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# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

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## Aberdeen Logistics Construction Document Review & Construction Loan Monitoring



The project consists of a 500,625 sf building, with dimensions of 450' x 1111'. (11 ½ acres under roof) The site is 37.26 acres. The building is a 35' clear tilt up flex warehouse facility with concrete exterior wall panels and steel framed roof. The building has automobile parking as well as truck bays and trailer storage. A total of 223 surface parking spaces are provided. There are to be 130 truck docks and 151 trailer storage spaces. The building is designed with typical bays of 56' x 55' grid. The building is fully sprinklered. Gas fired space heaters are installed in the warehouse areas and electric space heaters are installed in the electric room and the sprinkler control rooms.

**Challenge:** Determine the completeness of the Construction documents and to represent the lender during monthly progress meetings, advising the lender of the quality of construction and the contractor's application for payment.

**Value Added:** Davidson's review of the initial Construction documents identified differing soil and rock conditions to be encountered that needed to be addressed in the design. During the monthly construction monitoring site visits, D&A advised the lender of the construction progress, potential Change Orders, deviations from the plans and specifications, construction issues and the appropriateness of the contractor's payment request.

**Service performed:** Construction Document Review and Construction Loan Monitoring

**Owner:** Manekin LLC

**Architect:** Hofmann Associates

**Construction:** 2018 - 2020

**Building Contractor:** Manekin Construction, LLC