

CONSTRUCTION MANAGEMENT & Construction Consultation Services

Construction Management
Construction Inspection
Litigation Support / Conflict Resolution
Project Oversight
Property Inspections
Specifications & Contract Bidding



ABOUT CMI

Construction Management Inspection, LLC is a full service construction management firm specializing in all aspects of construction. This includes detailed inspections, cost-effective solutions, budgeting, contractor bids and spearheading professional oversight. We establish a working partnership with building owners and managers with the goal of increasing the quality and longevity of your building through inspections geared toward the improvement of maintaining your building's integrity.



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WHY WORK WITH CMI?

Construction Management Inspection LLC since 2008 is recognized for its industry expertise assisting building owners, condo associations, commercial and residential property managers in the community including neighbor islands. Applying over 40 years of experience conducting inspections and construction management, Lance Luke, CMI's principal has received numerous client testimonials, references and letters of recommendation as posted on our website HawaiiBuildingExpert.com.

We are value driven in how to best meet your specific needs. Taking the first step in reducing future costs of expensive repair and maintenance means hiring an expert to inspect, analyze, manage, and propose exact solutions.

Having established a track record of excellent service, we found an industry-wide need for honest, competent and unbiased professional advice on building related problems and solutions including:

- Capital improvement repair/replacement projects.
- Identifying substandard preventative maintenance.
- Inspection of poor performance/failure of building components.
- Preventing future high repair and replacement costs.
- Full service project management.
- Nonbiased review of contractor bids and project job proposals.
- Adjudicating fair bidding practices without favoring any one vested interest.

"Managing renovations and repairs is a specialized field that requires a complete understanding of the intricacies of construction design. It requires an appreciation of complexities and familiarity with various construction methods. To ensure the best construction management has to offer entails a constant and current review of industry methods, materials, and components. Hiring CMI does not cost; it saves money because we know each aspect of the construction process from the foundation to the roof. Hiring CMI saves valuable production time and targets specific causes to failed components. CMI means huge savings for the client reducing exorbitant future outlays by using today's cost projections for immediate correction. The old saying, "If it ain't broke don't fix it" no longer holds water. CMI's saying is, "If it ain't broke better fix it good now before it breaks the budget."

TYPES OF COMPLETED PROJECTS BY THE CONSTRUCTION EXPERTS



Spalling

Property condition survey, repair of spalling and repair/replacement of railings. Completion of painting and waterproofing.



Piping

Replacement of DWV (Drain, waste, vent) piping throughout the building. Includes finish work such as drywall, cabinets, tile, painting etc.



Asphalt

Sealcoating, crack fill, overlay and total reconstruction. Includes curbs, wheel stops, speed bumps, striping, numbering and signage.



Wood Repairs

Condition survey and repair of trim, siding to include structural framing replacement as needed. Completion of painting.



Roofing

Repair/replacement of all types of roofs including asphalt, wood and concrete shingles, metal, and various types of coatings for flat roofs.



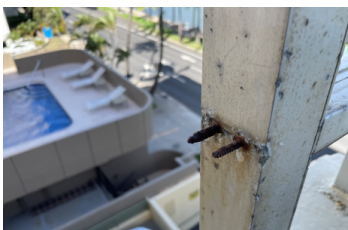
Fire Sprinkler / Alarm Systems

Repair/replacement and/or new installation of fire sprinklers, fire alarms and upgrades of fire life safety components to include fire doors, smoke alarms, emergency signage and more.



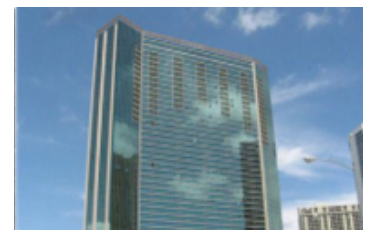
Painting / Waterproofing

New coating of building surfaces including parking decks, walkways, stairways, pool decks and other areas. Painting of concrete, metal, and wood surfaces after proper preparation. Adhesion tests for proper application is specified.



Construction Defects

Complete inspections from foundation to the roof of all common area components. Developer transition inspections for new buildings. General building inspections for building failures such as water infiltration conditions.



Architectural Design Review

Review plans and specifications for compliance with condo guidelines and building codes. Structural modifications, kitchen/bath renovation, lanai enclosures, window replacement, air conditioning, flooring replacement and electrical/plumbing upgrades.



CMI manages all building related construction projects at each step of the entire building repair and maintenance process. Proven cost saving plans specific to the completion of capital improvements is our expertise.

**WE SPECIALIZE IN
COMPLETE INSPECTIONS &
CONSTRUCTION MANAGEMENT**

- Concrete spalling
- Roofing, waterproofing
- Cast iron pipe replacement
- Wood damage assessment/repairs
- Life safety components

**PROFESSIONAL
CERTIFICATIONS**

- CCI - Certified Construction Inspector
- CCPM - Certified Construction Project Manager
- CCC - Certified Construction Consultant
- CSI - Construction Specifications Institute

OUR EXPERTISE

- Design, engineering review
- Project evaluation/oversight
- Value engineering, cost benefits
- Contract documentation
- Punch list inspections

FREE WEBINARS

on building and construction topics

<https://askbuildingexpert.now.site>



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