



Celebrating 50 Years

2018 Summer ~ Volume V

TFM

Civil Engineers
Traffic Engineers
Structural Engineers
Land Surveyors
Landscape Architects
Scientists



Voted **BEST NH**
Engineering Firm
6 Years Running!!!

CONTACT:

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- **Dylan Cruess**
Chief Operating Officer
- **Paul Sbacchi, PE**
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Senior Project Manager
- **Robert Cruess, PE**
Chairman

TFMORAN PRINCIPALS
(Front row left to right)

- Dylan Cruess**
Chief Operating Officer
- Robert Duval, PE**
President
- Jeff Kevan**
Civil Project Supervisor
- Paul Sbacchi, PE**
Chief Structural Engineers
- Corey Colwell, LLS**
Division Manager



PHOTO BY STUDIO ONE



TFM News

TFM

1968 - 2018

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Project Engineer Andrew Gray receives Professional Engineer License

Andrew Gray, PE recently passed the Professional

Engineer exam and is now a licensed civil engineer. Mr. Gray joined the company this year as a Project Engineer for the Portsmouth division of TFMoran. He is a Certified Professional in Sediment and Erosion Control (CPESC) and has a Bachelor of Science degree in Civil Engineering from the University of Alaska Anchorage.

In addition to septic system design, Mr. Gray's over ten years of experience includes civil project management, permitting, construction inspection and oversight, and geotechnical investigations. Prior to TFMoran, Mr. Gray was the SWPPP lead inspector for the \$14M Portage Cover Harbor Expansion in Haines Borough, Alaska.



TFMoran kicked off the summer with a night at the NH Fisher Cats.

Nearly 50 of TFM staff, family and friends were treated to the NH Fisher Cats vs. Hartford Yard Goats baseball game at the Northeast Delta Dental Stadium on Memorial Day weekend. We had a great view of the game from the third base party deck on a beautiful summer-like evening. The game ended with a victory for the Fisher Cats and spectacular fireworks by Atlas!



A MESSAGE FROM OUR PRESIDENT



The year 2018 marks 50 years of service for TFMoran, Inc. consulting to land developers.

The Company is regionally recognized offering civil, structural, and traffic engineering, land surveying, landscape architecture, construction support, and environmental permitting services. Originally a local firm based in southern New Hampshire, TFMoran's practice area now extends throughout the state and into Massachusetts, Maine, Vermont, New York, Pennsylvania, and New Jersey.

Since its inception in 1968, TFMoran has been a leader in bringing innovative land planning and smart development practices into the marketplace. TFMoran has been designing sustainable sites long before it became a buzzword. By their very nature, good designs reduce impacts to the natural environment, harmonize with their surroundings, make more efficient use of infrastructure, thereby saving our clients hard costs, as well as simplifying the approval process.

The current ownership team has been in place since 2013, all long-term employees with decades of hands-on experience. The shared goal of the new ownership team from the outset has been to build on the strong corporate brand that TFMoran has created over the past fifty years, always seeking innovative ways to deliver best-in-class client service. We must be doing something right, because in 2016 we were named Business NH's Business of the Year in the Real Estate, Construction and Engineering category, and we have also earned a statewide "Best of Business" award for the last six years in a row.

Consistent with its focus on sustainable development TFMoran has built a strong reputation for successful redevelopment of underutilized urban and industrial land. We have played an integral role in many of the region's most significant redevelopment projects, among them the SNHU Arena and the NH Fisher Cats Stadium in Manchester's urban core; redevelopment of the Bedford Mall, Wayfarer Hotel, and former Macy's properties in Bedford; the GE Aviation Plant expansion in Hooksett, conversion of several mill buildings in Lowell and Lawrence to residential/commercial use, and a new 1700-car parking garage at the south end of Manchester's historic millyard, currently under construction. Just these few projects alone provide hundreds of millions of dollars of new tax base and revenues to the local community.

