
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Silo Point Condominium

Technical Construction Document Review,
Existing Property Condition Assessment & Construction Quality Assurance



Constructed in 1923, the B & O Railroad's grain terminal in Baltimore, Maryland was the biggest and fastest grain elevator in the world, rising 290 feet above grade. The facility's conveyors moved 3.8 million bushels of grain from rail cars to transatlantic cargo ships each year. The adaptive re-use of the grain terminal created 228 luxury residences and approximately 40,000 sf of commercial/retail space for restaurants, a fitness center and other retail tenants. Parking is provided for 500-600 automobiles.

Challenge: Assess the original reinforced concrete structure and determine how to repair deteriorated concrete. Assist the design team in adapting the existing construction for the mixed use residential and commercial adaptive re-use of the grain silo complex.

Value added: After performing a condition assessment of the original reinforced concrete structure we prepared construction documents for restoration of the deteriorated concrete. D&A provided technical consulting services throughout the design phase to assist the project team in selecting and specifying the major architectural systems used to build the project.

Service performed: Design-phase quality assurance services; existing property condition assessment, restoration scope development and construction document preparation.

Awards:

Gold Award 2009	Attached Community of the Year (and Silver Award) Best Brochure for a Community over \$1,000,000 (and Silver Award) Best Sales Office – Urban (and Silver Award)
Silver Award 2009	Best Graphic Continuity Best Website for a Community – Urban Best Interior Merchandising of a Model Priced under \$400,000 & \$400,000 - \$650,000

Presented by: National Association of Home Builders
Award of Merit for High Rise Residential
Presented by: Mid-Atlantic Construction Magazine

Client/Architect: Parameter Inc. **Contractor:** Suffolk Construction Co. **Duration:** 2005-2009