

Cover Page

RFP #58-24 South Meeting House Reuse

Organization:

Schleyer Foundation

Corporate Status: 501(c)3 nonprofit organization; EIN: 05-6132358

Address: PO Box 222, Rye Beach, NH 03871

Business Phone: 603-502-5987

Contact Information

Dave Schleyer, Schleyer Foundation, Trustee

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Phone 603-502-5987

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To the City of Portsmouth,

We respectfully submit this Letter of Interest in response to the invitation for a proposal for the reuse of the South Meeting House in Portsmouth, NH.

The Schleyer Foundation was formed in 2002 with Bill and Mary Schleyer as its initial trustees. The foundation was amended in 2022 to allow for the appointment of the Schleyer's sons Will, Edward and David as trustees. The initial focus of the Foundation was to support area not-for-profits, provide scholarships to students at private secondary schools and universities and to relieve the debt burdens of recent medical school graduates who committed to practice in underserved urban areas.

In recent years, while maintaining its original focus, the Schleyer Foundation has expanded its mission to preserve our local history while strengthening the vibrancy of our communities through historic renovations that benefit the non-profit sector.

An example of this commitment can be found at Portsmouth's Carey Cottage. The Schleyer Foundation funded the complete renovation of the structure into the home of GoodWork, a not for profit incubator (which was also founded by the Foundation), as well as additional not-for-profit offices and apartments leased at below market rates. GoodWork is the primary tenant of the building and retains all rents received for operational use. The Schleyer Foundation retains the long-term lease with the landowner, The Society for the Protection of New Hampshire Forests. We feel uniquely suited to execute the City's vision for South Meeting House given our experience with establishing long-term lease agreements that allowed for this historic building to be saved and restored for modern use.

For Carey Cottage, the Foundation teamed with Chinburg Builders and ARCove Architects, whose principals are Eric Chinburg and Tracy Kozak, respectively. The Schleyer Foundation and this core team are eager to find new opportunities to execute the refurbishing of historic buildings.

We will partner again with Chinburg and ARCove as we believe that the South Meeting House is a perfect match for the Foundation's priorities and our teams' credentials. Through this partnership, we will be able to preserve this building and its history, while restoring the structure to like-new condition and up to the standards for modern use. The property will once again be a vibrant space for arts and culture that honors the historic nature of the neighborhood.

We are fully aware of the scope and cost of renovating the South Meeting House and we are committed to providing the funding to do so. In addition, the Foundation understands the long-term maintenance needs of the structure in order to keep the South Meeting House in like-new condition and is committed to funding such activity.

The Foundation was already excited about the South Meeting House renovation prospect; and we are even more energized about the prospect of teaming with Portsmouth Music and Arts Center, Inc (PMAC) as the long-term occupant of South Meeting House. The renovation of South Meeting House and partnership with PMAC will allow the organization to develop new learning opportunities for the children of Portsmouth and surrounding communities. All of the Trustees of our foundation have vivid and fond memories of attending programs at the South Meeting House when it operated as the Children Museum. In a vital effort to expand the arts and cultural initiatives of Portsmouth, we believe that the best and highest use of the structure is to develop it into a place where children can learn and grow. We also believe that Russ and Katie Grazier, co-founders of PMAC, are the perfect choices to make this a reality.

We respectfully request your consideration of this proposal and the attached project and team qualification list. I welcome any questions and can be reached at (603) 502-5987.

David Schleyer

A handwritten signature in black ink, appearing to read 'DS', with a long horizontal flourish extending to the right.

Schleyer Foundation, Trustee
(603) 502-5987



July 17, 2024

To the City of Portsmouth,

I am excited and honored to partner with the Schleyer Foundation as part of the project team responding to the invitation to submit a proposal for the South Meeting House. Working with the Schleyer Foundation to save and restore Carey Cottage is one of my greatest career highlights.

I toured the South Meeting House property with Bill and David Schleyer, and am confident that we can work together to meet the needs of the City and the vision of the Foundation to successfully restore the building to meet the needs of current and future use.

During our tour, Bill, David and I discussed a generous allocation of \$300/\$400 per square foot to improve the condition of the systems and the building. The Schleyer Foundation is committed to spending the necessary amount to meet the original assessment of what would be required to make it ready for occupancy of Portsmouth Music and Arts Center, Inc. With an anticipated renovation cost of over \$2 million, the Schleyer Foundation is uniquely suited to make this investment into this property.

Chinburg Builders welcomes the opportunity to continue our successful collaboration with the Schleyer Foundation to transform this important historic building for the benefit of the general public and the non-profit community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric J. Chinburg".

Eric J. Chinburg
Chinburg Builders, Inc.



