

# ne

THE LARGEST COMMERCIAL/INVESTMENT REAL ESTATE NEWSPAPER IN THE WORLD

June 5-11, 2015

[nerej.com](http://nerej.com)

Volume 54 ■ Issue 23

## Project of the Month NNE / PAGES 14-15C

### Groundbreaking ceremony held for \$50 million, 55,000 s/f expansion for GE Aviation in Hooksett



Rendering courtesy CSO Architects

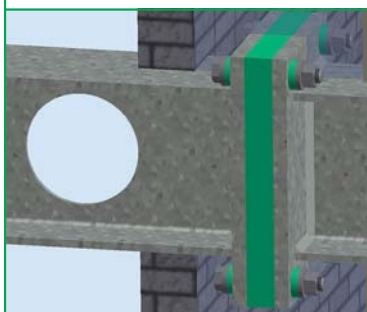
## Project of the Month ODM / PAGES 18-19B

### Fort Point and J. Calnan complete renovation and expansion project for Demandware's headquarters



## Product of the Month ODM / PAGE 29B

### Fabreeka Int'l. releases new Green Fabreeka-TIM-structural thermal break material



USA \$3.95

## nerejRADIO

This week's guest  
1st Annual NH Commercial Real Estate Awards

## Management Spotlight June 26

This Week's Sections  
ROP, ODM, NNE, Billboard

### Cover Stories

ELV Associates, Inc. sells Long Wharf to Capital Props. for \$34m  
**NE / COVER A**

Arup breaks ground on \$150m 170,000 s/f project at Boston Univ.  
**ODM / COVER B**

Franklin Savings Bank finances \$2.8 mixed-use development  
**NNE / COVER C**

### Spotlights

NEBFM 2015  
**ODM / PAGES 11-26B**  
Top Projects  
**NNE / PAGES 7-22C**

### Feature

Green Buildings  
**ODM / PAGES 27-29B**

### Columnist

Chuck Sink  
Marketing  
**NE / PAGE 4A**

## Top Trending Articles

Project of the Month: Waterstone Retail Dev. begins construction on 60,000 s/f Broadway Crossing shopping center [nerej.com/82785](http://nerej.com/82785)

Wood Partners, LLC sells Alta Legacy Farm to The Praedium Group, LLC for \$59.5 million [nerej.com/82814](http://nerej.com/82814)

- [facebook.com/nerejournal](http://facebook.com/nerejournal)
- [twitter.com/nerej](http://twitter.com/nerej)
- [youtube.com/nerejournal](http://youtube.com/nerejournal)
- [nerej.com](http://nerej.com)

printed on recycled paper

Sign up for Hot Property Alert! Visit [nerej.com/HPA](http://nerej.com/HPA)

**Generator Maintenance**


WHEN THE NEXT STORM STRIKES WILL YOU BE PREPARED?

**Power Up Generator Service Co.**  
a division of Gemini Electric, Inc.

Rentals, Sales, and service of commercial generators 25kW to 2MW throughout New England

Factory trained and certified technicians  
Planned maintenance and repairs

8 Priscilla Lane, Auburn, NH  
**603-657-9080**  
www.powerupgeneratorservice.com  
info@powerupgeneratorservice.com




**Fire Protection**



**John L. Carter**  
SPRINKLER COMPANY INC.

9 Dunklee Rd., Bow, NH 03304

*Fire Protection Sprinkler Systems for New Hampshire, Vermont, and Maine*



Making sprinkler piping beautiful since 1978!

phone: 603-224-5438 fax: 603-224.6481  
www.cartersprinkler.com



**Project of the Month**

**PROJECT TEAM: GZA GEOENVIRONMENTAL, TFMORAN, JOHN L. CARTER SPRINKLER CO. AND GEMINI ELECTRIC**

**Groundbreaking ceremony held for \$50 million, 55,000 s/f expansion for GE Aviation in Hooksett**

HOOKSETT, NH A groundbreaking ceremony for a \$50 million, 55,000 s/f expansion was held at the existing GE Aviation campus on Industrial Park Dr. The expansion represents a state-of-the-art facility using the latest technology to manufacture components primarily for military and commercial grade aircraft engines. GE Aviation has long had a significant presence in New Hampshire, employing more than 1,100 across the state with 740 employees at its Hooksett facility alone. These Hooksett employees have manufactured vane sectors, tube assemblies, and blisks for assembly at other GE plants since the 1970s, but with GE's progression to a new generation of engines, "Leading Edge Aviation Propulsion" or LEAP, the Hooksett facility required updating to continue its long history of successful manufacturing operations.

The groundbreaking was opened by GE Aviation Plant Manager Doug Folsom with Governor Maggie Hassan and several State dignitaries in attendance to mark the magnitude of the



occasion. "It was not an easy process," Folsom said in his address to the crowd. "What came together was probably the most creative building expansion that GE has ever done. The state and the surrounding community have been invaluable partners, and I know those partnerships will bring even more success as we expand our facility at Hooksett." His address also praised the Hooksett facility workforce noting their contributions to GE's innovation and success.