In 2014, TFMoran acquired MSC Civil Engineers and Surveyors, a well-established civil engineering and surveying firm in Portsmouth, NH. Subsequently, in 2015, TFMoran expanded its structural engineering department by acquisition of Steffensen Engineering Associates with a solid 30-year history of their own. The TFMoran team now comprises over 65 individuals.

TFMoran philosophy? We want to be leaders and innovators in our industry, and active, responsible members of our communities. We want to take on projects that have a positive impact on their surroundings. And every day, we are grateful for the opportunity to provide all these things while providing superior value to our clients too.

Robert E. Duval, PE-President

Land Rover Redevelopment

~ Bedford, NH



Renderings courtesy Warrenstreet Architects



Photo taken July 31, 2018



TFMoran is part of a NH design-build project team, including **Warrenstreet Architects** and **Eckman Construction** providing services for Land Rover's new facility on South River Road (US Route 3). TFMoran supplied civil/site/traffic and structural engineering, permitting and landscape architecture services for the new 19,200sf auto showroom and state-of-the-art service area. The facility will be one of the first standalone Land Rover dealerships in North American to feature the new Jaguar-Land Rover "ARCH" concept. *Opening Fall 2018.*



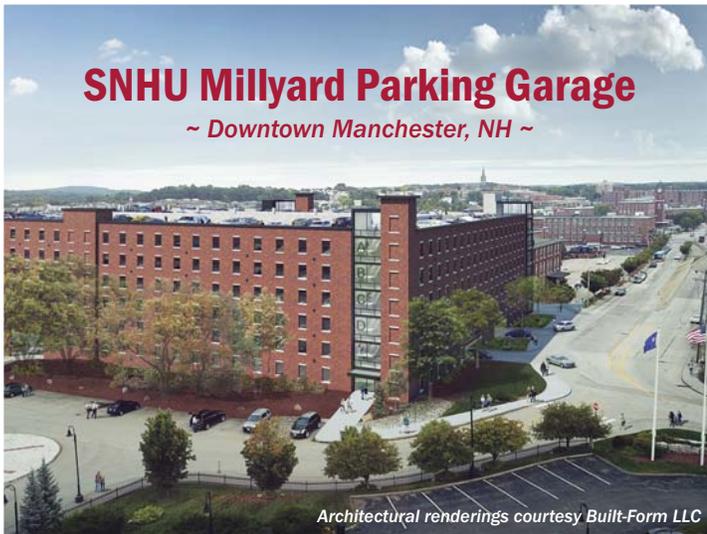
Structural Engineer Eric Picard receives Professional Engineer License

Eric Picard, PE recently passed the Professional Engineer exam

and is now a licensed structural engineer in New Hampshire. Mr. Picard joined the TFMoran Structural Team in 2012 after obtaining a Bachelor of Science in Civil Engineering degree from the University of New Hampshire, Durham. His experience includes the design, analysis and construction administration of municipal, commercial, industrial and residential projects throughout New England. Mr. Picard is a member of the Structural Engineers of New Hampshire.

SNHU Millyard Parking Garage

~ Downtown Manchester, NH ~



Architectural renderings courtesy Built-Form LLC

View from Hilton Garden Inn looking at Line Drive and South Commercial Street

TFMoran provided survey, civil/site engineering, structural engineering, permitting and landscape architecture services for this new 6-story parking facility, providing nearly 1,700 parking spaces. This new precast concrete structure, located at the corner of South Commercial Street and Line Drive, will provide parking for Southern New Hampshire University's online program and administrative offices housed in the adjacent Langer Place mill. Project architects **Built-Form, LLC** designed the parking facility to blend into the surrounding neighborhood with a traditional brick masonry facade that compliments the historic mills and structures around it. General contractor **Harvey Construction** broke ground late spring and occupancy is anticipated for Fall 2019.

