



# nerej

## 2022 Year in Review: Nicholas Golon, P.E., Principal, Civil Department Manager at TFMoran

December 30, 2022 - Spotlights



Nicholas Golon, P.E.  
Principal, Civil Department Manager  
TFMoran

What was your most important professional accomplishment or most notable project, deal, or transaction in 2022?

After over a year and a half to secure permits, the Granite Woods Commerce Center adjacent to exit 11 on I-93 in Hooksett, N.H. broke ground in the fall of 2022. This state-of-the-art 500,000 s/f class A warehouse required us to solve immensely complicated permitting and infrastructure challenges.

As a result of this project, essential municipal water and sewer services are being extended, over 400 acres of permanent conservation land was secured, and much-needed industrial space will be delivered to the Southern N.H. market.

How has your career path changed in 2022?

After being welcomed in to the TFMoran ownership team in 2020, at the end of 2022, I transitioned to the role of civil department manager with Jeff Kevan's retirement after nearly 30 years of service with TFM. Having the opportunity to play an integral role in the direction of a company with a successful track record of providing outstanding engineering services in our industry for over 50 years is exactly where I want to be in my career!

What person, project, transaction or market trend had the greatest impact on your industry this year?

We continue to see tremendous need for affordable housing within our New Hampshire communities and are proud to say as a company, TFMoran has been part of the solution. Working with various developers and non-profit organizations TFM engineers, surveyors and landscape architects have assisted in the design/approval of hundreds of affordable housing units in 2022. Expanding housing access in New Hampshire provides us with a great sense of pride and has been essential to our State's continued economic growth.

What emerging trends will drive investment and development in 2023?

Supply chain issues continue to influence development in NH as manufacturers and suppliers look to locate facilities closer to home to better serve their needs. Although the price escalations and delays experienced in 2022 will spill over into 2023, the new industrial, warehouse and distribution space that dominated the construction landscape over the past few years should begin to improve these issues as new facilities come online. We expect the construction of these facilities and the corresponding investment in infrastructure to support them to continue to be prominent in 2023.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540