New Hampshire governor Maggie Hassan said, "This expansion demonstrates GE Aviation's long-term commitment to Hooksett and the state of New Hampshire, as well as how our state's high quality of life, highly skilled workforce, low-tax environment and responsive state government make us as attractive a state for business as any in the country. We are grateful for GE Aviation's commitment to the Granite State and the additional growth this expansion will help inspire across the state." Additional speakers representing Sen. Kelly Ayotte, Sen. Jeanne Shaheen and Rep. Ann McLane Kuster and Rep. Frank Guinta echoed similar sentiments praising the GE Hooksett workforce for their efforts and GE Aviation for their investment in N.H.

Long before the gold plated shovels hit the ground to mark the official groundbreaking ceremony, the project began at ground level with the preparation of a civil/site design package and associated earthwork permit applications. This effort was led by GZA Geo-Environmental, Inc. as the overall project manager for GE Aviation, who retained TFMoran to prepare the civil/site plan and permit package. As to be expected with the expansion of any existing structure, numerous design challenges faced the design team, but working diligently with Hooksett officials, State officials and locality utility providers, the pertinent design issues were identified in advance and a unified approach was employed to solve each critical component. One such issue was the siting of the building expansion over a portion of Industrial Park Dr., a town-owned road subject to a New Hampshire Department of Transportation curb cut on NH Rte. 3 (Hooksett Rd.).

According to Nick Golon, senior project manager for TFMoran, "Such an undertaking took a coordinated site development effort, including formal discontinuance of the road with the Hooksett board of selectman - and that was just the tip of the iceberg; the remaining portion of the road had to be redesigned to account for local traffic, and utilities - including water, sewer, gas and electric - and Industrial Park Drive required relocation to accommodate the building expansion. And determination of underlying rights of ownership of land and easements including conveyances of various rights of ownership and passage were also integral to the siting of the building." "As stated in plant manager Doug Folsom's opening address at the groundbreaking," Golon continued, "this was not by any means an easy



process, but in the end, the design team imagined something outside the box, and that something provided the best possible product for GE." The civil/site design and permitting is now complete and the design package has been turned over to the design-build team of Pure Development, consisting of Brasfield & Gorrie of Birmingham, Alabama as general contractor with CSO Architects, who have assembled their team to prepare the building design and oversee construction. The project is expected to be complete in early 2016.

**GE Aviation Project Team**

Pure Development	Owner/Developer
GZA GeoEnvironmental, Inc.	Project Manager, Geotechnical Engineer, Wetlands Scientist
TFMoran, Inc.	Civil, Structural & Traffic Engineer/ Survey/Landscape Architect
Brasfield & Gorrie, LLC	General Contractor
John L. Carter Sprinkler Co. Inc.	Fire Protection
Gemini Electric, Inc.	Electrical
Power Up Generator Service Co.	Generator Maintenance

**General Contractor**

3021 7th Avenue South  
Birmingham, AL 35233  
**800-239-8017**

**BRASFIELD & GORRIE**  
GENERAL CONTRACTORS

Established in 1964, Brasfield & Gorrie is one of the largest privately held construction firms in the nation. Work with us and you'll see that we don't just advertise our values: We live them and refer to them as our company SPIRIT:

- Safety
- Performance
- Integrity
- Respect
- Innovation
- Teamwork



**Project Manager, Geotechnical Engineer, Wetland Scientist**

**GZA**

Bedford, NH  
603.623.3600  
www.gza.com

**GZA GeoEnvironmental, Inc.**

Services provided in support of GE's Facility Expansion:

- Geotechnical Engineering
- Environmental Due Diligence
- Permitting
- Site Plan Development & Local Approval Coordination
- Construction Support

PROACTIVE BY DESIGN. ® Our Company Commitment.

**Electric**

**GEMINI ELECTRIC, INC.**  
*A Design Build Firm*

1990 Celebrating 25 Years of Excellence 2015

8 Priscilla Lane, Auburn, NH 03032 (603) 644-7170

www.geminelectricinc.com

**Civil/Site, Structural & Traffic Engineering Survey - Permitting - Landscape Architecture**



**Professional Services... Exceptional Results!**

In-house services TFMoran provides:

- Civil Engineering/Site Design
- Structural Engineering
- Traffic Engineering
- Environmental Permitting
- Stormwater Monitoring
- Construction Inspection
- Land Surveying
- Landscape Architecture

Voted BEST NH Engineering Firm 3 Years Running!

**2015 BOB AWARDS**

**TFM**

CONTACT:  
ROBERT DUVAL, PE - PRESIDENT  
(603) 472-4488  
BEDFORD & PORTSMOUTH, NH  
www.tfmoran.com