80 Daniel Street
Building & Systems Information

Property Details:

- **Construction:** 1967 steel frame with brick exterior
- **Size**: 107,000 GSF
    - Floor Heights - 13.5’
    - General Office Ceiling Heights - 9’
    - Column Spacing – Approximately 25’
- **Parking**: 135 Spaces (44 Indoor/91 Outdoor)
    - Outdoor - two levels
    - Approximately 25’ Column distances in garage
- **Other:** 17 overhead doors at loading bay
- **Building Height:**
    - 75’ to Penthouse Roof at Daniel and Penhallow
    - 60.5’ to Roof Slab
- 10’ elevation change from Daniel St to Bow St
    - Daniel and Penhallow Street 31’ASL
- Listed on National Register of Historic Places as contributing building to Downtown Portsmouth Historic District

Former Use:

- Main Building: Federal Office Building (IRS, SSA, FBI)
- Low Rise: USPS retail
- Property vacant since October 2021

Previous O&M Contractor during Federal Occupancy:
LB&B Associates https://www.lbbassociates.com/

Roof: 2016 full roof replacement. New fully ballasted 0.060 mil EPDM roof

Mechanical System: Mechanical room is in basement of the building. Heating plant is provided via two gas- fired fire tube hot water boilers and related pumps and expansion tanks. The cooling plant is provided from two reciprocating chillers. Ventilation air is provided via 4 AC units. Three of the units are plenum returns and the other (AC-1) returns from a large vertical register in a wall on the first floor. Penthouse has several exhaust fans and fan coils. There are fan coils along the windows that are a two-pipe system and provide either heating or cooling to building. Controls are a mixture of pneumatic and direct digital controls located in basement and in penthouse. Major equipment is:

- CHILLER – 130 Ton York, R-22 Chillers. Installed 1989-1992
- COOLING TOWERS - Replaced Cooling Towers June 2016.

- BOILER 1 – York Shippley 1.675 MBTU Dual Fuel Natural Gas and #2 Fuel Oil Burners. Installed 2002.
- BOILER 2 - York Shippley 3.348 MBTU Dual Fuel Natural Gas and #2 Fuel Oil Burners. Installed 2002.
- HVAC EMS SYSTEM – Andover Controls AC256M PLUS. Age unknown

Electrical System: Main breaker is Federal Pacific 480 Volt, 1600 amps, Installed 1966.

Conveyance System: 2 Otis Passenger Elevators, 5 floors, 3,500 lb capacity. Installed 1966.

Energy Use: In FY15 this building consumed 86,970 BTUs/GSF; down 1.54% from the 2003 baseline set in Energy Independence and Security Act of 2007.

Asbestos & Lead Based Paint: The Invitation for Bids contains notices for asbestos containing materials (ACM) and lead based paint. An ACM survey was conducted in February 2012. A summary document is available on the auction site. Please contact the project manager for access to the full 2012 report. The following ACM and assumed ACM locations have been identified:

- Sprayed on Asbestos Fireproofing
- Asbestos Containing Acoustical Ceiling Tile
- Joint compound associated with gypsum board
- Insulation associated with emergency generator exhaust
- Insulation within fire doors
- Elevator equipment (brake shoes, associated mounting panels, etc.)
- Asbestos Containing Floor Tile and mastic/adhesive

Past Work Completed

- 2021 – Underground Storage Tanks Updates
  - Alarm horn for Leak and High-Level conditions.
  - Silence switch for the above alarm horn.
  - Interstitial leak sensor.
  - Control panel enclosure.
  - Inspection plate and gasket.
- 2016 - ROOF REPLACEMENT AND BUILDING ENVELOPE EMERGENCY REPAIRS
- 2016 - ASBESTOS ON FOURTH FLOOR REPAIRS DUE TO ROOF LEAKS
- 2016 - COOLING TOWER REPLACEMENT
- 2014 - AIR HANDLING UNIT REPLACEMENT AT POST OFFICE LOW RISE – Completed 2014

- 2014 - BURNER REPLACEMENT – Combination natural gas / #2 fuel oil. Both natural gas and oil are available for use. Normal operation is natural gas.

- **HVAC/Boilers**
  - Serviced by ENE Systems of NH by licensed gas technicians and final inspection done by State of NH to receive boiler inspection certificates. While performing the preventive maintenance on the two large boilers several components that were noticed that had failed including pressure relief valves, gas regulators, flame sensors, ignition rods, also boiler seals were previously mis sized and leaking CO2, there were also blower wheels assembly's, 10-15 Hp blower motors, fan belts, bearings and various other components that were in need of replacement or repair in order to safely run the equipment for the winter months. Boiler water loop is on monthly treatment with Ecolab and receives regular maintenance.

- **Elevators**
  - The elevators were taken out of service by Kone elevator as the building remains unoccupied and the elevators have not been used or serviced to date.

- **Chiller/Cooling Tower**
  - Remains unused or serviced at this time.

- **Fire/Life Safety**
  - Building fire system has been inspected by Impact fire systems and outside knox box has been recently updated for the fire department**.**

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