

## Haitong Securities Building (Formerly Cyber Tower) Shanghai, China

**Owner** Shanghai Goyeah Petroleum Software Eng.  
**Size** 65,800 SM  
**Scope** Architecture, Structural, Mechanical & Electrical Engineering, Interior Design

When an impressive site one block from Shanghai Municipal People's Government and opposite the Shanghai Workers Cultural Palace in downtown Shanghai became available, the client, an astute investor/developer, purchased it immediately.

What he received was an excavated site with foundations and footings in place. The owner retained LEO A DALY to design a building worthy of the location.

It was determined the footings would provide a small building footprint and deprive the owner of additional lease space. LEO A DALY recognized that we would do no service to the client if we asked him to pay to remove the footings and pour new ones. Waiting for a new foundation would also deprive him of income.

The creative solution achieved all client goals while creating an iconic landmark to signal Shanghai's entry into the high-tech marketplace. In association with Shanghai architect Haipo, we exceeded the client's expectations and increased speed to delivery by proposing to keep the small footprint, creating the 36-story "intelligent building."

However, at the top, higher rent floors, the floor plate was increased by undulating the exterior wall and creating a ribbon-like effect. This design also created desirable corner offices, which bring in a higher premium.

The intelligent building system design was created to meet base building needs cost effectively with incremental expansion capabilities. Systems like security, building management, telecommunications, raised floor air conditioning, cabling and high-speed optical transport and electronic infrastructure support the communications and signal processing. In addition, the base of the tower was utilized as a multistory retail podium with active exterior displays.

