



Canton Crossing Tower

Baltimore, Maryland

Tyler Swartzwelder
Construction Management Option

Executive Summary

The Canton Crossing Tower is the first of 14+ buildings being built in Hale Properties' Planned Unit development of the 65 acre campus in Canton, which is the southeastern portion of Baltimore City. From the architect; "this project is one of the most significant projects to be developed in Baltimore since the Inner Harbor Development created by the Rouse Company and will contain over \$150 million in development to the area." (www.wbcm.com)

The attached report is a research report on the Canton Crossing Tower. The report is broken down into six major categories; Project Design Overview, Project Team Overview, Existing Conditions, Research Topic, Technical Analysis 1, and Technical Analysis 2. At the end of the report is an Appendix section which contains documents that parallel the body of the report.

The Research Topic looks at developing a LEED guide for developers who do not presently develop LEED projects. The research analyzed ten projects from four different types of developers; Core and Shell, Own/Occupy, Higher Education, and Build-Lease/Sell. A guide was then developed for each developer. Also, an analysis of how Penn State University compares to the ten other universities researched is illustrated.

The first Technical Analysis was looking at the tower as an independent system, contrary to the initial design which included a Central Plant that housed the mechanical and electrical equipment for the tower. The second Technical Analysis was a redesign of the tower's foundation system from precast concrete piles to cast-in-place concrete caissons.