Circle Health Medical Office Building

~ Dracut, MA ~

TFMoran is providing structural design services for a new 30,000sf three-story medical office building located at the corner of Broadway and Loon Hill Road in Dracut, MA. The new facility will provide a Circle Health Urgent Care and Lowell General Hospital patient service center, and also include physician practices and diabetes specialty services. The project architect is **Maugel Architects**. The new facility is expected to be completed in late 2018.



Architectural rendering courtesy Maugel Architects



PROJECTS in Progress

- **Allegro Microsystems, Manchester, NH:** Survey, civil/site design, permitting, and traffic engineering services for office and parking expansion.
- **Reeds Ferry Sheds, Hudson/Londonderry, NH:** Civil/site design, permitting and landscape architecture services for a new manufacturing space, expanded parking and outdoor display areas, and interconnecting driveways to connect 3 adjacent parcels.
- **NH Department of Health and Human Services, Portsmouth, NH:** Structural design and construction administration services for a new 2-story, 28,000sf office building located in the Pease International Tradeport for TMS Architects.
- **Eversource Eddy Road Substation Expansion, Manchester, NH:** Civil/site design, permitting, construction administration and compliance monitoring services.
- **Holiday Inn Express & Suites, Newington, NH:** Civil/site design, permitting, traffic engineering, landscape architecture services for a new 4-story, 100-room hotel. Design-build team includes T|W Designs and Whitcher Builders.
- **NBCUniversal, Needham, MA:** Civil/site design, permitting, landscape architecture, and construction administration services for redevelopment of the former General Dynamics facility to house the 170,000sf NBC Universal Boston headquarters within the Center 128 East campus.
- **Maggie McFly's Local Craft Eatery & Bar, Springfield Town Center, VA:** Structural design and construction administration for the renovation of an existing restaurant space for a new 269-seat restaurant and bar, including design of a big wing entrance canopy. Project architect: SOUSA design

PRO STAR AVIATION



Courtesy photo

TFMoran performed survey, civil/site engineering, landscape design, permitting, and construction administration services for this state-of-the-art 50,000sf aircraft hangar and shop space with attached 15,000sf 2-story office building located on Kelley Avenue in Londonderry, NH. **PROCON** was the design-build construction manager. The new facility opened spring 2018.

TFM Featured Projects Under Construction...

The Glen House

Green's Grant, NH on Mt. Washington Auto Road



Rendering courtesy BMA Architectural Group



Mountain View Side

Photo courtesy BMA Architectural Group taken July 2018

TFMoran structural engineers are part of the New Hampshire-based design and construction team of architects, engineers, designers and contractors for this new 3-story, 68-room hotel sited at the base of Mount Washington. Construction began in spring 2017 on the west side of Route 16 in Green's Grant. This will be the fifth Glen House hotel in 150 years on the Mount Washington Auto Road, the previous four were destroyed by fire. The hotel, designed by **BMA Architectural Group**, will have a full-service restaurant, an indoor pool and expansive views of the northern Presidential mountain range. Half of the rooms will feature balconies facing the highest summit in the Northeast, spectacular views! The exterior architectural design will be traditional New England-style with clapboards, painted trim and signature chimneys, keeping with the style of the previous Glen Houses. **Stibler Associates** provided interior design, and **Martini Northern** is the general contractor. The \$14 million hotel is expected to open in September. theglenhouse.com



Rendering courtesy Mackey Mitchell Architects

SNHU Kingston Hall

~ Hooksett, NH

TFMoran provided survey, permitting, civil/site engineering, and landscape architecture for this new 5-story, 382-bed dormitory near completion at Southern New Hampshire University. The 114,775 sf building is located on the west side of campus. The project architects are **Mackey Mitchell** and **Lavallee Brensinger**; the general contractor is **Whiting Turner**. Opening expected for Fall 2018.