Qualifications & Portfolio Highlights

About Chinburg

Chinburg is a talented and professional team, dedicated to transforming the landscape for the better, by creating unique places for people to live, work and play. This company vision was adopted by our leadership team in 2018, and is informed by building thousands of homes and completing dozens of mixed-use and urban infill projects over the past 35 years.

Our portfolio of services includes adaptive re-use, extensive historic renovation and restoration, new construction, general contracting, construction management, commercial and residential rentals, and property management. Our experienced staff taps into a wealth of knowledge and resources to take any project from concept to reality. We are particularly proud of our track record of working cooperatively with municipalities to meet community needs, and of bringing complex projects to successful completion.

We are committed to green building practices and have been the region's largest builder of homes built to Energy Star standards, starting in 2002. When the EPA rules expanded to award Energy Star ratings for multi-unit buildings, we began to observe those standards for our multi-unit, new construction projects as well. Chinburg has been chosen for the coveted national Energy Star Partner of the Year Awards for 7 years, earning the Sustained Excellence Award among a very select group of builders nationwide, and the only in New England.



Eric Chinburg

Owner and President



Eric Chinburg founded Chinburg Builders in 1987. A NH native, Eric graduated with a Civil Engineering degree from UNH. The company was founded with a keen eye for design and an interest in innovative building, development and land management. Chinburg has attracted many of the best professionals in the region, and has become a highly trusted name in new construction, adaptive reuse and property management industries in New Hampshire, Maine and Massachusetts.

Eric and the Chinburg team have particular expertise in creating private and public partnerships. The long-term relationships with communities, vendors and subcontractors helps to get each job done as efficiently as possible.

Over Chinburg's 35 years of company growth, our catalog of successful projects has grown along with the expertise our team offers. A particular area of expertise is historic renovation and adaptive reuse, and we are able to preserve the history while transforming buildings for modern use.

Chinburg has received several awards for thoughtful design and construction, particularly for urban infill and mixed-use developments.

Proposed Project Team

Geoff Spitzer

VP, Commercial Design & Development



SUMMARY

Geoff Spitzer is the Vice President of Design & Development at Mills and Commercial (MillComm) and has been with Chinburg since 1999. He provides leadership and coordination for both in-house and external design teams as well as overseeing Early Development activities, including evaluations of potential sites such as historic mill buildings and urban infill areas. In addition, he plays a crucial role in working with the Commercial Development and Asset Management Team to manage projects throughout their lifecycle. Geoff also leads the Commercial Preconstruction Team, offering strategic planning and risk assessment. His commitment to innovation and learning new technologies continues to influence his professional approach and achievements.

MAJOR PROJECTS

Carey Cottage, Portsmouth, NH
The Continental Mill, Lewiston, ME
The Lincoln Lofts & Hotel, Biddeford, ME
The Stevens Mill, Franklin, NH
Frank Jones Brew Yard, Portsmouth, NH
Newmarket Mills, Newmarket, NH
233 Vaughan St, Portsmouth, NH
Ellis Factory, Haverhill, MA
Music Hall Members Club & Lounge, Portsmouth, NH

FORMER EMPLOYMENT

Restoration Consulting

Owner

May 1997 - May 1999

Adams & Roy, LLC

Carpenter

May 1987 - May 1997

PROJECT EXPERIENCE

- Adaptive Reuse
- Historic Preservation
- Design-Build
- Energy Efficient, Sustainable Construction
- Multifamily Apartments & Condominiums
- Early Development & Construction Feasibility

Rob Nunez

Chief Construction Officer



SUMMARY

Rob is the Chief Construction Officer at Chinburg. Having joined the team in January 2020, he manages all mill, commercial, and single-family developments along with a staff of 50+ employees. With over 25 years of extensive experience in construction management and general contracting, Rob held executive-level roles at two of the nation's largest general contractors before his role at Chinburg. His areas of expertise include multi-unit apartment buildings, commercial office buildings, restaurants, hospitality, education, infrastructure, industrial, senior living, and healthcare. Rob's skills encompass overseeing both private and public projects with complex facilities involving multiple disciplines, divisions, operators, and agencies.

MAJOR PROJECTS

Lincoln Mill & Hotel, Biddeford, ME
Stevens Mill, Franklin, NH
Joint Force HQ, Hanscom, AFB, MA
Brewery 145, Portsmouth, NH
The Courthouse, Dover, NH
Monadnock Mill, Claremont, NH
Scenic Salinger, Rochester, NH

FORMER EMPLOYMENT

Nauset Construction
Project Executive
May 2005 - Jan 2020

Suffolk Construction
Project Manager
May 1998 - May 2005

PROJECT EXPERIENCE

- Historic Preservation
- Design Build
- Mixed Use
- Residential
- Commercial
- Industrial

Jenn Avedisian

Project Executive, Commercial Construction



SUMMARY

Jenn joined the Chinburg team in August of 2015 as an Assistant Project Manager and quickly advanced to a Project Manager in the Mills and Commercial Division of the company. Now as a Project Executive, Jenn provides leadership and direction for all mill and commercial projects with a focus on team building, coaching and strengthening systems and procedures to ensure success for all members of Chinburg's commercial teams. Prior to joining the team, Jenn obtained her business management degree from Granite State College as well as her NH real estate license which she still actively uses today for small development projects.

