

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.



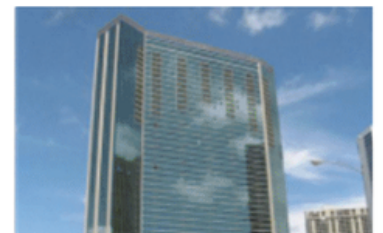
Painting / Waterproofing

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>



Contact Us

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FREE WEBINARS

Hot Topics On Construction &
Building Issues



**ASK THE
BUILDING EXPERT**



SEEN ON...



Hosted By National Building Expert

Lance Luke

**Participate and be part
of the conversation.**

**Attend and get your
questions answered by
the **National Building
Expert and Bestselling
Author.****

**Register to attend live or
for the video replay.**



Who Should Attend:

- **Property Managers**
- **Condo Board Members**
- **Resident & Site Managers**
- **Realtors**
- **Homeowners**
- **Contractors**
- **Architects**
- **Engineers**
- **Real Estate and
Construction Attorneys**
- **Other interested parties**



QUESTIONS:

lanceluke@hawaiibuildingexpert.com

WEBSITE:

hawaiibuildingexpert.com



AVOID CONTRACTOR RIPOFFS!

Tips on getting reliable bids and a lot more

1

First, Plan It.

1. What do you want done?
2. When do you want it done?
3. How much money is available to pay for the work?

2

Continue Planning It

1. Hire an Architect or Engineer
2. Hire a Construction Manager
3. Complete Plans & Specifications (Building Materials)
4. Apply for a Building Permit

3

Selecting Your Contractor

1. Obtain multiple bids
2. Check contractor references
3. Complete DCCA & RICO Investigations
4. Verify Proper Licensing (A, B, C)
5. Request Proof of Current Insurance (GL/WC)
6. Confirm name of RME to the Name of the Company

4

Construction Contract

1. Get everything in writing
2. Disclosures are required in the contract
3. State that payment will be only for work completed
4. Request written scope of work
5. Request a schedule of values

5

During the Progress of Construction

1. Inspect the job often
2. Communicate and ask all questions
3. Request a written progress report every month (with photos)
4. Limit change orders
5. Complete final punch list and inspections
6. Sign off on final completion or agree to next inspection

ADDITIONAL RESOURCES

OWNER/BUILDER LAW

Owner acts as the General Contractor

Risks & Responsibilities of Being an Owner-Builder:

<https://cca.hawaii.gov/rico/files/2014/03/Risks-and-Responsibilities-for-Owner-Builders-2014.pdf>

How Hard Is It To Be An Owner Builder And To Act As Your Own General Contractor?:

<https://cca.hawaii.gov/rico/files/2019/08/CLB-190718-CLB-Owner-Builder.pdf>

HANDYMAN LAW

Unlicensed contractor construction value must not exceed \$10,000. Required licensed contractors for all plumbing & electrical work

Unlicensed activity:

https://www.capitol.hawaii.gov/hrscurrent/Vol10_Ch0436-0474/HRS0448E/HRS_0448E-0009.htm

CONTRACTOR'S REPAIR ACT

Must notify contractor in writing of construction defects and give the contractor time to inspect and dispute or correct the defect

2020 Hawaii Revised Statutes Title 36. Civil Remedies and Defenses and Special Proceedings 672E.

Contractor Repair Act – Justia Law:

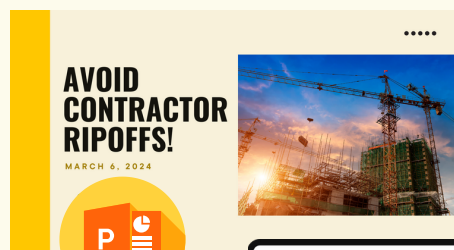
<https://law.justia.com/codes/hawaii/2020/title-36/chapter-672e/>

Professional & Vocational Licensing Division | HRS Chapter 672E – Contractor Repair Act:

<https://cca.hawaii.gov/pvl/hrs/hrs672e/>



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CASE STUDIES AND EXPERT TIPS



Concrete Spalling

- Request a base bid and unit costs for each type of spalling type including horizontal/overhead, vertical, leading edge, railing repairs etc.
- Require photos before and after, drawings and measurements identified by drop, location, unit number, spalling type, etc.

http://

 spallingrepair.now.site



scan to see
Spalling Repair
website



Roofing

- Obtain specifications for the specific type of roof covering such as type, product description of asphalt shingles, coating etc. Include roofing installation guidelines.

http://

 roofingexpert.now.site



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Roofing Expert
website



Painting

- Obtain specifications to include type of primer, primer/paint to be applied on different surfaces such as concrete, metal, wood etc. Specs should require preparation requirements, adhesion testing, etc.

http://

 paintingexpert.now.site



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CASE STUDIES AND EXPERT TIPS



Waterproofing

- Obtain specifications for the type of waterproofing application for certain locations such as below grade, on grade, suspended decks etc. Include preparation instructions, progress inspections, and approval by the manufacturer's rep.

<http://waterproofingexpert.now.site>



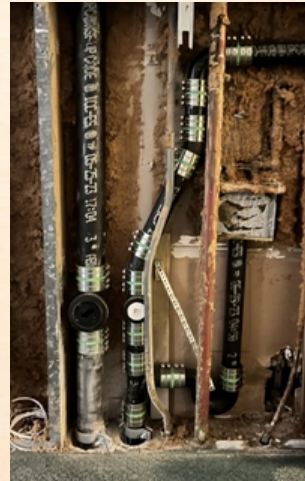
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Waterproofing
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Cast Iron Pipe Replacement

- Include DWV (Drain, Waste, Vent) piping, to include roof penetrations, parking decks, scoping of underground piping to city connection, and allowances for unforeseen code compliant conditions, Hazmat, drywall, painting, tile, plumbing and electrical.

<http://castironpipeexpert.now.site>



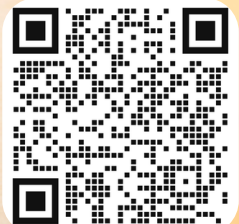
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Cast Iron Pipe
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Asphalt Resurfacing

- Make sure that the work scope is confirmed. Sealcoating vs. Resurfacing. Include slope to drain, curbs and gutters, wheel stops, painted curbs, striping, stall numbering etc. Include testing of soil and base course. Confirm elevation and slopes to drain.

<http://asphaltpavingexpert.now.site>



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Asphalt Expert
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CASE STUDIES AND EXPERT TIPS



Wood Repair

- Obtain specifications for wood repair due to termite damage and/or wood rot. Obtain a base bid and unit costs for siding/trim, structural walls etc. Require before and after photos similar to spalling repair.

<http://woodrepair.now.site>



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Wood Repair
website



Railing

- Conduct a railing condition survey to document unsafe conditions. Look for loose and /or corroded railing, rust stains on concrete areas, spalling cracks at railing bases, wood rot etc.
- Obtain pricing for railing repair and new railings if needed. Make sure that spalling repair is included for both railing repair and new railing installation.

<http://railingexpert.now.site>



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Railing Expert
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Fire Life Safety

- Work with a Fire Protection Engineer to design your fire sprinkler and fire alarm system. Obtain specifications for upgrades of your fire alarm system and other life safety components such as smoke alarm, apartment unit fire doors, fire escapes, emergency lighting etc.