Construction photo taken July 25, 2018

Phase I



Woodmont Commons

~ Londonderry, NH ~

Woodmont Commons is a new mixed-use development designed to be an urban village-style, walkable community in the rural countryside on over 600 acres. This unique multi-phased development is located off of I-93 Exit 4 and will include housing, retail stores, restaurants, office space and amenities. TFMoran is working with **Pillsbury Realty Development** in providing civil and site engineering services. The architect of record **Shook Kelley** of Charlotte, NC designed the Planned Unit Development (PUD) overall Master Plan. **Gavin and Sullivan Architects** are providing additional design services for various projects within Phase I. Attorney Ari Pollack of **Gallagher, Callahan & Gartrell** provided legal work for permitting and contracts for the development.



With the completion of Michels Way, a new road connecting Garden Lane and Pillsbury Road, Phase I of the building construction is now underway. **603 Brewery** designed by **McHenry Architecture**, is a 17,000sf brewery and 200-seat restaurant with indoor/outdoor dining. **Harvey Construction** is the general contractor. Additionally, a 4-story, 87-unit apartment building with 23,000sf of retail space on the first floor is being constructed by **Performance Building Company**. Retailers will include a fitness center, a restaurant and a fashion boutique. TFMoran provided structural engineering services for both buildings. A third building featuring office and retail space will be starting soon. www.woodmontcommonsnh.com



COMMUNITY Events



May 20th ribbon cutting for the Building On Hope project

TFMoran Structural Engineers part of the 2018 Building on Hope Team



Congratulations to this year's Building on Hope recipient Crisis Center of Central New Hampshire in Concord, NH.

TFMoran is proud to be part of the Building on Hope project team, donating structural engineering services to the project architect **Warrenstreet Architects**. Every two years a renovation of a nonprofit facility is chosen for the community-supported Building on Hope project. To learn more visit: buildingonhope.com



TFMoran Portsmouth staff volunteer at Family Food Pantry

TFMoran Portsmouth Office Gives Back to Community at GATHER

All 14 staff members of TFMoran's Portsmouth division spent a day in June volunteering at GATHER, the Portsmouth Family Food Pantry. They weighed, logged and tagged all eatable inventory in the GATHER warehouse and transferred a truckload of donated food into a van destined for another seacoast city's food pantry. Not only was the day spent volunteering at GATHER a success by giving back, but also coming together as a group for a fun day to help others.

ORGANIZATIONAL INVOLVEMENT



TFMoran Team L to R:
Patrick Pinault, Nick Golon, Walter Bilynsky, Joseph Sperry

**ASCE NH Golf Tournament
Raises \$5,400 for Engineering
Scholarships**

On June 1ST the American Society of Civil Engineers New Hampshire Section, held their annual golf outing at Beaver Meadow Golf Club. A record number (120) of golfers participated in the 18-hole scramble-style tournament raising \$5,400 for scholarships. Scholarship recipients will include UNH ASCE student members and New Hampshire high school students interested in pursuing a career in engineering. Nick Golon, PE a Senior Project Manager for TFMoran and Treasurer for the ASCE NH Section, participated in the tournament, while Cora McLean, a TFMoran engineering intern volunteered to help with the event. TFMoran was proud to continue their involvement in the event as a platinum sponsor. Everyone had a fun time, while giving back to local students.



TFM Hosts NHCIBOR Awards BBQ

On June 14TH TFMoran hosted the annual New Hampshire Commercial Board of Realtors Awards BBQ. Congratulations to the "Realtor of the Year" **Douglas Martin** of Colliers International, and "Affiliate of the Year" **Tenley Callaghan, Esq.** of Cleveland Waters and Bass. Over 150 NHCIBOR members, TFM staff and guests enjoyed the summer evening with grilled meats and salads from The Wine'ing Butcher and ice cream served by The Inside Scoop. Thanks to the TFM staff who helped make this a successful event!



