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# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

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## The Eden at Lancaster Construction Document Review & Construction Loan Monitoring



This 12 story mixed use structure includes retail space on the ground floor, three levels of parking and 270 apartment units. The site is located in the Inner Harbor East area of downtown Baltimore, Maryland. The amenities include a business center, Clubroom, Fitness Center, an outdoor terrace on the fifth floor and a roof top swimming pool. The building provides views of the Baltimore Inner Harbor as well as the downtown area.

**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 design issues for closets 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

**Developer:** Elm Street Development  
**Architect:** WDG Architects  
**Magnitude:** \$48.5 Million

**Contractor:** S.E. Foster Construction Co.  
**Duration:** 2005-2007