<http://firelifesafety.now.site>



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ADDITIONAL RESOURCES



Contractor Licensing Hawaii

contractorlicensinghawaii.now.site



Building Permits

buildingpermits.now.site



Stop Contractor Ripoffs

stopcontractorripoffs.now.site



LANCE LUKE IN THE NEWS



MARCO POLO FIRE



**WAIKIKI HOTEL RAILING
COLLAPSE**



**SPALLING/RAILING
SAFETY PROBLEMS**



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expertwitness.now.site/in_the_news

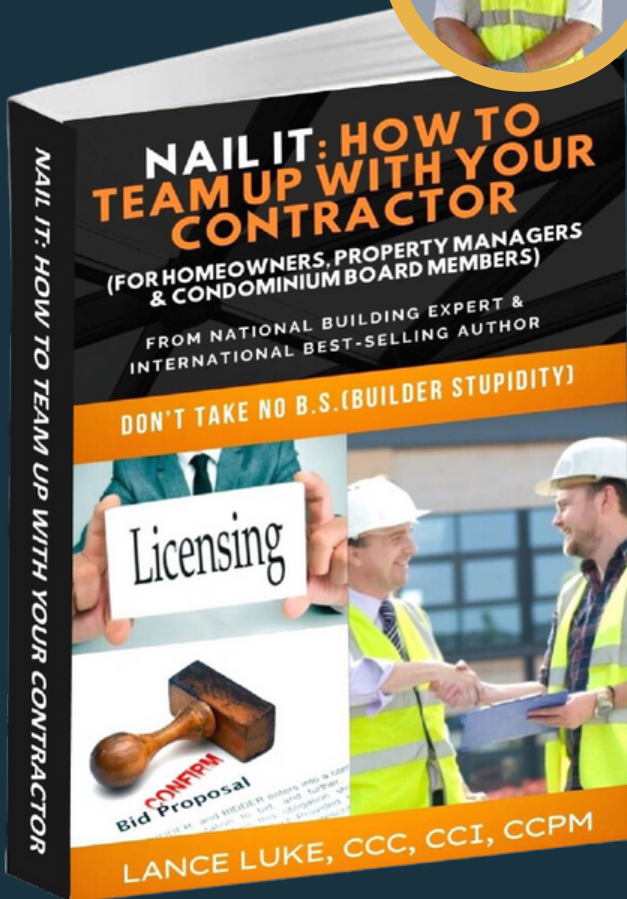
BOOK LAUNCH

NEW
RELEASE



NAIL IT: HOW TO TEAM UP WITH YOUR CONTRACTOR

Discover the key to successful building renovation projects. This book offers homeowners straightforward strategies for selecting the right contractor and managing project finances effectively. Through practical advice, it ensures that your home improvement efforts are both successful and sustainable. Essential for anyone looking to navigate the complexities of building renovations with confidence and professionalism.



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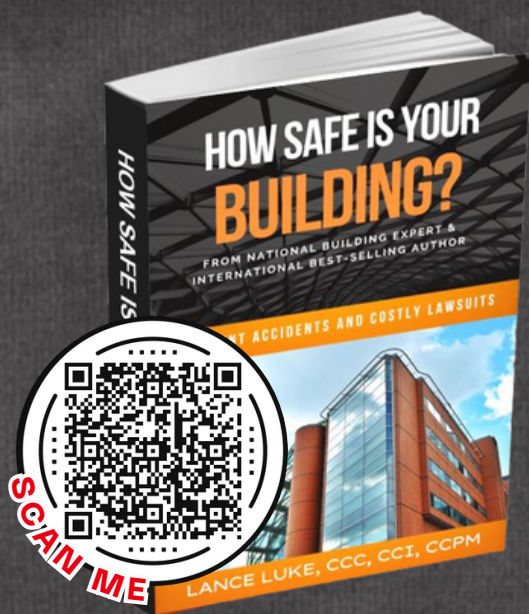
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FREE EXPERT BOOKS

for Ultimate Building Safety



HOW SAFE IS YOUR BUILDING?

Elevate your building's safety standards. Learn from a building expert how to prevent accidents and avoid costly lawsuits with practical tips.

CONCRETE SPALLING REPAIR GUIDE

Uncover the secrets to diagnosing and fixing concrete spalling with expert advice. Transform your property's safety and appearance now!

