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project of the month



panoramic view of Portsmouth Harbor from the site



99 Bow St., Portsmouth, N.H. *Martingale Wharf on the Piscatagua*

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CONGRATULATES Ricci Construction Company and CBRE on the Martingale Wharf Project

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PROJECT TEAM INCLUDES ROCK TECH, MD&B Martingale Wharf LP, Ricci Const. and TMS Architects start 50,000 s/f mixed-use Portsmouth waterfront project

PORTSMOUTH, NH Developer Martingale Wharf LP Inc. has started construction of a 50,000 s/f mixeduse downtown waterfront project. Owners Butch and John Ricci of Ricci Construction have teamed up with TMS Architects to design this redevelopment of the historic Mar-

The project is extremely challenging because the construction will take place in a 10,000 s/f area in the heart of downtown Portsmouth's active waterfront retail and restaurant corridor. According to Butch Ricci, "This project will be one of the most difficult, that we have undertaken. We've been working on this for almost five years, and every time I come down here I find something new. Basically we're building to the property line, front and back, and within four feet of the abutter. So it's extremely challenging."

The project, in development for almost five years, has had many obstacles to overcome. Ricci Const. has had to create and submit a construction management plan to the city of Portsmouth for its evaluation and approval prior to obtaining a builddetails regarding traffic flow, delivery routes and road changes. "I believe the plan makes the project as unobtrusive as possible. We're going to have pothe construction," he said.

Bow St., which is now a thriving commerce center on the waterfront, has had a long and colorful history. The Ricci's father bought the property where the expansion is currently taking place in 1978. "We weren't high school. That was for 'women of spaces are available from 1,200 s/f the tax base."



the evening' and a lot of other things like that, " said Butch, who co-owns RRJ Properties and Ricci Const. with his brother. "In 30 years, the street has really transformed itself."

(nne)

The project will fill in gaps on either side of the current Martingale Apartment building at 99 Bow St. with restaurant, retail and office space. Margaret O'Brien with CB Richard ing permit. Included in the plan were Ellis, exclusive leasing agent for the project, believes that this location will attract restaurateurs who want to take advantage of the incredible waterfront location in the heart of the downtown lice out there monitoring traffic as we area. The unique topography of the need to have good traffic flow during site provides prospective tenants with three levels of prime waterfront real estate along with a penthouse level with its own private deck. A restaurant can take advantage of the multi-level configuration and, as the space is under construction, will be able to easily customize their space allowed on Bow St. when we were in to their exact specifications. Retail

up to 30,000 s/f. The dual frontage on Bow St. and the waterfront deck on the Piscataqua River will attract a wide array of retailers.

The project will offer office tenants the same unparallel water views and ability to customize their space as the retailers, while taking advantage of the unique historic features of the exposed brick and beams of the existing Martingale.

Construction is underway with an anticipated occupancy date of October 2009. CB Richard Ellis reports that there is already a great deal of interest in the project and expects that restaurant and other users will be competing for this prime waterfront space. "This is a wonderful thing for the

city of Portsmouth," said mayor Tom Ferrini. "That, in a difficult economy, we have a development like this that works for our city. The project will provide economic value and improve

Ricci Const. brought Maine Drillng & Blasting (MD&B) in to take care of the rock in this very public draulic rock drills, Maine Drilling and thorough planning. "There's a lot

Martingale Wharf LLP **Developer General Contractor Ricci Construction** Architect TMS Architects Metal Stud Framing/Dry Wall **Rock Tech Construction LLC** Maine Drilling & Blasting Line Drilling

Metal Stud Framing/Dry Wall



ROCK TECH CONSTRUSTION LLC

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brought in one of their hoe rams to mmer the rock, breaking it apart for removal, in lieu of blasting. Projects and congested downtown area. Af- such as this one with tight adjacencies ter three weeks of line drilling with to existing structures and systems call two Atlas Copco Radio Remote D7 for a great deal of technical expertise

variables. Access is very limited and rock removal will be complicated," said MD&B division manager Steve Adams. "On one side we're right up against the Bow St. sidewalk, and on he other is the Piscataqua River. The ope by the river to the pavement is 30-foot cut. That means once our oe ram is 30-feet down, the only vay out is by barge."

MD&B's reputation is one of itting the right people, the best uipment and the safest procedures place for each individual project. heir work on this unique project, as vith all they undertake, began with heir proprietary hazard analysis, and cluded communication with nearby isinesses and citizens to educate and allay worries. MD&B provided a pre-construction site meeting with local residents and provided each with a pre-construction survey of their home or building. MD&B's part in this project is slated for a July 20 estimated completion.

99 Bow St., Portsmouth waterfront project team

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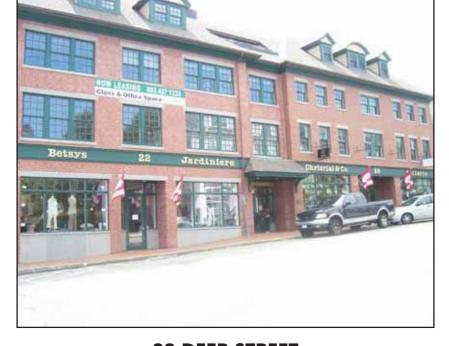
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Martingale Wharf on the Piscatagua River



Construction is underway on this premier waterfront mixed-use building offering prime retail and class A office space. Occupancy is anticipated in October 2009. Available retail space ranges from 1,200 - $30,000 \pm SF$ and is perfect for a restaurant use. The available office space ranges from 1,200 - $24,000 \pm SF$. Both retail and office availabilities offer flexible floor plans with the opportunity to customize your space. Call for leasing information and rates.





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