

Building F, 9800 Medical Center Drive **Construction Document Quality Assurance Review**



Five-story, flex office-laboratory building. Exterior walls are primarily clad with a structural silicone glazed (SSG) curtain wall system with intermittent brick veneer and cold-formed metal framed panels along the east elevation and shadow box accents at the perimeters of the cantilevered floors along the north and south elevations. The building structure consists of steel framing supporting composite steel and concrete floor decks. The project is located in Rockville, MD.

Challenge:

- The architect inherited an exterior design from a prior firm including exterior profiles and materials, the configuration of which created unique structural and thermal issues. D&A was charged with reviewing late-stage (100%) construction documents and assisting with resolution of these and other design issues.

Value Added:

- D&A was able to identify thermal bridging issues with steel framing at the cantilevered shadow box features and recommend modifications including thermal insulation enhancement, use of thermally-insulating spray fireproofing, and a subframe system for metal panel cladding incorporating thermal isolation clips.
- Hygrothermal analysis was utilized to confirm benefit of incorporating a smart vapor retarder where construction transitioned to conventionally framed walls.

Service performed: Technical construction document review including critical submittals; hygrothermal analysis.

Client/Architect: EwingCole (Gaudreau Inc.)

Construction Manager: Whiting-Turner

Owner/Developer: Alexandria Real Estate Equities, Inc.

Duration: 2019 - 2020