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Aho Construction completing 306,000 s/f fit-up for Two C Pack Systems manufacturing headquarters

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Aho Construction Inc. of New Ipswich is completing an extensive fit-up of 306,000 s/f for Two C Pack Systems Corp. About five years ago, Corning Inc. completed the shell construction portion of this massive structure intending to develop a fiber optic plant but due to changing market conditions decided to postpone the project prior to completing the mechanical systems and the entire interior construction. They eventually decided to sell the property to an investor.

Two C Pack Systems purchased this existing property at 100 Northwest Blvd. for \$8.3 million this past year and plans to invest an additional \$5 million or more to complete the building fit-up before moving in this summer. In addition to the construction jobs this project will provide, the great news for the Nashua economy is that existing jobs will be retained in the area and it's expected that eventually new jobs will be created with Two C Pack Systems planning to at least double its staff over time from 125 to 250 or 300 according to president Frank Siega.

Two C Pack Systems, presently located at 23 Dumaine Ave., manufactures high-end folding and set-up type carton packaging, and is a subsidiary of Cartotecnica Chierese, the European leader in the printing and conversion of high quality folding cartons. The new headquarters will provide Two C Pack Systems with a state of the art manufacturing facility designed with the latest equipment for their operations and will integrate sustainable materials and energy conserving technologies. Based upon a "Geothermal Earth Coupling Feasibility Report" and a recommendation by Carl Orio, chairman of Water Energy Distributors Inc. of Hampstead, Two C Pack may incorporate a geothermal HVAC System that takes advantage of the virtually limitless renewable energy that the earth provides as well as utilizing heat from the manufacturing process equipment in the winter months.

William Luers, president of The Tamposi-Nash Real Estate Group of Nashua represented Two C Pack in the transaction and Thomas Farrelly of Cushman & Wakefield represented the seller, Liberty Properties. Luers will continue as the owner's representative throughout the project.

Architectural services for the project are being provided by Bruce Ronayne Hamilton Architects of New Ipswich, civil engineering by Hayner/Swanson of Nashua, structural engineering by Arthur Rose, PE of Manchester, mechanical systems engineering by Design Day Mechanicals of New Ipswich, and electrical engineering by Downing Engineering of Harrisville. The major subcontractors for the project include S&S Concrete, Tri-State Iron Works, Stanley Elevator, Granite State Plumbing and Heating, Hampshire Fire Protection, and Gate City Electrical.

Aho Const. is a full-service general contractor, construction manager and design/builder.

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