
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Two City Center Construction Document Review & Construction Loan Monitoring



This 84,800 sf, five-story office building is part of the Oyster Park City Center development in Newport News, Virginia. Retail space is provided on the first floor and office space on the upper floors. The office space is heated and cooled with a VAV system. The first floor spaces have split system heat pumps.

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 flashing issues to be modified and missing details. 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: Review Construction Documents and Construction Loan Monitoring

Architect: CMSS Architects
Magnitude: \$8.3 Million
Duration: 2006-2008

Developer: Harvey Lindsay Development
Contractor: Ritchie-Curbow Construction Company