



CLIENT

PSNH
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Contact: David Still

LOCATION

780 North Commercial Street
Manchester, New Hampshire

COST

Estimated Construction Cost:
\$12 million

DESCRIPTION



The existing structure and site had been used for power generation since 1909, but the existing structure had not been fully utilized since the 1970s. Extensive renovations to the existing Milliard structure foundation and ancillary on-site improvements for the restoration of the former Amoskeag Canal were completed.

Renovations included the rehabilitation of the building's existing riverwall/stone foundation, excavation, grading, landscaping, and modification of a closed drainage system in the former canal. Due to site limitations, the proposed drainage system utilized an engineered treatment device such as a Downstream Defender to treat the stormwater runoff.

CLD's engineering services included preparation of plan sets per City Ordinances, including all aspects of grading, drainage, and utility locations. In addition, CLD performed drainage analysis using HydroCAD and was responsible for the preparation of Site Specific, Shoreland Variance, and Sewer Discharge Permit applications. CLD also developed the landscape plan, which included specifications and details to create a pleasant pedestrian environment for employees and visitors, the majority who walk a distance to the building because the site offered limited parking.

One of the greatest advantages to using the downtown site was the adaptive re-use of an existing building. Creating a new building outside of the city would not only have contributed to urban sprawl, new urban construction would have required additional materials as well as the consumption and alteration of green space.

- **Close Coordination With Grass-Roots Organization**
- **Highly Visible Public Participation**
- **Least Cost Analysis**
- **Recreational Aspects**
- **Planning Board Approval**
- **Landscape Design and Parking Layout**
- **Preparation of Contract Documents**
- **Bidding/Construction Support**