has dropped 5.58 per thousand over these years
- Bond rates are at the lowest rates in modern times
- Construction Cost will only increase if project is deferred
- Year-round access to Town Cemetery; currently, access from Elm Street is closed in winter





CR
architectural design services

Town Meeting: March

Please Vote YES
on Warrant Article #4 - 15-03



Eckman Construction

09

6. PROJECT APPROACH | Focus on Preconstruction

As a Construction Management firm, we work to maximize resources to provide our clients with the best service and quality possible. Eckman continually invests in the areas that we believe will positively impact our clients' projects, including:

- Hiring qualified, talented personnel to manage construction.
- Equipping those employees with the tools and latest technology to get the job done efficiently.

Supporting the Design Process

At Eckman, we take great pride and enjoyment in managing a project from concept to completion. We approach the preconstruction phase with the mindset of a partnership and take responsibility for our role to support the design process.

Maintaining the Budget

Maintaining the budget starts with good estimating. When the design is fully developed, our estimators go to great lengths to provide detailed estimates by quantifying all aspects of the proposed work and soliciting input from trusted subcontractors and suppliers when appropriate.

Their estimates break down all anticipated costs into the standard construction divisions and include detailed descriptions of assumptions. As construction documents are finished, we will work to review the documents.

We are always on the lookout for *scope creep*: subtle design changes that can put your construction budget at risk as more design details are added to the plans.

Project Planning

During the preconstruction phase, our team is focused on setting up for a smooth construction phase. We work collaboratively with all project team members to identify opportunities to streamline construction activities and reduce inconveniences. We involve our project management staff in the preconstruction phase to ensure a smooth transition from planning to building.

Construction Contingency

Contingency is a way to mitigate risk. Given the current market conditions, the biggest risk is cost escalation, so having appropriate contingency risk is important. We recommend that the owner carry a separate owner contingency which would be used for unforeseen conditions.



Typical Preconstruction Services

Design Evaluation

Construction Reviews

Phasing Strategies

Revit Model Review

Cost Estimating

Milestone Design Estimates

Cost Evaluation of Design Alternatives

Value Engineering

Guaranteed Maximum Price

Schedule & Planning

Critical Path Scheduling

Identify Long-Lead Items

Recommend Bid Timing

Develop Site Utilization Plans

Subcontractor Bidding

Prepare Recommended Bidders List for Owner Review

Hold Pre-Bid Conferences

Bid Evaluation & Tabulation

Recommend Awards

6. PROJECT APPROACH | Cost Estimating

Preconstruction Schedule

Our preconstruction schedule is developed to coincide with the anticipated delivery of milestone design packages and critical Owner dates. Our team is flexible and will tailor our efforts to fit the specific needs of the project.

The Schematic Estimate

Eckman strives to establish accurate schematic estimates. We believe that the first estimate, in fact, is the most important estimate. This extra effort provides reliable information that often impacts significant design decisions, and subsequent estimates will build on these baseline costs as more design is completed.

Eckman estimators achieve a high level of accuracy in their schematic estimates by going to great lengths to define the scope that has yet to be drawn. By engaging the design team with questions and dialog, our estimators can establish a level of understanding needed to make accurate assumptions about the anticipated scope.

All assumptions are spelled out in detailed clarifications, organized by division, which acts as a companion to our divisional cost estimate. These clarifications also serve as a useful reference for the design team in the latter stages of design development.

Pricing Design Options

Once a baseline cost estimate is completed, Eckman estimators are often called on to evaluate potential design changes and provide timely analysis of cost and schedule impacts. Our role is to provide the information you need to make well-informed design decisions while keeping to the design schedule.

Value Engineering

Our preconstruction staff bring a practical mindset to every project. It is in our DNA as most of us are engineers by training. This mentality often yields common-sense suggestions that can streamline complex design details and provide real cost savings.

During the preparation of the various estimates, Eckman estimators dissect the details of the design to establish accurate building material quantities. In doing so, they also become very familiar with the individual components and assemblies for a project.

During this review by our staff and trusted subcontractors, we are always on the lookout for cost savings and value engineering. With this level of scrutiny, the cost impact of design details can be fully understood and evaluated for potential saving.