MAJOR PROJECTS

The Lincoln Lofts & Hotel, Biddeford, ME
Frank Jones Brew Yard, Portsmouth, NH
Music Hall Members Club & Lounge, Portsmouth, NH
233 Vaughan St, Portsmouth, NH
Hope on Haven Hill, Rochester, NH
Aroma Joe's, Portsmouth, NH

FORMER EMPLOYMENT

River Run Company
Executive Assistant
April 2009 – Aug 2015

Attitash Mtn. Service Co.
Front Office Manager
April 2001 – April 2009

PROJECT EXPERIENCE

- Mill Adaptive Reuse
- Multi-Family New Construction
- Commercial Fit up and Ground up
- Luxury Condominiums
- Luxury Hotel

Featured Projects



Carey Cottage

Portsmouth, NH

Design-Build Renovation and Restoration of Historic Seaside Estate for Commercial, Non-Profit Use

The Carey Cottage, also known as Creek Farm, is located on Sagamore Creek. Built in the classic shingle style in the late 1880's, this site was converted to residential apartments in the 1970's before the property was acquired by NH Forestry Society in the early 2000's. The site was eventually leased to Goodwork, who partnered with Chinburg and TMS Architects to develop a design-build program and economically bring the property up-to-date while meeting their unique needs for a non-profit incubator space and below-market apartments.

Project Features:

- Maintaining a balance between adhering to historic preservation standards with practical modern techniques
- Repair of the exterior siding, trim and wrap-around porches
- Addition of fire suppression
- Provision of a handicap ramp
- Transformation of entire HVAC and plumbing, water and septic systems for modern use

Year Completed: 2020

Square Footage: 12,000 GSF

Awards: 2021 NH Preservation Alliance Award





Frank Jones Brew Yard

Portsmouth, NH

Urban Infill, Ground-Up Market-Rate Residential Apartments

Frank Jones Brew Yard in Portsmouth's up and coming West End, approximately 9+ acre assembly of properties that included abandoned brick brewery buildings, two underutilized brewery warehouse buildings and the former City DPW site. The existing buildings were converted to mix use commercial office, restaurant and market rate apartments and a new mid-rise apartment building featuring open green space.

Project Features:

- Design of the historic site to make a decrepit and abandoned site habitable for commercial and residential spaces
- Connecting the West End to the rest of the City of Portsmouth with added sidewalks and public parks
- Coordinating multiple exterior siding materials (brick, burnt cypress, unfinished cementitious panels and custom brake metal)
- Meet all requirements to the City for the building rehabilitation, environmental remediation, site improvements

Year Completed: 2020

Square Footage: 204,000 GSF

Awards: 2018 NH Preservation Alliance Award
2018 Plan NH Merit Award





The Newmarket Mills

Newmarket, NH

Adaptive Reuse of Historic Mill Complex

The Newmarket Mills is an adaptive reuse of the last 200,000 square feet of the original Newmarket's Mill Complex. These buildings were abandoned and vacant, creating an eyesore and a magnet for vandals in downtown Newmarket. Since its completion, the Mill has become an economic engine for the town of Newmarket, resulting in a revitalized downtown.

Project Features:

- Significant environmental remediation of buildings and site
- Complex financing sources that required successful mixed-use integration and attracting several businesses to Newmarket.
- Extensive investment into grounds, landscaping, overlooks, and gathering areas created for shared public benefit



Year Completed: 2012

Square Footage: 200,000 GSF

Awards: 2013 NH Preservation Alliance Award



The Courthouse

Dover, NH

Adaptive Reuse and 4-story Addition to a Historic County Courthouse

The Dover Courthouse is an adaptive reuse project of an existing 1889 County Courthouse building that included a new 4-story addition with parking under it. This creative solution allowed for the preservation of the original building while creating additional housing on the waterfront in downtown Dover, per the wishes of the City.

Project Features:

- Public art was invested in and added to the landscaping of the property, featuring a local Dover based artist.
- The exterior of the historic building was carefully restored
- Preserved six hand-carved dragon heads, which are featured in individual apartments, along with many original architectural details
- Property is walkable to many downtown amenities, including restaurants and the grocery store, reducing carbon footprint.

