
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

City Center at Oyster Point Phase II Construction Document Review & Construction Loan Monitoring



This mixed use complex includes 109,500 sf of retail space, 94,500 sf of office space, on-grade parking, in one, two and five story steel framed structures. The buildings are conveniently located as part of the Town Center Development plan in Newport News, VA.

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 Construction documents identified fire assembly, ADA and specification issues to be addressed by the Architect. 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: Review Construction Documents and Construction Loan Monitoring;

Developer: Harvey Lindsay Development

Architect: CMSS Architects

Magnitude: \$31 Million

Duration: 2005-2007

Contractors: Clancy & Theys Construction Co.
Ritchie-Curbow Construction Co.