

## Northwoods I, III & IV Construction Document Review & Construction Loan Monitoring



Northwoods is a 2.1 Million square foot business park located on a 340-acre site in Sterling, VA, near the freight entrance of Dulles International Airport. Davidson participated in Phase I consisting of six tilt-up flex buildings, totaling 365,000 SF., Phase III, consisting of five tilt-up flex buildings, totaling 526,600 SF. Phase IV consists of two buildings totaling 236,800 SF. The buildings are fully sprinklered and have gas-fired space heaters in the warehouse areas. Tenant fit-outs include installation of toilet rooms, offices and air-conditioning as required. All buildings have truck loading docks on one side and office entrances on the other building side.

**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 different soil and rock types to be encountered. 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:** The Ardent Company                      **Architect:** Herring & Trowbridge (Phase I)  
Morgan Gick McBeath & Assoc. (III)

**Construction:** 2017-2020                      **Building Contractor:** RW Murray (III)