
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Thames Street Wharf Office Building Construction Phase Quality Assurance and Testing



This is an office building with concrete structure eight stories above grade. The north, east and west façades are designed with brick veneer over steel stud-framed backup walls, on which a sheet air/vapor barrier is being applied. The air/vapor barrier, a self-adhering rubberized asphalt membrane, is overlaid with two inches of rigid insulation board. An aluminum window-wall system is specified for the project; the window-wall system will be installed in the large rectangular openings in the walls above the ground floor. The south façade is comprised of a curtain wall system that angles inward from the roofline to the first floor deck, which overhangs an open plaza at the ground floor level. The curtain wall extends around the southeast and southwest corners for two structural bays, abutting the brick veneer on each side of the building. The design employs composite panels at parapet copings on the seventh floor and penthouse levels. A composite panel assembly is also used below the relief angle at the second floor, to create a horizontal channel on the north, east and west façades. The exterior walls at the penthouse level will be finished with a flush metal panel system.

Challenge: Services were primarily performed during the construction phase. The scope included the specification and drawing review for quality assurance with emphasis on implementing the specified field testing including roof, windows, curtain wall and masonry installation.

Value Added: The specified testing was changed or modified to be more appropriate for the field conditions and to be more effective in producing the intended results. The modifications also produced cost savings. Modifications were also designed and implemented due to the default of the initial general contractor and change in construction sequencing to meet legal deadlines of primary tenant move-in.

Commencement of Services: January 2009

Architect: Ayers/Saint/Gross