



Construction Monitoring Consultants, Inc.

EYES on CONSTRUCTION.™



Risk Management | Data Analytics | Construction Monitoring



Services Brochure



Better Information



Better Decisions



Superior Results

ABOUT CMC

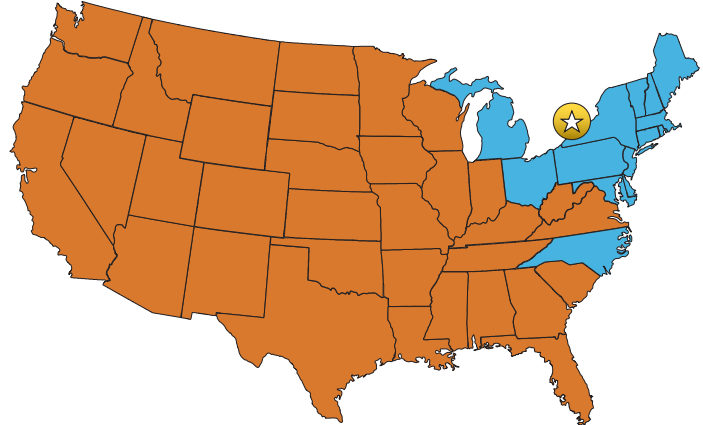
Founded in 1988, CMC has served the diverse needs of clients in Commercial Real Estate, Lending, and Investment.

We provide a full array of construction consulting services that enable clients to measure, manage, and monitor project investment risks.

With the combination of our team of Consultants, Video Surveyors, and powered by StructDB^(c), a proprietary software platform, we provide our clients with detailed reports, data analytics, and a unique 360 walkthrough experience.

CMC gives our clients the insight and knowledge to lend, invest, and build with confidence.

SERVICE AREA



 Primary Market

 Secondary Market

 Main Office

Why CMC?



Superior Data & Analytics

We can provide our clients with detailed information that will allow them to make better decisions in risk assessment and management of their investments.



Experienced & Certified Team

CMC employs an experienced team of construction professionals that are trained and certified in OSHA, ASTM, and Building Code Enforcement.



Information Security

"Client Confidentiality" is our top priority. Our systems and software meet and exceed institutional and government mandates.

CMC Clients

- National Banks
- Regional Banks
- Community Lenders
- Private Equity Funds
- Non-Profit Entities
- Institutional Investors
- Mortgage Companies
- Pension Funds
- Government & Municipal
- Architects & Contractors



Construction Risk Management



Pre-Construction Review

- Condition Assessment (Existing Buildings)
- Direct Cost Budget Analysis
- Contingency Budget Analysis
- Project Plan & Cost Report
- Insurance Requirement Proposal (Bonding or Sub-Guard)
- We Review
 - Plans
 - Drawings
 - Specifications
 - Regulatory Documents
 - Contract Documents
 - Loan (BLA)
 - Construction/Disbursement Schedules

Construction Monitoring

- Onsite Project Inspections
- Detailed Site Visit Reports
- Progress Reporting
- Project Metrics and Predictive Analytics
- Contingency Funding Analysis
- Building Due Diligence
- Work-Out Project Management
- Cost to Complete Report
- Budget & Value Reconciliation
- Change Order Review/Analysis
- 360 Video Walkthrough

Completion & Closeout

- Closeout Documentation Review
- Completion Certifications (Architects & Contractors)
- Replacement Cost Estimating
- Annual Portfolio Reviews
- Annual Property Inspections
- Useful Life & Immediate Needs Analysis
- Final Lien Waivers
- Warranty Information
- Final Requisition Review



Property Condition Assessment & Building Due Diligence



Report Types

Pre-Construction Report

A comprehensive report to ensure accurate existing conditions of the property site in the proposed Plans and Specifications.

Limited Report

A basic report format intended to identify "major" building issues for informational purposes only. [This report does not include replacement or repair cost(s) estimates]

ASTM Report

A comprehensive report prepared in accordance with the ASTM E2018 Standard



FNMA / FMAC Report

A specific report format prepared in accordance with Fannie Mae / Freddie Mac requirements and DUS Standards



CMC is powered by:

StructDB

The Industry Standard in *Construction Monitoring, Loan Administration, and Risk Management.*

With **StructDB™**, clients will be able to identify risks and enhance credit decisions. View all project documents, reports, and graphs to get a better visual representation of projects.

StructDB [Back to Portfolio](#) [Sign out](#)

Project Name (Apartments)
123 Main Street
Buffalo NY 14226

LATEST SITE VISIT
Current Site Visit Number: 12
Last Published Site Visit Report: 11
Current Report Status: **Completed**
Primary Consultant: Peter M. Schregel
Days Since Last Site Visit:
Latest Report Publish Date: 12/31/1969

SCHEDULE DETAILS
Estimated Completion Date: 3/29/2023
Contractual Completion Date: 3/1/2023
Substantial Completion Date: 1/3/2022
Notice to Proceed: 12/10/2021

BUDGET DETAILS*
Original Hard Cost Budget: \$9,026,567
Change Orders: \$111,728.17
Buyout Impact: \$0
Potential Change Orders: \$434,599.43
Total Contingency: \$451,328
Contingency Remaining: \$339,589.83
Potential Contingency Remaining: -\$95,009.6
*As of last published report

Project Progress
Bar chart showing progress over 12 weeks. Legend: Balance To Complete the Package, Total Complete And Billed To Date, Work in Place, Percent Complete.

BUDGET DETAILS*
Pie chart showing budget breakdown by division: Electrical - Div 25-28, Concrete - Div 03, Electrical - Div 25-28, Existing Conditions - Div 02, Masonry - Div 04, Electrical - Div 25-28, Site Construction - Div 31-33, Thermal and Moisture Protection - Div 07, Masonry - Div 04, Wood, Plastics, and Composites - Div 06, Finishes - Div 09, and Other/Unallocated.

360° VIDEO
Bargato Lefts 2023-02-02

StructDB John Smith Portfolio Manager [Sign out](#)

PORTFOLIO DASHBOARD

Project Title	Sit...	Del...	Consultant	Report ...	Current R...	Last Visit	Next Visit	Days sin...
Project Name	3		Peter M. S...	2/3/2023	Not started	1/24/2023		21
Project Name	3		Jeffrey T. ...	2/2/2023	Not started	1/24/2023		21
Project Name	19		Peter M. S...	2/10/2023	Completed	2/2/2023		12
Project Name	15		Derek Perry	1/10/2023	Not started	12/20/2...		56
Project Name	19		Lynn R. W...	9/14/2022	Not started	9/13/2022		154

360° VIDEO
Bargato Lefts 2023-02-02

SCHEDULE **BUDGET** **PROGRESS** **MATRIX** **PLAN AND COST**

For more information, visit us at...
www.go-cmc.com


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