
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Indigo 301 - Valley Forge Apartments Construction Document Review & Construction Loan Monitoring



The property, located in King of Prussia, PA, is a four story apartment structure with 363 one-, two- and three-bedroom apartments and a four level parking structure for 584 automobiles. There are three courtyards with amenity areas including a swimming pool, bocce court, fireplaces, grills, etc. The complex is pet friendly with a dog park area as well as a pet grooming area, game room, fitness center sport simulator and bicycle storage area for residents. The complex is part of The Village at Valley Forge with a 24-hour Wegmans, LA fitness and many restaurants.

Challenge: Determine the completeness of the Construction documents and to represent the lender during the construction phase and approve monthly Application for Payments.

Value Added: Davidson's review of the CD's identified missing and inadequate details and design issues. During the monthly construction monitoring site visits, D&A advises the lender of the progress, potential Change Orders, appropriateness of the contractor's payment request and deviations from the Construction Documents.

Services performed: Construction Documents Review and Construction Loan Monitoring

Architect: KTG Architects & Planners

Developer: Bozzuto Development

Contractor: Bozzuto Construction

Magnitude: \$64 M