
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Marine Corps Base Quantico Family Housing Construction Consultant Construction Document Review & Loan Monitoring



The Department of Defense (DOD) and the military services, joined forces with the private sector to build and renovate family housing and ancillary facilities on military bases around the country. The private entity will provide the primary financing for construction and will own, operate, manage and maintain the housing units for 50 years after which time it reverts back to the Military. Clark Realty Capital and Lincoln Property Company have teamed up to provide and manage military family housing at Marine Corps Base Quantico, Quantico Virginia. Clark Realty Capital, the Design Build entity replaced old military family housing, including the infrastructure and constructing 993 new and 144 historic renovated housing units, similar to housing available in new communities on the open market. The housing varies from single family homes for senior ranks to townhouses for enlisted ranks. All units include two car garages. Lincoln Property Company will lease and maintain the housing units for the 50-year period. Lease rates are equal to the housing allowance for the pay grades of the service family.

Challenge: Determine the completeness of the Construction documents and compliance with the Design Build agreement. To represent the DOD during twice monthly site visits and progress meetings, advising the team of DOD, lenders, Contractors, Legal council and other interested parties of the quality of construction, schedule and the Design/Builder's application for payment.

Value Added: D&A was the "Construction Consultant" for this project. Davidson's review of the Construction documents identified design and coordination items to be addressed by the design team. The drawings were reviewed to also insure compliance with the design/build agreement and other governmental regulations. During the monthly construction monitoring site visits, D&A advised all interested parties of the construction progress, potential Change Orders, construction issues and the appropriateness of the contractor's payment request.

Service performed: Construction Consultant; Technical Review of Construction Documents and Construction Loan Monitoring.

Client: Department of the Navy, Hunt Lincoln Clark Family Communities LLC

Magnitude: \$225 Million

Architect: Torti Gallas and Partners – CHK Inc.

Contractor: Clark Realty Builders

Duration: 2003-2008