



Canton Crossing Tower

Baltimore, Maryland

Tyler Swartzwelder
Construction Management Option

Client Information

The owner of the Canton Crossing Tower, Hale Properties, built the tower as the first building in their Planned Unit Development (PUD). The company, founded by Edwin F. Hale, Sr. in 1978, is a developer, owner and manager of east coast real estate. Hale Properties' vision is to completely change the existing industrial area of Canton, into a thriving area

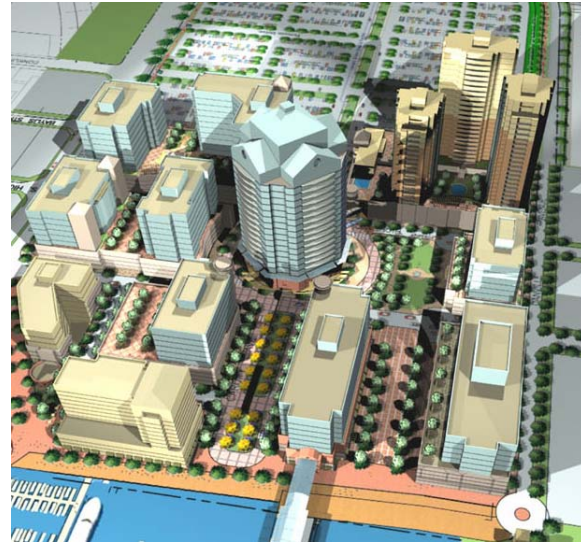


Fig 5– 3D aerial of the Planned Unit Development (PUD)

where individuals can “live, work, and play.” The team’s PUD had to gain approval from the city of Baltimore before the development of Canton Crossing could occur.

The cost of the project was set between the Owner (Hale Properties) and the General Contractor (Gilbane) as a Guaranteed Maximum Price of nearly \$52 million. The existing offices of Hale Properties are located directly adjacent to the new construction lot of the tower. This made it very easy for both parties, the Owner and the GC, to control quality issues. Both teams embraced the convenient location and used it to their advantage throughout construction. Issues such as first delivery inspections, mock-ups, color schemes for finishes, etc. could be discussed by both teams and decisions were made in a more timely fashion. The schedule of construction was critical to the owner’s interests for the major factor of tenant fit-outs. The sooner the



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GC could complete the core and shell of the tower, the sooner the new tenants could begin their fit outs. Hale Properties watched the schedule rather closely because of the amount of money that could potentially be lost due to late tenant move-in. Rather than



Fig 6– Project Safety Day presented by Gilbane

this issue becoming a problem, both teams worked vigorously together as one to assure a beneficial occupancy date as close to the original as possible. The building requiring over 20 stories of steel erection caused safety to be a pivotal factor in the successful completion of the tower. From the very start, Hale Properties did everything possible to help Gilbane implement their Project Safety Plan. At no point did the schedule, cost, and/or quality of the building take precedence over safety.

The sequencing of construction of this project is of utmost interest to the owner because of tenant fit-outs. The first step in the process is the completion of the core and shell of the building. To speed up the tenant move in dates, the Owner decided to allow the tenant space GC's to begin working simultaneously with Gilbane. Most importantly, the core and shell GC (Gilbane) must have their Certificate of Occupancy from the Baltimore City Fire Marshall before the tenants could apply for their own. The Certificate of Occupancy was the key factor to completing the tower on schedule and to the owner's satisfaction. This was made possible through exceptional communication lines being drawn between Hale Properties, Gilbane, and tenant fit out GC's. Also, the tremendous cooperation from the Baltimore City Fire Marshall was imperative.