



CONSTRUCTION SERVICES



Owner:
METCON Realty, LLC

Technology:
New Office Construction, MC World Headquarters

Engineer:
H L Turner Group

Project Value:
\$ 8.2 Million

METHUEN CONSTRUCTION'S NEW 190,000 S/F HEADQUARTERS

In 2013 after 13 years at its then current location in Salem, NH, Methuen Construction (MC) embarked on a mission to relocate their main headquarters due to expansion and growth of the company that made their existing facility inadequate.

After many months of searching for a location that would provide enough office, yard, and fabrication space to support the company and its growth for the foreseeable future, the former Process Engineering Company facility in Plaistow, NH was found.

The facility located on 35 acres of land, had deteriorated severely. There was a documented spill of polychlorinated hydrocarbons, the yard was filled with trash and construction debris, the buildings were in disrepair, and the infrastructure was antiquated and unsafe. A once proud and productive manufacturing facility had become the victim of foreign outsourcing of jobs, economic downturns, and ultimately, gross neglect and abuse.



Existing Building - July 2015 - Pre-construction



PROJECT HIGHLIGHTS

MC turned an abandoned and decrepit manufacturing facility into a modern complex in just 14 short months.





Working with the owner, METCON Realty LLC and the architect H L Turner, it was determined that the office portion of the existing facility would need to be demolished and completely rebuilt as a modern, esthetically pleasing office complex. Entirely new gas and electrical services were installed from the main road down the 1000 foot long driveway. In addition, the potable water and wastewater systems had to be completely rebuilt. The existing fabrication bays, although structurally sound, were of single wythe masonry design with paint peeling and exposed structural steel columns rusting. The bays, which still contained seven overhead bridge cranes in operable condition ranging from 10-35 ton capacity, would have to be made aesthetically pleasing in a cost effective manner due to the large quantity of exterior wall space.

During the early stages of foundation excavation for the new office space, questionable soil conditions were discovered. After performing soils bearing testing, it was determined that traditional spread footings would not provide suitable bearing. A specialty foundation contractor was retained and designed a combination of ductile iron concrete filled driver mini-piles and rammed aggregate geopiers as being required to support the column loads. The foundation utilized 34 mini-piles and 111 geopiers, up to 20' deep, with a design capacity of 70,000 pounds.

After solutions to these issues, and many more, were implemented, the entire Methuen Construction home office, along with more than 50 occupants was relocated into the new facility in just one weekend with the company running and fully operational the following Monday morning.

Today, the complex is fully occupied by the Owner, METCON Realty, LLC, Methuen Construction, Summit Metal Fabricators, and Granite State Canvas and Cover Co. All entities enjoy the amenities offered by this new facility that will allow them to flourish and prosper for the foreseeable future and the community at large gets to enjoy the resurrection of a once proud and storied facility that once employed several generations of residents.

