

GAF DISTRIBUTION CENTER

BALTIMORE, MARYLAND



OVERVIEW

Tilt-Up Concrete Construction
Core & Shell Design
Tenant Fit-Out
Existing Building Renovation
Distribution Center

Size: 105,425 sq ft.

ENTITLEMENTS

Site Plan & Stormwater Approvals,
Building Permit Expediting,
Environmental Remediation, Land-
Use

CLIENT: GAF Materials Corp.



The GAF Distribution Center and expansion is located in the Canton Industrial Area of Baltimore City. It is comprised of the partial renovation of an existing warehouse, new distribution warehouse, and a bridge connecting the new and existing facilities. Urban Design Group has served as the design architect and architect of record as well as the primary project manager.



CHALLENGE: Facing increasing growth and a limited-size distribution center several miles away, GAF Materials Corporation took advantage of an opportunity to expand its distribution capabilities while connecting them physically with existing manufacturing facilities. To maximize logistical operations and output, a new warehouse was built east of two existing buildings: a storage warehouse and manufacturing facility. Creating a linear connection between properties while redeveloping an expansive site would allow for extensive distribution capabilities, and consolidated operations.

APPROACH: Working closely with a large ownership team, including the on-site operations and corporate development staff, UDG was tasked with addressing and incorporating a multitude of requirements and design preferences. Additionally, the logistical operations and efficiency of moving and distributing product was essential, and had to be considered at every step of the design process. Central to the project is a complex design and installation of a conveyor, robotics, and palletizer system, which required specific design criteria and close collaboration.



OUTCOME: Ultimately meeting the many needs of GAF, an optimized campus has resulted in the completion of the bridge, new warehouse, and yard. By seamlessly incorporating with the existing building and conveyor system, and creating a bridge connection across a public street, the company's distribution capabilities have been considerably expanded and improved.