Year Completed: 2024

Square Footage: 55,800 GSF





Music Hall Members Club

Portsmouth, NH

Commercial Fit-Up

The Music Hall Members Club is a commercial fit-up located in the historic Kearsarge Building on Congress Street in Portsmouth. The space serves as a private member's club adjacent to Portsmouth's Music Hall, providing a connection between the social and community-focused side of the Music Hall and the historic performance space. Chinburg's work included having our in-house Interior Designer participate on the project's Design team. The project also included bringing the ticket office main entry to Congress Street, for better visibility to visitors and pedestrians to Portsmouth.

Project Features:

- Highly detailed fit-up within a challenging historic space built in the 1860's
- Providing a masonry opening through a 4' thick wall of brick and ledge to create direct access to the theater
- Upgrading all systems for their capacity to service the space; HVAC, plumbing, water, electrical and structural loads.

Year Completed: 2024

Square Footage: 2,717 GSF





Thank you!

3 Penstock Way
Newmarket, NH 03857
603-868-5995
chinburg.com



About Us

ARCove is a specialty, expertise-focused architecture firm committed to the design of buildings that enhance opportunities for people and communities to thrive. Based out of Portsmouth, New Hampshire we offer high-performance sustainability and historic preservation, designing residential and commercial spaces. Our designs for both new construction and adaptive reuse forge connections anchoring occupants to what lies beyond – the community, the environment, the environs, past events, and future opportunities. These connections link ideas, people, and places together to create a tangible market demand for our spaces, where occupants identify on a personal or cultural level. Our highly skilled team brings exceptional value to clients by creating buildings and spaces that are durable, useful, efficient, and beautiful. Through such purposeful design, we create impactful, cost effective and enduring buildings.

Founder and Principal, Tracy Kozak founded ARCove in 2020 out of a desire to focus closely on values prioritizing sustainability and historic preservation. She is a leading regional advocate for innovative design, historic preservation and high-performance sustainability initiatives. Kozak has managed award-winning mixed-use, healthcare, education, multifamily and senior living projects with specific focus on historic renovation and high performance sustainability. Originally from Nashua NH, Tracy grew up building wooden playhouses for friends, drawing and painting, and riding horses on trails through conservation forests. Those interests coalesced through a pre-professional program at RISD, an architecture degree from Cornell University, preservation carpentry apprenticeship at Strawberry Banke Museum, heavy timber off-site manufacturing and design in Seattle, followed by 2+ decades as architect and principal at JSA Design. In 2020, Tracy branched off to launch Arcove Architects in Portsmouth NH, specializing in high performance sustainable design and historic preservation. Tracy's professional involvements include present chairman of NH's AIA Committee on the Environment, past president of AIA New Hampshire, vice chair of the Portsmouth Historic District Commission, and board director of the New Hampshire Preservation Alliance. Her work, as well as her involvement in the community, earned Kozak the distinction as one of six Outstanding Women in Business as feted by NH Business Review for 2020.

ARCove serves clients who seek a more resilient, useful, and lasting environment. Bringing enduring solutions and high-performance technologies together with artistry and workmanship, ARCove's designs ensure utility and delight for functional and cherished spaces.



Historic Assessments

Historic Structure Reports and Building Condition Assessments

Preservation Planning and Feasibility Studies

Documentation and Restoration Planning of Historic Properties

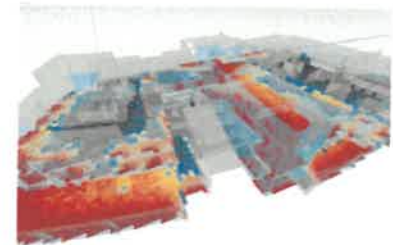
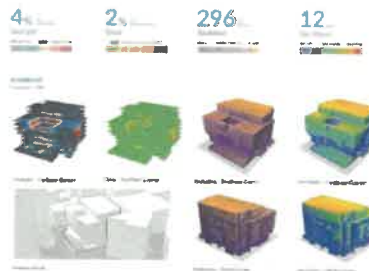
ARCove focuses on the restoration, preservation, and adaptive reuse of architecturally, historically, and culturally significant resources. Historic preservation for adaptive reuse requires the sensitive accommodation of applicable building codes and life safety standards, programmatic space needs, handicapped accessibility, stabilization of existing structure, while preservation and rehabilitating historically significant features. Our Historic Assessment Reports demonstrate required compliance with the Secretary of Interior's Standards and are instrumental in pursuing a variety of funding sources requiring approval by the SHPO, preservation easement holders such as the NH Preservation Alliance or Historic New England, and the National Park Service. Information provided includes thorough existing conditions documentation, historic research, conditions analysis, recommended treatments, and feasibility planning. The results of the reports provide owners with the tools necessary for a successful path forward, allowing their historic structures to continue with utility and integrity for generations to come.



