
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

LOT 31 – The Flats & The Darcy

Construction Document Review & Construction Loan Monitoring with Quality Assurance



This mixed use project in downtown Bethesda, MD, includes a four level underground parking structure which provides 1,250 public and private parking spaces. Two towers are constructed on either side of Woodmont Avenue. The larger (footprint) tower, The Flats, is five stories in height and provides 162 rental units as well as retail and restaurant space. The smaller tower (footprint), The Darcy, is nine stories in height and provides 88 Condominium units as well as commercial space. The project was a Montgomery County / Private joint venture project providing county garage parking spaces in exchange for the land which previously had surface parking.

Challenge: Determine the completeness of the Construction documents and to represent the lender during the construction phase and approve monthly Application for Payments.

Value Added: Davidson's review of the CD's identified missing and inadequate details and design issues. During the monthly construction monitoring site visits, D&A advised the lender of the progress, potential Change Orders and appropriateness of the contractor's payment request. Quality Assurance reviews included the building envelope and sound-attenuating (acoustical) assemblies.

Services performed: Construction Documents Review and Construction Loan Monitoring with Quality Assurance

Architect: SK&I Architectural Design Group, LLC **Owner:** Stonebridge Assoc.

Contractor: Clark Construction Group, LLC & Clark Multi-Family Builders – Mid Atlantic, LLC

Magnitude: \$215.2 M (\$297 M, 2025 \$)