
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

The Point at City Center Construction Document Review and Construction Loan Monitoring



This mixed-use structure includes 54 apartments on four floors as well as retail space and parking on the ground floor. The building is conveniently located adjacent to newly constructed retail, restaurants and office buildings, all 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 missing and inadequate details and coordination issues to be addressed by the design team.
- 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;

Architect: CMSS Architects

Duration: 2005-2007

Magnitude: \$15 Million

Contractor: W.M. Jordan Co. Inc.