Sustainability

High Performance Design for ecological and economical construction and operations

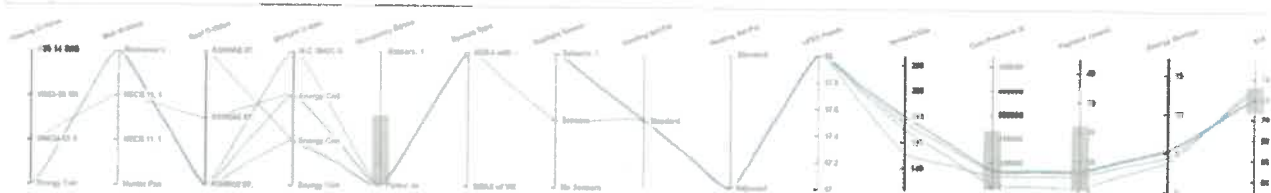
- Net Zero Strategies
- Deep Energy Retrofits
- Low Carbon systems
- Healthy Buildings
- Life Cycle analysis
- Resource conservation
- LEED accreditation



ARCove provides design solutions that enhance energy performance, conserve natural resources, and create healthy indoor environments. Our focus on environmentally sensitive, commercially viable design creates lasting and cost-effective spaces that are in balance with the environment. Providing more than mere shelter, our designs enhance and sustain the lives within and the places beyond.

Arcove’s design approach targets innovative and economical technologies with proven performance. We optimize energy efficiency and human comfort while reducing operating costs by using conceptual energy modeling early in the process to evaluate design options. Our parametric energy modelling software, CoveTool, provides dynamic cost comparisons for options of material first costs and life-cycle operational costs. In this way, the entire design team and building owners can make more informed project decisions.

We also evaluate opportunities to decarbonize buildings at all stages of the construction lifecycle, from embodied carbon materials, to operationally efficient building envelopes and mechanical systems, through to end-of-life carbon with materials that can be recycled or reused. We look at using healthy materials that are non-toxic, in spaces that provide ample fresh air, natural daylight, and community connections. This holistic approach enables the realization of high-performance, cost-effective buildings that are gentle on the earth while promoting usefulness, comfort and well-being.



Fishmonger Cottages – Net Zero subdivision with new construction single family homes.



1 Congress Street – Deep energy Retrofit & Addition, Mixed Use – reduce energy usage by 70% beyond baseline 20



93 Pleasant Street – Deep energy Retrofit & Addition, Offices – reduce energy usage by 60% beyond standard baseline.

RFP #58-24 South Meeting House Reuse

ORGANIZATION:

Portsmouth Music and Arts Center (PMAC), Inc.

Corporate Status: 501(c)(3) nonprofit organization

EIN: 22-3883953

Address: 973 Islington Street, Portsmouth, NH 03801

Phone: 603-431-4278

Website: www.pmaconline.org

Contact Information:

Russ Grazier, CEO

PMAC - Portsmouth Music and Arts Center

Email: russ@pmaconline.org

Office: 603-431-4278, ext. 5

Mobile: 603-380-0824

The following documents are available upon request:

- PMAC Statement of Financial Position as of 2024-05-31
- PMAC Statement of Activity FY 24 YTD
- PMAC Reviewed Financial Statement FY 23
- PMAC IRS Form 990 FY 23
- PMAC Reviewed Financial Statement FY 22
- PMAC IRS Form 990 FY 22
- PMAC Reviewed Financial Statement FY 21
- PMAC IRS Form 990 FY 21

ABOUT PORTSMOUTH MUSIC AND ARTS CENTER

Portsmouth Music and Arts Center (PMAC) is the premiere arts education school in the Seacoast, distinguished by our commitment to fostering creativity, artistic expression, and community engagement. Our diverse program offerings encompass a wide range of music styles and artistic mediums, providing students of all ages with opportunities for growth and development. Our skilled faculty of teaching artists welcome students of all levels and abilities, offering an inclusive educational experience that nurtures their unique talents and personal goals.

What sets PMAC apart is our deep-rooted connection to the community. We actively collaborate with local schools, organizations, and businesses to help create a vibrant cultural ecosystem that enriches the lives of residents across the Seacoast. Through our Community Access Program, we strive to make arts education accessible to all, regardless of socio-economic background. This program includes a varied slate of free music and arts programming for the public, such as concerts, gallery exhibitions, artist talks, and open art studios. During the 2022-2023 school year, PMAC offered 73 free events to our community, attracting audiences from throughout the region and fostering a sense of unity and shared cultural experience. PMAC's unwavering dedication to arts education and community engagement has not only been a core pillar of our identity for 21 years, it is also a guiding principle of PMAC's present and future growth as an organization.

