

## Monocacy Center (Market Commons) Construction Document Review & Quality Assurance during Construction



344-unit multifamily residential project consisting of five, 4-story, wood framed buildings; one, four-story wood frame over concrete podium building also containing ground floor retail; and a separate clubhouse/leasing center with adjacent swimming pool and playground. The exterior is mixture of brick veneer and fiber cement cladding and trim. Balconies are typically recessed. The project is located in Frederick, MD.

**Challenge:** Provide design phase services to assure overall quality of the construction documents for constructability issues related to the building envelope (weather barriers, cladding, fenestration, roofing) and compliance with accessibility requirements of Fair Housing Act and ADA. Assured accepted design phase recommendations were appropriately implemented during construction.

**Value Added:** D&A's technical review of the construction documents identified issues with cladding system installation while addressing wood frame shortening. Concerns were identified with thermal continuity at clubhouse and post-tensioned concrete slabs on grade. D&A was able to recommend appropriate detailing modifications. Site grading related to accessibility addressed in design and construction phases.

**Service performed:** Technical construction document review of plans for building envelope integrity and accessibility compliance; quality assurance during construction.

**Client/Architect:** The Martin Architectural Group  
**Developer:** Bainbridge Companies

**Contractor:** Bainbridge Construction  
**Duration:** 2021-2023