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Project of the Month: Redevelopment of 19,200 s/f Bedford Land Rover dealership on South River Road nears completion

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Bedford, NH Bedford Land Rover's redevelopment features a new facility currently under construction on South River Rd. (U.S. Rte. 3). The New Hampshire-based design-build team includes: TFMoran of Bedford; Warrenstreet Architects of Concord, who is providing brand design conformance, construction documentation and oversight for implementation of Land Rover corporate identity; and Eckman Construction of Bedford. TFMoran supplied civil/site/traffic and structural engineering, permitting, survey and landscape architecture services for this new 19,200 s/f auto showroom and service area. The facility will be one of the first standalone Land Rover dealerships in North America to feature the new Jaguar-Land Rover "ARCH" concept. This global brand standard signifies an evolution to a contemporary brand identity with the use of modern architectural design, providing a convenient and friendly way to buy, and a brand experience customers will love for life.

The architecture of the proposed dealership is contemporary in nature with aluminum composite cladding in a dark grey and a champagne silver. The structure will include very prominent floor-to-ceiling planar glass windows to display the interior showroom.

Warrenstreet project manager Jonathan Smith said, "Collaboration among the team to address the many design elements that make up the showroom glazing was critical." Working within the tight tolerances required to implement the 61-foot glass framed opening was a challenge overcome through close coordination between architect and Eckman subcontractors. The window facing South River Rd. will extend approximately 61-feet or approximately 44% of the building façade.

Although the contemporary design is unique for Bedford, the project team engaged the board with a detailed discussion related to the proposed architecture and the board expressed comfort with the proposed design in light of landscaping improvements proposed. TFMoran's professional landscape architect, Mike Krzeminski explained the landscape will highlight and complement the architecture of the building, while also balancing the town's landscape standards.

"Blending corporate design standards with municipal expectations is a delicate balance especially in a town like Bedford where they have specific architectural preferences," said TFMoran senior project manager, Nick Golon, PE. "In the end both the town and project team found an appropriate balance that will deliver an exceptional project everyone can be proud of."

TFMoran structural engineers designed a custom steel truss above the glass storefront facing South River Rd. The exterior wall above the glass was designed as an 8'-6" deep custom steel truss

cladded with metal panels. The concept of supporting the roof framing on a clear spanning truss allowed for the design team to achieve a column free look within the showroom.

The construction of the new facility is well under way and once complete in the fall, will provide the premium retail experience Land Rover customers expect.

Bedford Land Rover Project Team

TFMoran: Civil-Structural-Traffic Engineer/ Permitting/Landscape Archt./Land Surveying

Warrenstreet Architects: Architect

Eckman Construction: Design Builder

WV Engineering Associates: Mechanical/Electrical/Plumbing

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