

SITUATION

Tesla needed a sales and service center in the D.C. market and engaged Dunphy to identify a site. With limited purchase options in the extremely tight market, Dunphy found an old building next to a busy The Home Depot location. In order to accommodate Tesla's service center requirements and reflect their clean, modern brand, a complete renovation was necessary.



[SEE THE VIDEO HERE](#)



PROJECT STATS

- 20,000 SF brick building with 200+ parking spaces
- Originally a State Farm Insurance claims center
- Silver Spring, MD, Montgomery County
- Renovation Project
- Construction completed in 2022

CHALLENGES

- Ceiling height could not accommodate cars on lifts
- Concrete floor could not accommodate lift equipment
- Roof drains and sprinkler system had to be disconnected to raise the roof
- Power supply was not sufficient for electrical requirements
- Supply chain issues with delays in receiving AC (3 months) and economizers (7 months)
- Old brick building crumbled when renovation started and had to be replaced
- Multiple floor plan changes requested during construction

SOLUTIONS

- Placed a hydraulic jack unit by each column and raised the roof all at once elevating the roof 1' every 2 hours for a total of 18" on 2/3 of the total roof.
- Removed large portion of concrete slab to accommodate lift equipment + plumbing
- Built concrete vault to accommodate new transformer
- Custom-built door with 7'10" clearance
- Infilled columns with steel, masonry and finished with brick
- Replaced exterior façade with new metal materials
- Trenched, repaved, sealed and striped parking lot
- Installed new roof, storefront and access, sidewalks
- Installed new bathrooms, sales floor, showroom and back offices

RESULTS

Tesla made a significant investment in the Silver Spring community by renovating a blighted vacant building. The renovation was less expensive than a demolition and rebuild and took less than one year for completion.

The expert construction team implemented innovative solutions with a roof raise and floor modification, overcame supply chain issues and delivered a beautiful, Tesla-branded sales and service center to serve the community.

TEAM:

FMGI Team Members:

Chuck McGee, Mike Santiago, David Motely, Tony Verzi

Architect:

Frederick Goglia

Specialist:

LIFTEX Roof Lifting

Developer:

Dunphy Properties

Electric:

Pepco Power Company

