
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Kenmore Landing (Alexander Heights) Construction Document Review & Quality Assurance during Construction



147-unit senior residential community consisting of two, four-story wood frame multifamily buildings along with a separate clubhouse and swimming pool area. Sitework included extensive segmental retaining walls. Project, located in Fredericksburg VA, developed under HUD Multifamily Accelerated Processing protocol.

Challenge: Provide technical review of construction documents for constructability issues related to waterproofing and building envelope (weather barriers, cladding fenestration and roofing). D&A engaged as construction phase architect due to HUD restrictions regarding identity of interest between design architect and develop/contractor.

Value Added: In addition to monthly construction monitoring site visits, D&A was instrumental in identifying solutions to fire-resistance related construction sequencing issues raised by the local authority having jurisdiction. Documented the construction progress ensuring compliance with the contract documents, reviewed/approved Change Orders, and contractor's payment request.

Service performed: Technical review of construction document, HUD construction phase architect.

Client: Anchorage Farms, LLC

Developer: Beco Construction

Architect: Cutright Allen Architects

Contractor: Beco Construction

Magnitude: \$10.5 Million

Duration: 2005-2008