HISTORY OF PORTSMOUTH MUSIC AND ARTS CENTER

Portsmouth Music and Arts Center (PMAC) has been making an impact since 2002, when the non-profit organization was founded by Russ Grazier, Jr., Katie Grazier, and Wendell Purrington in response to a call in the city of Portsmouth's 2002 Cultural Plan for the "development of an independent community arts school." Beginning with just 39 music students and a mission to build community through the arts, PMAC expanded quickly.

In 2006, PMAC enrolled over 200 students and established both a visual arts department (with support from the NH Charitable Foundation) and a youth rock summer camp, both of which remain successful today. 2008 then saw the first annual PMAC Jazz Night and the inaugural Spring Fever for the Arts gala to raise funds for programming. With demonstrated revenue and fundraising success, PMAC launched the Tuition Aid Fund in 2009 – an ever-growing initiative which works to ensure that arts engagement opportunities remain accessible to all community members in need.

By 2014, strong community support for PMAC's mission helped the organization expand to a new, custom-renovated location at 973 Islington Street in Portsmouth. Notable support included a \$500,000 tax credit grant from the NH Community Development Finance Authority, a lead gift from the Thomas Haas Fund of the NH Charitable Foundation as part of a \$1 million Campaign for PMAC's Future, and a \$100,000 grant from Jane's Trust to grow programming.

Over the next decade, PMAC grew to more than 1,000 unique students per year and launched additional programs, including free events such as Saturday Open Art Studio, Guitar Sundays, and Free Music and Art Day, as well as the implementation of the Creative Aging Discount for adults over the age of 65. Most recently, PMAC brought Grammy Award-winning artists Adonis Rose and the New Orleans Jazz Orchestra to Portsmouth in April 2024 for an unprecedented week of jazz education with local students. These artists will return in 2025 for a continuation of this partnership as PMAC celebrates 22 years of community arts in the Seacoast.

PROJECT NARRATIVE

Working with the Schleyer Foundation, Chinburg Builders, and ARCoVe Architects, Portsmouth Music and Arts Center (PMAC) is participating in this proposal as the sole tenant of the restored and renovated South Meeting House at 280 Marcy Street in Portsmouth, NH. Together, we aim to transform this historic venue into a vibrant community visual arts center that will serve as a hub for arts education, exhibitions, and community engagement. This new facility will complement PMAC's existing building at 973 Islington Street; music programs for the community would remain at the Islington location while visual arts programs would move to the South Meeting House.

PMAC's expertise in community arts programming, paired with our partners' expertise in cultural heritage preservation, make this proposal an ideal vision for the South Meeting House. Additionally, PMAC has prior experience successfully restoring a historic building. In 2014, PMAC purchased and renovated its home at 973 Islington Street, and was awarded a 2015 Excellence Award from Portsmouth Advocates for the renovation and preservation of a historic building. As we consider the South Meeting House, PMAC and our partners are collectively dedicated to upholding the historical significance of the location while adapting it to meet the needs of a modern arts center and making a meaningful contribution to the existing cultural fabric of the South End community.

PMAC has a history of success in Portsmouth spanning more than two decades, with over 1,000 unique individuals currently enrolling in our educational programs every year. PMAC has served multiple generations of families in the Seacoast, and it is because of our emphasis on remaining accessible to all in the region that we have been able to have this level of sustained success. Transforming the South Meeting House into a center of visual arts education and community engagement will not only allow PMAC to further its own mission of building community through the arts, it will also revitalize a space with a rich history of community connection and cultural vibrancy.

Project Overview:

1. Renovation and Preservation

We propose a meticulous renovation plan that respects the historical integrity of the South Meeting House while enhancing its functionality as a visual arts space. Considerations include

preserving architectural features, upgrading utilities, and ensuring compliance with accessibility standards.

2. Usage

Our initial plans include:

- A. **Classroom and Studio Spaces:** Our design will include 2-3 flexible, state-of-the-art visual arts classrooms that can accommodate 12-15 youth students each, and 3-4 small studio spaces designed for 1:1 or small group (3 or fewer) instruction. These spaces will cater to students of all ages and skill levels, with a focus on fostering creativity and skill development in children and teenagers residing in Portsmouth and the surrounding communities. Visual arts educational offerings in this building will be focused on drawing, painting, photography, digital arts (including animation), and more.
- B. **Teaching Gallery Space:** A dedicated teaching gallery on the first floor that will be open to the public on a regular schedule. The gallery will showcase rotating exhibitions that feature artwork by PMAC students, teaching artists, visiting educators, and occasional community shows. All exhibitions are installed and assisted by students. Students will be able to learn the theories and practices of gallery management, exhibition development and artist relations. We envision a versatile layout that can accommodate a variety of art forms, from paintings and sculptures to multimedia installations, enriching and encouraging cultural dialogue amongst our students and within the greater Portsmouth community. We plan to leverage the natural flow and layout of the existing structure in the design of our exhibition space.
- C. **Artist Studios:** 2-4 artist studios that can be rented to professional artists at a below-market rate
- D. **Administrative Office:** An administrative office for staff and teaching artists

