

# 78 Trade Center

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# BACKGROUND

Trammell Crow Company Northeast chose Mowery as the mechanical, electrical and plumbing (MEP) design-build contractor for their fast track distribution center addition in Hamburg, PA. 78 Trade Center features 1,008,000 square feet of industrial space located conventionally between the Carlisle and Lehigh Valley distribution hubs. Because both Mowery and the project owner are committed to sustainability, 78 Trade Center is one of the largest LEED Silver certified buildings in Pennsylvania.

LOCATION	Harrisburg, PA
ARCHITECT	KSS Architects
DELIVERY METHOD	Design-Build
MARKET	Warehouse & Distribution
SIZE	1,008,000 SF

## AWARDS



**FOREVER GREEN**  
CELEBRATING SUSTAINABLE INNOVATION





## CHALLENGES

Anytime a distribution center of this size is being designed and built, there is the potential to run into unforeseen roadblocks, which creates the need to remain flexible and adapt the approach if necessary. From managing quality control of such a large warehouse, to reconstructing the 78 interchange to accommodate future truck traffic to and from the facility, the 78 Trade Center project had unique challenges the Mowery team had to overcome.

- To make room for the warehouse distribution center, there were structures on the land that needed to be demolished first. During demolition, asbestos was found, which added time and complexity to the project.





- Before the foundation and pre-cast could be laid, 750,000 cubic yards of earth had to be moved. As a result, large retaining walls and storm basins had to be constructed to manage the earthwork and storm run-off.
- Weather was not the project's friend with a wet winter and spring leaving the project site with unsuitable soils, which jeopardized the project timeline.
- Managing quality control for a 1,008,000 square foot industrial space has potential to be cumbersome and overwhelming to maintain.
- Due to the increase in future truck traffic that was expected to come from the 78 Trade Center, the 78-interchange had to be modified and reconstructed. Since there were utility lines strung across the road, Mowery had to coordinate getting those lines moved, which was a unique obstacle.
- Because of the size of this distribution center, the utilities within the area were not adequate to provide enough water supply to the building, so Mowery had to create a solution.





# SOLUTIONS

At Mowery, our promise is to provide a remarkable construction experience, which means doing whatever it takes to complete a project on time and on budget, no matter the challenges. To address the obstacles of the 78 Trade Center project, Mowery did the following:

- The asbestos found in the pre-existing structures being demolished was abated, and due to our environmental clean-up of these buildings, an extra LEED credit was achieved.
- To address the unsuitable soil issue, Mowery collaborated with Trammell Crow Company Northeast to find the most effective solution. Half of the site was fill material and the other half was virgin soil. The fill side was impacted by moisture and had to be remedied immediately to keep the project on track. Covering the fill side in cement stabilized it, while the virgin soil side had more time to dry.
- Teams would begin working at 1:00am to ensure the earthwork was removed and foundation was poured in a timely manner to keep the project on timeline.





- In order to better manage quality control, the Mowery team utilized PROCORE software. This construction technology allowed the team to make observations, document deficiencies, and assign team members to correct any issues. With this process, no quality control items fell through the cracks.
- To have the utility wires moved to accommodate the reconstructed road, Mowery diligently coordinated with Met-Ed, Comcast, Verizon and the local township to ensure this work was completed along with the distribution center, leading to no setbacks.
- To supply the distribution center with an adequate water supply, an upsized well pump was installed along with an emergency storage tank for the fire suppression system.



## RESULTS

To move 750,000 cubic yards of earthwork and construct a 1,008,000 square foot facility in just 11 months is quite the feat. On top of that, Mowery was able to increase from the base LEED certification to the LEED Silver certification at no extra cost to the client. Given all the challenges Mowery had to overcome, the project was still completed on time and on budget.

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At Mowery, we customize  
the construction experience  
to meet each client's needs  
and ensure the project is  
completed the right way.

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**Mowery different!***

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