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Project of the Month: Prologis, Dacon Corp. and TFMoran continue construction of 614,240 s/f LEED certified high-bay logistics center

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Prologis, Dacon Corp., TFMoran, along with Continental Paving are under construction with a 614,240 s/f LEED-certified high-bay logistics center at 52 Pettengill Rd. adjacent to the Manchester-Boston Regional Airport.

Situated on 45 acres located just over the Sora-Currier Memorial Bridge off Raymond Wieczorek Dr., this conventional steel and precast concrete panel building is one of the largest single-story industrial buildings ever built in the State of New Hampshire. The building structure will cover 14 acres of office, assembly, storage, and distribution area at a clear height of 32 feet serviced by 56 tail board docks. The total cubic area under roof is 22.2 million cubic feet, using a .60 mechanically-fastened EPDM roof. The building has a six inch unreinforced concrete slab; is protected by an ESFR sprinkler system; is heated by rooftop gas-fired heating units; and is illuminated by T5HO fluorescent lamps. 400 parking spaces within a fully-landscaped site provide employee parking as well as 100 truck/trailer storage capacity. The building will have 24,000 s/f of mezzanine office space.

Construction on the design-build project commenced in early July. Presently, installation of the foundation is complete; steel erection is approximately 50% complete; one-third of the building roof is in place; and 40% of the precast concrete panels has been erected. Occupancy will be a phased process with a February 2015 delivery of the warehouse space for racking and material handling commencement.

The building tenant is a third-party national logistics firm who will operate the distribution center for a Fortune 500 manufacturer of aircraft engines, parts, and kits.

From their initial conceptual designs, TFMoran secured all state and local approvals for this major project within 60 days, including the 45-acre site design and design of several thousand feet of new roadway and utilities to access the site. Working closely with Jay Steel of Amherst, NH, TFMoran's structural engineers provided structural design on a fast-track basis to keep this project on schedule. TFMoran has been providing northern New England with engineering excellence since 1968.

Prologis is the global leader in industrial logistics real estate across the Americas, Europe and Asia. Prologis creates value by developing and managing a world-class portfolio of high-quality logistics and distribution facilities, serving customers and investors as an integral part of the global supply chain.

Founded in 1985, Dacon - a fully integrated design and construction management firm that provides single-source solutions to clients' most challenging facility requirements - has provided exceptional design, engineering and construction services for hundreds of corporate clients, building its success one project at a time. Dacon has designed and constructed over 5 million s/f of commercial projects

in New Hampshire.

TFMoran is a firm consisting of civil engineers, structural engineers, and traffic engineers, land surveyors, landscape architects, and wetland scientists. Knowledge and innovation drive their experienced team of engineers, land surveyors, and landscape architects to excel in their respective disciplines.

Continental Paving began in the 1970s as a family owned and operated trucking business that steadily expanded into various related activities such as site development, utility installations, and eventually paving. Continental Paving remains active in the construction industry with commercial and industrial site development, asphalt paving, and trucking. Projects include commercial building sites, residential housing developments, roadway construction from town roads to interstate highways, and airport construction.

Project team included:

- * Design Build: Dacon Corp.
- * Civil, Structural & Traffic Engineer: TFMoran, Inc.
- * Survey, Permitting & Landscape Architect: TFMoran, Inc.
- * Precast Wall Panels: Fabcon Precast LLC
- * Site Preparation: Continental Paving, Inc.
- * Footing/Foundation: Southern N.H. Poured Concrete Corp., Inc.
- * Aerial Photography: Aerial Photo NH.

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