

HOOKSETT REST AREA REDEVELOPMENT INFORMATION SHEET

PROJECT DESCRIPTION: This project consists of the redevelopment of the northbound and southbound rest areas in the Town of Hooksett along I-93 to full service welcome centers with concession sales, fuel sales, visitor centers, and two new state Liquor and Wine Outlet Stores. The State has entered into a 35-year ground lease contract with Granite State Hospitality, LLC (GSH) which requires the developer to design, build, finance, maintain and operate the service areas, with the exception of the new state Liquor and Wine Outlet Stores, for the contract period.

PROJECT GOALS: Goals in redevelopment of the facilities are:

- To obtain new, high quality facilities to replace the existing rest areas and state liquor and wine outlet stores (existing facilities were built in 1977).
- Ensure that the facility design and operation will provide a positive customer experience for the commuter, recreational traveler, and state liquor and wine outlet store patron.
- Provide a fair return to the Turnpike System and provide for the transfer of the facilities in satisfactory condition to the State at the end of the lease term.

PROPOSED FACILITIES: The redevelopment project includes the following:

- Construction of a single structure on both the northbound and southbound sites to house:
 - 16,000 square foot Welcome Center
 - 20,000 square foot state Liquor & Wine Outlet Store
 - Building will exhibit a New Hampshire “mill building architectural style”; will include 1950’s style diner, Italian farmhouse restaurant, old-time deli, coffee and breakfast shop, country style convenience store, State Liquor and Wine Outlet Store, and an interactive and informative visitor center.
- Other amenities include 16 fuel stations for passenger vehicles, ample rest rooms, bank, pet walk area and landscaping on each side.
- Within the Welcome Center there will be a DRED operated Visitor Information Center.
- Parking will be provided for passenger vehicles, trucks, and buses. Approximately 380 parking spaces will be provided on the northbound site and 310 parking spaces will be provided on the southbound site.
- The PSNH transmission line will be relocated adjacent to I-93 at the northbound site to accommodate redevelopment.

PROPOSED SCHEDULE:

- Project Development, Design & Permit Approvals: June 2013 – July 2014
- Northbound and Southbound Site Construction: October 2013 – April 2015

PROJECT COST & REVENUE SHARING (excluding NH Liquor Stores)

- GSH estimates to expend \$23.6M (additional \$8.4M for NH Liquor Stores)
- GSH estimates to expend \$38M over the 35-year term in operation, maintenance, and refurbishment costs
- GSH will pay \$23.2M in guaranteed minimum rent to the Turnpike System over the 35-year term and a tiered percentage rent based on gross sales and fuel sales. Based on forecasted sales, the Turnpike System may receive nearly \$40M in rent payments over 35 yrs.