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# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

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## Mid Atlantic Warehouse Building C Construction Document Review & Construction Loan Monitoring



This 655,800 sf tilt-up concrete warehouse is the third phase of a 2,023,800 sf warehouse complex. The building is occupied by a major Beauty Product distributor. The building has dock bays for 134 trucks, parking for an additional 65 trailers and parking for 409 automobiles. The building was modified to include offices, break room and other facilities for the workers. The property is located adjacent to the US Army Aberdeen Proving Ground (weapons testing) in Perryman, MD.

**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 that the soil was weather sensitive and that there was no provision for soil treatment. 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:** Chelsea Venture LLC                      **Architect:** Hofmann Associates, Inc.

**Magnitude:** \$21 Million                      **Building Contractor:** The Conlan Company

**Duration:** 2013-2014