Subcontractor Bidding Process

Eckman will receive input from the Owner, Building Committee, and SMP when it is time to finalize a list of invited subcontractors to bid on the project. As construction documents are finished, we will work to solidify bid documents and cultivate subcontractor interest to ensure that your project receives excellent coverage on bid day.

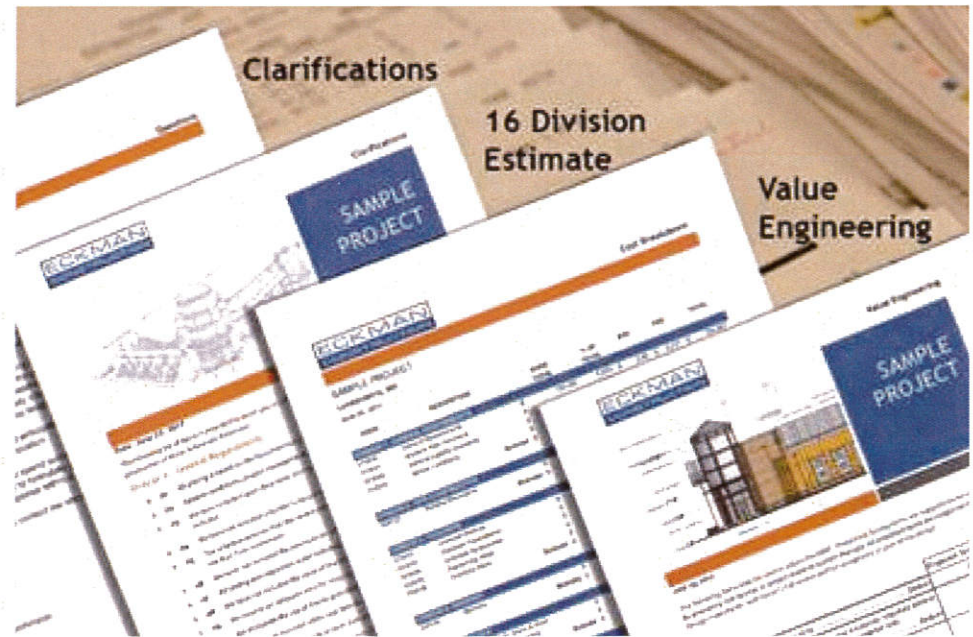
Eckman consistently attracts strong subcontractor interest on projects that we manage because subcontractors want to work on our projects. Our firm is well respected for having job sites that promote safety, quality, and mutual respect, allowing subs to focus on doing their job without distractions and interruptions. Although we always advocate on behalf of our client's best interest, area subcontractors know that they will be treated fairly and paid on time when working for Eckman.

Anatomy of an Estimate

A shared understanding of project scope is the basis for every Eckman estimate. Our team continuously asks questions, seeks clarifications, involves subcontractors, suppliers and vendors as well as identifies cost-saving opportunities.

Eckman estimates typically include four key components so our clients not only understand the numbers, but what the numbers represent

1. Clarifications of assumptions organized by division
2. Line item cost estimate by division
3. List of value engineering options



7. SCHEDULE & BUDGET PERFORMANCE

On Time. Under Budget

This is more than an Eckman tagline, rather, it is a commitment from our firm that we take seriously. From in-house estimating department to our diligent project management team and dedicated field staff, Eckman personnel work cohesively to develop and manage a project that satisfies your schedule and fits within your budget. Our estimators are experts at value engineering – finding ways to stretch your construction dollars with alternate suggestions that may help your bottom line. In our 47 years in business, we are proud to say that Eckman Construction has never had to go back to a town and its taxpayers to ask for more money to complete a project.

