



## PROJECT TEAM

Owner: Struever Bros. Eccles & Rouse & Johns Hopkins University  
Developer: Capstone Development Inc.  
Architect: Design Collective  
Contractor: Struever Bros. Eccles & Rouse  
Structural Engineer: Hope-Furrer Associates  
MEP Engineer: Koehler, Burdette, Murphy & Associates

# JOHNS HOPKINS UNIVERSITY-CHARLES COMMONS BALTIMORE, MARYLAND

BRYAN QUINN, CONSTRUCTION MANAGEMENT OPTION  
[WWW.ARCH.PSU.EDU/THESIS/EPOR TFOLIO/CURRENT/POR TFOLIOS/BAQ104](http://WWW.ARCH.PSU.EDU/THESIS/EPOR TFOLIO/CURRENT/POR TFOLIOS/BAQ104)

- 2 Buildings: 12-story Charles & 10-story St. Paul
- Post-tensioned floor slab with mild reinforcement that spans a maximum of 33'
- Reinforced concrete drilled caissons up to 7' diameter
- Reinforced concrete columns up to 8000 psi

## STRUCTURAL

- Estimated Cost: \$63 million
- Contract: CM@Risk with a GMP
- Start of Construction: November 16, 2004
- Substantial Completion: July 26, 2005
- Location: Block of 33rd Street between St. Paul and Charles Streets

## CONSTRUCTION

- 8 AHUs using water from (2) 600-ton water-cooled chillers
- 10 split-system A/C units used in the IST and Elevator rooms
- 1 cooling tower and 2 gas-fired boilers on the roof of St. Paul building.
- 2 hot water recirculators, 2 hot water generators, 5 hot water heaters

## MECHANICAL

- 2 Outdoor Transformers
- (3) 480Y/277V, 3-phase, 4-wire switch-gears rated up to 3000A
- Luminaires: recessed parabolic fluorescents, pendant fluorescents, metal halide track lighting, indoor/outdoor neon lighting, and metal halide dome fixtures

## ELECTRICAL