
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Mid Atlantic Warehouse Construction Document Review & Construction Loan Monitoring



This 676,000 sf tilt-up concrete warehouse is the first phase of a two building complex. The second building is to be 1,384,000 sf. The building has dock bays for 134 trucks, parking for an additional 218 trailers and parking for 370 automobiles. The building is designed to easily accommodate four tenants or a single large tenant. 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 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: 2005-2009 **Site Contractor:** Dixie Construction Co.