
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

1441 L St. NW Construction Document Review & Construction Monitoring



The existing 1441 L Street, NW building was upgraded to a Class A Office Building. The existing building was gutted of all interior components and stripped of the exterior skin. The roof slab was replaced with two new floors and a *penthouse. The building received a new exterior skin, roofing, MEP systems, fire safety and elevators. The work included a new building lobby, conference area and fitness center.

To add two stories, a single lot of Record was formed to include the subject building and the adjacent, 1101 15th Street office building. This permitted an increase in the building's height.

The subject site is 0.44 acres in downtown Washington DC. The building has two underground, levels of parking for 87 automobiles. The building has a total of 199,972 SF of net rentable office space. The building has a fitness center, meeting space and a penthouse terrace with indoor and outdoor amenity areas.

Challenge:

- Determine the completeness of the Construction documents and to observe installation of the exterior façade as well as interior MEP fit-out.

Value Added:

- Davidson's review of the construction documents identified coordination issues to be addressed by the project 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 general contractor's application for payment.

Service performed:

- Construction Document Review and Construction Monitoring

Developer: S.C Herman & Assoc.

Architect: DEP Designs

Contractor: S.C Herman & Assoc.

Cost: \$44 Million

Duration: 2018 - 2020