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## **Project of the Month: Two International Construction breaks ground on 36,000 s/f office at Pease International Tradeport**

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Two International Construction broke ground on a 36,000 s/f office building at 25 New Hampshire Ave. in the Pease International Tradeport.

Dann Norris Batting provided the project design, which is targeted to achieve LEED Platinum with a minimum of LEED Gold certification. If Platinum is achieved, this will be the first Core & Shell project to do so in New Hampshire.

Two International Group, the developer and general contractor, is in the process of drilling 32 geothermal wells and are investing in other improvements such as sub-grade parking, solar hot water heating, irrigation free landscaping, and more in order to decrease the environmental impact and lower operating expenses for the tenants. The multi-tenant building is 60% pre-leased to HCA who will relocate their family practice, occupational health services, and one of their labs from an outdated adjacent facility that will be torn down after the move.

The building is scheduled to be complete late spring 2014.

Project team members include: Hoyle Tanner & Associates, Stillwater Management, American Steel Fabricators, Granite State Plumbing and Heating, Cushing & Sons, Daniels Electric, Northeast Drywall Systems, Mas-Con, Norman Vetter Foundations and Skyline Roofing.

"We put a lot of emphasis on building quality as the foundation for long term relationships with our tenants. Our buildings have always been energy efficient and environmentally sound, but we feel that LEED certification is yet another draw for our tenants who want to be environmentally conscious while keeping their operating costs down," said Dan Plummer, president of Two International Group.

Two International Group has developed nearly half the commercial space at Pease Tradeport. In 2008 the company completed its first LEED building, 75 New Hampshire Ave., which achieved Gold certification. This is also our second geothermal project. In 2010 we did a 25,000 s/f daycare center to serve the employees at Pease Tradeport and the building's HVAC is entirely run off of an energy saving geothermal system.

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