Ivory Keys Apartments ~ Leominster, MA

In conjunction with **Maugel Architects**, TFMoran provided structural design of the renovation of this century-old historic Jewett Piano Case factory. The timber-framed mill building, located at 140 Adams Street in Leominster, MA, will be converted into a 43-unit affordable residential apartment building offering studio, 1, 2 and 3-bedroom living options. The project was unique in that the four-story mill structure was framed of wood, rather than typical brick masonry. Before renovations began, an extensive field investigation and evaluation uncovered several issues, including a nearly 1-foot lean. The project plans include foundation work and incorporating steel frames into the building to correct the lean, lateral instability and years of neglect. In addition to structural repairs, a significant effort was made to preserve the nature of the historic mill. **L.D. Russo** is the developer and constructor of this project which is anticipated to be move-in ready for late summer 2018. ●●●●●●●●



MILL240 ~ Lawrence, MA

The former Lawrence Packaging/Newark Atlantic Paperboard Mill at 240 Canal Street was once a thriving manufacturing space and warehouse. Now, this 7-story iconic riverside mill is nearing completion of a major renovation and conversion into luxury apartments. The mill building will feature 198 loft-style apartments, 19 studio units, and a self-storage facility, with covered parking on the first-floor level. TFMoran provided civil/site engineering, permitting and landscape architecture services for the developer **SMC Management Corporation**. The site was opened up for additional parking and landscaping by removing three single-story masonry buildings, allowing for a new, more efficient parking layout and safer vehicle circulation. A Riverside Park was designed to create a space for all ages to enjoy both passive and active recreational activities. The project architect is **Market Square Architects** and Construction Manager is **PC Construction Company**. Opening is expected for December 2018.

NHDOT I-93 Corridor Widening



TFMoran engineers have been preparing Stormwater Pollution Prevention Plans (SWPPP), performing stormwater turbidity monitoring and inspection services for this multi-phase NHDOT interstate highway project since 2009. The project stretches 20 miles, adding two travel lanes in each direction from the Massachusetts state line through Salem, Windham, Derry, and Londonderry to the junction of 293 in Manchester, covering Exits 1 through 5. In addition to the widening, the largest NHDOT project to date includes improvements to each exit interchange, replacing or rehabilitating 43 bridges, building and expanding new park and ride facilities, and adding space within the median to accommodate a future commuter rail. These improvements will address the issues of safety; capacity/congestion and condition of aging infrastructure. According to the NHDOT website, traffic volumes have increased by over 600% since I-93 was built in the early 1960's. Completion of this major infrastructure project is projected for the year 2022.



TFMoran Certified Professionals in Erosion Sediment Control (CPESC), Certified Erosion and Sediment Stormwater Inspectors (CESSWI) and Environmental Scientists have teamed with the various highway construction companies to perform stormwater turbidity monitoring to assure that stormwater outflows comply with the strict turbidity limits imposed by the NHDES to protect the adjacent water resources. TFMoran is part of the team meeting on a weekly basis with NHDOT and NHDES project officials. The team of highway builders have included R.S. Audley, Weaver Brothers Construction, George R. Cairns & Sons, Severino Trucking Co., Alvin J. Coleman & Sons, and E.D. Swett.

For more info visit:
www.rebuildingi93.com



Understanding Stormwater BMPs



by Dan Blais, CPESC

Stormwater Best Management Practices (BMPs) are an important part of site designs to control the volume and quality of stormwater runoff. Projects go through review and permitting at the local and state level to ensure the requirements of the Clean Water Act are being observed. Once a project is completed, these practices require routine inspection and maintenance to insure they are working properly.

Recently the NHDES sent letters to permittees of the state Alteration of Terrain program reminding them of the permit requirement for documentation of their Operation & Maintenance program for stormwater BMPs. The first component of an effective program is performing routine inspections of the practices. Here in the northeast, at least two inspections annually are recommended:

An inspection of all Stormwater BMPs should be performed after leaf drop in the fall to ensure the inlets and outlets of catch basins, swales, ponds and the surfaces of infiltration practices are free from leaf matter that can clog the inlets, outlets, or infiltration surfaces and cause a malfunction. A second inspection should be performed after snow melt in the spring to determine if there is erosion of slopes or accumulation of sediment in catch basin sumps (*from parking lot sanding operations in the winter for example*).