3. Partnerships and Collaboration

- A. **Community Arts Events:** PMAC will welcome the community into the South Meeting House regularly. We envision the renovated facility as a cultural center for Portsmouth, hosting events such as artist talks, student and faculty exhibition receptions, and community outreach programs. These initiatives will promote inclusivity and engagement, inviting residents and visitors alike to participate in the arts.
- B. **Stakeholder Input:** PMAC is committed to collaborating closely with the Schleyer Foundation, local stakeholders, and community groups throughout the project's lifecycle. Our team will engage in transparent communication and stakeholder consultations to ensure the vision for this location is in alignment with the goals of the surrounding community.
- C. **Collaborations:** We plan to leverage this space to further collaborate with nonprofits and arts organizations throughout the Seacoast. PMAC currently collaborates with Arts In Reach, 3S Artspace, The Music Hall, the Black Heritage Trail of NH, NH Theatre Project, and many others. The South Meeting House will provide exciting new opportunities to partner with community organizations.

4. Diversity, Equity, Accessibility, and Inclusion

PMAC's goal, from inception, has been to provide a safe, accessible, and welcoming creative community where all people are respected and valued. We are committed to the importance of diversity, equity, accessibility, and inclusion (DEAI) and are working to consciously weave these principles into the fabric of our school.

Accessibility is one of the pillars of our current Strategic Plan and a principle that speaks to the very core of our organization's mission. PMAC remains committed to staying at the forefront of ADA Standards of Accessible Design when considering any necessary renovations to a historical facility like the South Meeting House.

Equity is also a core organizational priority, and PMAC works to ensure that arts education and arts programming are accessible to all in our community. With this in mind, PMAC provides nearly \$100,000 in tuition assistance annually to families in need – a number that we prioritize growing each passing year.

THE PMAC TEAM

1. PMAC BOARD OF DIRECTORS

PMAC's Board of Directors provides fiduciary oversight to ensure the financial health and sustainability of our non-profit organization. The Board helps set strategic goals, make key policy decisions, ensure that our mission and values are upheld, navigate challenges, and seize opportunities for growth. There are currently 20 members of PMAC's Board; each brings diverse professional experience and unique perspectives, adding significant value to our organization.

Current Board Members and Affiliations:

- Board Chair - Lisa Shawney, Montserrat College of Art
- Board Vice Chair - Steve Viens, AVID Insight
- Board Treasurer Elect - Brooks Jalbert, C & J Bus Lines
- Board Secretary - Danielle O'Neill, University of New Hampshire

- Mark Anderson, Software Engineer / Architect
- Jim Buttrick, Button Factory Studios
- Mamadou Dembele, Bangor Savings Bank
- Bill Durling, Blue Cross, Blue Shield of Massachusetts
- Forrest Elliott, Artist & Designer
- Chase Hagaman, NH Department of Business and Economic Affairs
- Joe Keefe, Retired (Impax Asset Management)
- Nancy Pearson, PhD, Nonprofit Consultant
- Steve Ritchie, Proof + Geist
- Charles Riopel, Charles Schwab
- Cleo Villaflores, State Farm Insurance
- Beth Wagner, Independent Consultant | *Board Member Elect*
- Rick Wallis, Retired (Piscataqua Bank) | *Board Member Elect*
- Stephanie Willette, Vistrada
- Susan Wolowitz, retired (Educator) | *Board Member Elect*
- Jaime Yates, Service Credit Union

2. PMAC EMPLOYEES

Portsmouth Music and Arts Center employs a core staff of eight people. Bios are provided later in this section.

- Chief Executive Officer - Russ Grazier, Jr.
- Chief Operating Officer - Katie Grazier
- Director of Education - Michelle Shoemaker
- Director of Development - Eli Kaynor
- Director of Marketing - Melissa Schultz
- Front Desk Team Member - Mea Santulli

- Bookkeeper (part-time) - Kim Alderson
- Lesson Coordinator (part-time) - Carrie Hanson

Additionally, PMAC employs approximately 40 highly qualified teaching artists who teach anywhere from one to 25 hours each week. Bios for PMAC's teaching artists may be found online at https://www.pmaonline.org/art_faculty/ and https://www.pmaonline.org/music_faculty/.

