

TFMoran Works on Theatre Renovation



Concord Theatre exterior / rendering by Dennis Mires P.A. The Architects

Concord, NH – Construction is well underway on the renovation of the historic Concord Theatre. TFMoran structural and civil engineers worked closely with Dennis Mires P.A. The Architects, and Milestone Engineering and Construction to provide civil and structural engineering for the project.

Originally a bakery started in the mid-1800s, the Concord Theatre building was converted to a movie theatre which ran from the 1930s to the mid 1990s. The property also housed various small businesses more recently. However, the main movie theatre has been vacant for many years. The renovation project will create a flexible event venue for the Capitol Center for the Arts and a box office.

The project includes significant structural upgrades and repairs to the



Concord Theatre renovation in progress

building framing. Outdated floor, roof, and wall framing will be reinforced or replaced. Additionally, an interior balcony and new cantilevered marquee will be added.

A small addition will be added on the building's south side for a new stair and elevator. The attractive addition will be built in conjunction with functional and aesthetic improvements to the building's site. New pavement, plantings, seating, and a loading area are planned.

The project is expected to be completed mid-2019.

U.S. Postal Plant Redesigned

Waltham, MA – Boston design firm CBT recently announced the completion of POST 200 Smith, a former U.S. Postal Service processing plant converted into a 430,000sf creative office community.

CBT's extensive redesign repositioned the property's open, sprawling environment into a collective of fresh, cohesive workspaces, transforming the site's one-story warehouse and three-story office building into a tech-oriented work environment.

Rentable square footage was optimized and modernized, preserving the property's industrial aesthetic. POST 200 Smith's original footprint, characterized by loading docks and high ceilings, offered an opportunity to activate previously static space. CBT transformed the loading ramps into outdoor terraces and retail spaces that run along the length of the buildings, as well as created a 50,000sf mezzanine that leverages the property's vertical space. CBT further amplified the facility's industrial elements, recycling and incorporating exposed steel, corrugated metal, and reclaimed wood cladding that give a nod to the building's past.

The repositioned campus also features a bright lobby, a café, a craft food hall, and dedicated parking for food trucks, giving employees easy access to different cuisine options throughout the workday.



Redesigned office building / photos courtesy of Anchor Line Partners



Converted postal service processing plant

Tenants additionally have access to a 10,000sf, state-of-the-art fitness center, an onsite fitness path, and preserved wetlands that encourage well-being, activity, and movement.

With dwindling space and minimal assets in core urban areas like Kendall Square and the Seaport District, suburban markets like Waltham are continuing to attract high-profile companies.



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