The TFMoran Stormwater Compliance Group performs Stormwater Pollution Prevention Plan inspections and stormwater discharge of stormwater BMPs during construction, as well as bi-annual inspections of practices after construction has been completed. Call us to see how we can help you stay in compliance.

Meet TFMoran's Summer Interns



▲ Madeline Preston & Cora McLean

TFMoran welcomes local college students Madeline Preston and Cora McLean as 2018 summer interns. Ms. Preston recently graduated from Southern New Hampshire University with a Bachelor of Science degree in Marketing. She is a marketing intern assisting in creating new marketing strategies for the company. Ms. Preston's previous experience includes creating a marketing plan for the company HardyPress in Florence, Italy. Ms. McLean works in the civil engineering department, learning all aspects of the field. She attends Merrimack College and will obtain a Bachelor of Science degree in Civil Engineering in 2019. Ms. McLean's coursework has included geotechnical engineering, structural engineering, site engineering, and thermodynamics.



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TFMoran's
Portsmouth
Division

Follow us on Instagram!



TFMoran has joined Instagram in order to follow the demand of the "need-it-now" generation. We are taking this opportunity to show off more than just recent projects, but our playful side as well. TFM staff are invited to participate in postings, stories and ideas for the page. We want to expand our audience and ask our clients to follow us:

www.instagram.com/tfmoran_inc



TFM Staff News



◀ **Kyle Roy, PE** has rejoined the firm serving as a **Senior Structural Engineer**. He has over 20 years of experience in structural design and analysis, including the evaluation of existing or damaged structures for commercial, industrial, institutional and residential building types for a variety of public/private clients. His experience also includes the evaluation of existing structures for rehabilitation and adaptive re-use. Kyle has extensive federal healthcare engineering experience and is a member of the New England Healthcare Engineers' Society and New Hampshire Society of Healthcare Facility Managers. He is a licensed Professional Engineer in the states of New Hampshire, Maine, and Massachusetts.



◀ **Paul Carey, PE** joined the team in the civil engineering department, as a **Project Manager**. Paul is a licensed professional engineer in the state of Massachusetts and has over 25 years of extensive experience in the civil and environmental engineering field. His primary expertise is in the field of site engineering, with a focus on onsite wastewater management, stormwater runoff management and water resource protection. Additionally, Paul is a certified MA soil evaluator. His prior work experience includes practice in eastern Massachusetts and the greater New York City area.



◀ **Andrew Griffin, EIT** joined the structural engineering team. Andrew recently graduated from the University of Vermont with a Bachelor of Science degree in Civil Engineering. His coursework included steel design, advanced structural analysis, foundation design, geo-energy systems, hydraulics, and transportation systems. Andrew serves as a **Structural Engineer**, with prior work experience conducting structural analysis and designing structural components for buildings in various New England locations.



Photo courtesy
Studio One

Joe Sears: 40+ years dedicated to TFMoran!

All of us at TFMoran wish our longtime friend and coworker, Joe Sears a very, very happy retirement! We hope he has many years of enjoying his favorite hobbies and his many grandkids.



◀ **Devon Christen, EIT** joined the structural department serving as a **Structural Engineer**. Devon obtained a Bachelor of Science degree in Civil Engineering with a minor in Architectural Studies from the University of New Hampshire. His coursework included structural steel and concrete design, engineering hydrology and materials science. Devon's prior experience includes new construction and renovation for residential and commercial projects.



◀ **Marinus (Mo) Vander Pol, III** joined the Portsmouth division survey department serving as a **Survey Technician**. In addition to boundary and subdivision surveys, Mo's 10 years of land surveying experience includes construction layout, existing conditions and ALTA surveys, and instrument operations.



◀ **Fred Roach** joined the company as an **Administrative Assistant**. Fred's duties include production of plans and reports, file and archive maintenance, deliveries and other administrative functions. He has over thirty-years of experience in law enforcement and administration.

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