3. BIOS OF KEY ADMINISTRATIVE STAFF

CHIEF EXECUTIVE OFFICER & CO-FOUNDER

Russ Grazier, Jr., BM, MM

Together with Katie Grazier and Wendell Purrington, Russ co-founded PMAC in response to a call from the city of Portsmouth's 2002 Cultural Plan. Russ' passion for music began at a young age when he learned "Dust In The Wind" on guitar. He then transitioned to saxophone and music composition and studied at The Tanglewood Institute, Boston Conservatory (Bachelor of Music), Peabody Conservatory of Johns Hopkins University (Master of Music), and the University of Chicago (Graduate Studies). Russ has taught at many prestigious music schools including the New England Conservatory Preparatory School, the Merit School of Music, the University of Chicago, and Roosevelt University. He began his career as an administrator working for Dantalian Publishing and later served as the manager of the Contemporary Chamber Players of Chicago. Russ has chaired the boards of Art-Speak (the former cultural commission of the city of Portsmouth, NH), Portsmouth's Blue Ribbon Committee on Arts and Culture, and has served on the boards of the NH Center for Nonprofits, The Chamber Collaborative of Greater Portsmouth, Seacoast Jazz Society, the NH Health Exchange Advisory Board, and the Parents Music Club of the Portsmouth public schools.

CHIEF OPERATING OFFICER & CO-FOUNDER

Katie Grazier, BA

Katie co-founded PMAC alongside Russ Grazier and Wendell Purrington in 2002 after a varied background working in corporate and non-profit sectors. Her nonprofit experience started by working with the administrative team at SPARC – School of Performing Arts in the Richmond Community alongside her mentor, Jeri Cutler-Voltz. The highlight of Katie's corporate background included working for Franklin Covey – a leader in time management solutions. At Franklin Covey, she received awards for management and customer service excellence. Katie currently serves as the Chief Operating Officer for PMAC and enjoys her 'behind the scenes' role in making sure that PMAC runs smoothly. Katie received her Bachelor of Arts degree from Goucher College, where she majored in Theater with a minor in Arts Administration. As a student at PMAC, she studies drumset with Mike Walsh (10 years and counting!) and continues to play in a variety of ensembles. Katie also serves as a mentor with GoodWork, recently working with the Alliance for Greater Good.

DIRECTOR OF EDUCATION

***Michelle Shoemaker*, BM, MM, DMA**

Michelle has over 20 years experience in community arts education as both an administrator and teaching artist, having worked at several schools and colleges in the greater Boston region. She has taught and developed music curriculum for students of all levels from avocational adults to youth beginners, as well as undergraduate and graduate students. Michelle is an accomplished clarinetist and holds a doctoral degree in clarinet performance from New England Conservatory.

DIRECTOR OF DEVELOPMENT

***Eli Kaynor*, BM, MM, PAC**

Eli brings to PMAC more than a decade of experience building audiences and fostering community relationships. In addition to his role as PMAC Director of Development, Eli is also an active cello teaching artist and performer. His professional music career encompasses the full gamut of musical genres, including chamber, orchestral, solo, ethnic, folk, and rock. Before relocating to Portsmouth, Eli served as the Orchestra Committee Chair and Philanthropy Committee representative for the Winston-Salem Symphony. Eli holds a Bachelor of Music degree from Chapman University, as well as a Master of Music degree and a Professional Artist Certificate from the University of North Carolina School of the Arts.

DIRECTOR OF MARKETING

***Melissa Schultz*, BFA, MFA**

In her role of Director of Marketing, Melissa leverages over 15 years of comprehensive arts administration and marketing expertise. She is also a skilled project manager and writer/editor. Previous roles include: Director of Marketing Communications at Relation Insurance Services; Director of Communications and Development at UC Berkeley's Department of Theater, Dance and Performance Studies; and Capital Campaign Associate and Arts Leadership Fellow at Chicago Shakespeare Theater. Melissa holds an MFA (Arts Administration) from DePaul University, a Professional Editing Certificate from UC Berkeley, and a BFA from Missouri State University.

LESSON COORDINATOR

***Carrie Hanson*, BM, ME**

Carrie holds a Bachelor of Music in Music Education, and a Master of Education in Educational Studies, both from the University of New Hampshire. She taught in elementary music classrooms in NH & ME for 6 years. While primarily a percussionist, she discovered a passion for singing and playing the ukulele through her teaching.

BOOKKEEPER

***Kim Alderson*, BA, AS**

Kim was born and raised in Hartford, Connecticut and moved to New Hampshire in 2000. Kim came to PMAC in the second career of her life, after spending 25 years as a professional dancer with many ballet companies throughout New England, including Portsmouth's former Ballet New England. While dancing she earned a degree in Accounting and Economics. Kim is a 13 year member of the faculty for the New Hampshire Academy of Performing Arts, the current Finance Director for the New Hampshire Academy of Performing Arts, and Finance Manager for Scott Family Chiropractic in addition to her duties to PMAC.

Thank you!

Schleyer Foundation



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