PROJECT	CONTRACT COMPLETION DATE	SUBSTANTIAL COMPLETION DATE
Plaistow Public Safety Complex	01/19/2018	01/19/2018
Brookline Safety Complex	04/20/2013	04/04/13
Litchfield Fire Station	06/01/19	04/29/19
Milford Fire Station	07/30/19	06/21/19
Milton Fire & Rescue Station	03/02/2017	01/07/2017
Milford Ambulance Facility	11/26/2013	11/25/2013

Eckman's estimating team goes to great lengths to ensure that project budgets fall in line with the allocated funding and that our team is providing the highest quality facility we can for the price. Our estimators, with over 50 years of experience in the New Hampshire construction market, are able to use their relationships and industry knowledge to secure the best possible pricing for your project. Because of our good reputation, subcontractors often jump at the chance to work on Eckman projects because they know that our team is easy to work with and our job sites are always clean, safe and well-run.

The accuracy of the cost information that Eckman can provide is enhanced by our recent experience in the NH municipal construction market. Through industry insight, historical cost data and specific technical applications, our team is able to provide estimates with high confidence. The table to the right showcases our ability on recent municipal projects to help Owners and designers manage the costs during the design phase which result in Guaranteed Maximum Price contracts at or below early construction budget values.

PROJECT	ESTIMATE	GMP
Plaistow Public Safety Complex	\$6,526,400	\$6,171,383
Brookline Safety Complex	\$1,261,487	\$1,221,696
Litchfield Fire Station	\$3,593,605	\$3,301,536
Milford Fire Station	\$3,288,300	\$3,240,000
Milton Fire & Rescue Station	\$2,584,900	\$2,530,000
Milford Ambulance Facility	\$2,038,300	\$1,748,724

8. FEE | Proposal Form

The following is a fee proposal to provide construction management services for Candia Police Station.

PRE-BOND FEE <i>(Fee only due if project passes)</i>	\$5,000
For Services provided from selection to bond vote March 2022	
PRECONSTRUCTION FEE	\$5,000
From successful March 2022 bond vote to summer 2022 start of construction	
CONSTRUCTION MANAGEMENT SERVICE FEE*	4.5%
ESTIMATED GENERAL CONDITIONS*	\$194,600
BOND AND INSURANCE	\$21,300

NOTES:

*Fees and General Conditions are based upon a \$1.2 M Construction budget and a 32-week construction duration schedule, per the RFP.

8. FEE | General Conditions



Candia Police Station

Candia, NH

September 24, 2021

Estimate of General Conditions Costs

Project Assumptions Per RFP:

Project Duration (weeks): 32

Construction Budget: \$1,200,000

	<u>Qty</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>	<u>Notes</u>
Project Administration					
1 Project Manager (on site and in office)	18	Weeks	\$ 3,000	\$ 54,000	
2 Shop Drawing Coordination					Included with #11
3 Purchasing/Procurement					Included with #1
4 Reporting					Included with #1
5 Scheduling					Included with #1
6 Expediting					Included with #1
7 Production of Record Drawings and O&M Manuals					Included with #11
8 Superintendent	32	Weeks	\$ 2,800	\$ 89,600	
9 Assistant Superintendent/Foreman	2	Weeks	\$ 2,200	\$ 4,400	
11 Assistant Project Manager	6	Weeks	\$ 2,400	\$ 14,400	
12 Safety Officer	1	Weeks	\$ 2,500	\$ 2,500	
14 Layout	1	Lump Sum	\$ 2,500	\$ 2,500	
15 Travel	32	Weeks	\$ 450	\$ 14,400	
Field Office Expenses:					
16 Job Office/Trailer	8	Months	\$ 450	\$ 3,600	
17 Telephone/Fax/Computers	8	Months	\$ 250	\$ 2,000	
18 Office Equipment	8	Months	\$ 160	\$ 1,280	
19 Sanitary Facilities	8	Months	\$ 500	\$ 4,000	
20 Copies	8	Months	\$ 100	\$ 800	
21 Blueprints	1	Lump Sum	\$ 600	\$ 600	
22 Messenger and Courier	1	Lump Sum	\$ 200	\$ 200	
23 Photographs					In-house Photos Included
24 Drinking Water	8	Months	\$ 40	\$ 320	
ESTIMATED GENERAL CONDITIONS COSTS TOTAL				\$ 194,600	
Estimated Monthly General Conditions Cost				\$ 24,325	

