

141-143 Burke Street

Public Hearing Presentation

September 21, 2015

Property Details

- 29.67 acres
 - Approx. 19 usable acres
- 242,000 sq. ft. building area
 - 54,000 sq. ft., two story office building (1995)
 - 188,000 sq. ft. warehouse (1967)
 - 3,200 sq. ft. garage
- 356 parking spaces
- Owned by 141-143 Burke Street, LLC

Assessment History

Year	Building	Extra	Land	Total
2014	\$3,826,200	\$172,600	\$1,801,200	\$5,800,000
2013	9,230,500	172,600	1,801,200	11,204,300
2012	9,230,500	172,600	1,801,200	11,204,300
2011	9,495,600	172,600	1,801,200	11,469,400
2010	9,495,600	172,600	1,801,200	11,469,400

Purchase Price

- \$4.2 Million
- Paid for by bond proceeds

Recommended Repairs

- **Site improvements**

- Repave and restripe parking lot: \$280,000
- Remove debris: \$10,000
- Replace wood deck: \$2,500

- **Building components**

- Replace roof: \$759,900
- Exterior repairs: \$94,950
- Demo loading structure: \$10,000

Recommended Repairs (cont.)

- **Mechanical, Electrical, Life Safety**
 - Replace fire alarm panel: \$50,000
 - Install new fire pump: \$57,500
 - Inspect elevator: \$3,000
- **Replacement of rooftop HVAC units: \$210,500**
- **Miscellaneous capital repairs: \$174,640**

Environmental Record

- **Historical site operations**
 - **IMPCO**
 - **Ingersoll Rand**
- **Similar sites have had some asbestos and petroleum based contaminants**
- **Due to the age of the building, some lead-based paint may be found**

Why this Property?

- **Proximity to wastewater treatment plant**
 - Potential for expansion
- **Consolidation of DPW operations under one roof**
 - More efficient management
- **Potential to garage all DPW rolling stock**
 - Extend the life of rolling stock
 - Interior vehicle wash

Other Potential Benefits

- **Space for other City requirements**
 - Public Health trailer
 - Emergency Operations Center
 - School Department needs
- **Expansion of Conway Ice Arena**
- **Nashua Police Department**
 - Relocation of training center



DPW Facility Repair Needs

9 Riverside Street - \$112,000

9 Stadium Drive - \$959,400

100 Concord Street - \$550,500

840 West Hollis Street - \$277,000

Total - \$1,898,900