HAZARDOUS BUILDING MATERIALS

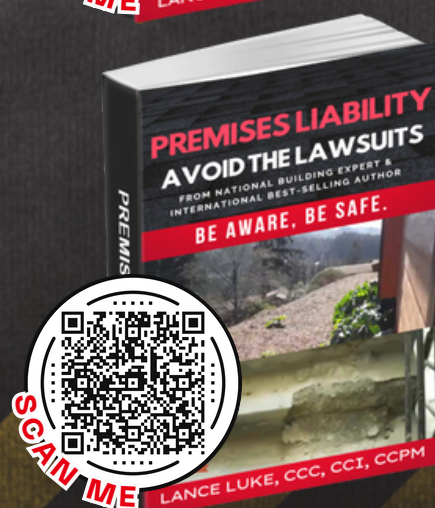
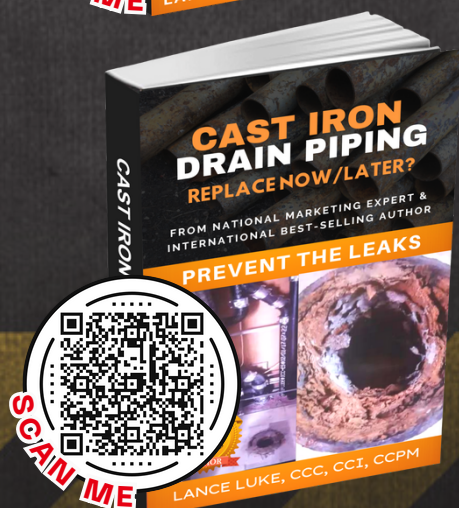
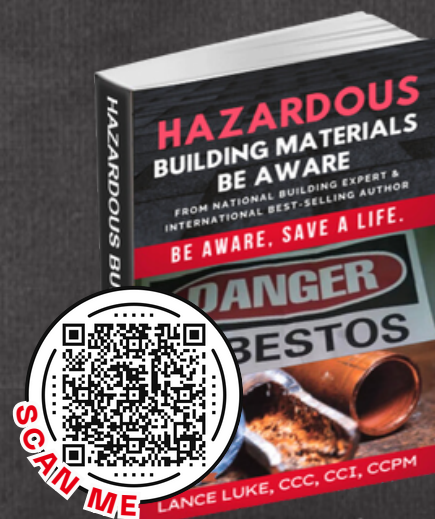
Navigate the hazards lurking in buildings. This guide offers crucial insights on detection, safe handling, and elimination of toxic materials.

CAST IRON DRAIN PIPING

Dive into the world of cast iron piping—learn to identify, repair, and replace to ensure your plumbing's longevity and efficiency.

PREMISES LIABILITY

Protect your property and yourself from legal woes. Discover key strategies to mitigate risks and ensure a safer environment for all.



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CONDOS, CONTRACTORS & CONSTRUCTION

Avoid the “Woulda, Coulda, Shoulda” Syndrome

BUILDING PERMITS: Who needs one? Who gets it? Beware of the \$1500 handyman exemption, and follow the licensed contractor rule. If you need the contractor licensing facts, please call our office.

CONTRACTORS: Check licensing status (Verify current license and GL & WC insurance) Verify specific license for the specific type of work. (tree trimming license cannot build rock walls) **Select the “best value” contractor and not the cheapest or lowest bid contractor.** Lowest bid may = cheap \$15/hour unskilled labor, no foreman/management supervision, inferior building materials and unexpected change orders, disappearing act at punch list time.



CONSTRUCTION CONTRACTS: Make sure the contract contains the total cost for the work, the exact description of the work (including products by brand name and model #), a complete project schedule to include start and completion date, payment schedule (how payments will be made to include deposit and by milestone and percentage of work completion). Include allowances and unit costs for projected unknown work to prevent rip off change orders. Specify reference standards for how the work is to be completed. This one sentence will save you \$\$\$ and protect your assets. “All work will conform to all current governmental codes/standards, building product manufacturer’s specifications, CSI and NHBA guidelines and follow industry standards for the type of work being completed”.

CHANGE ORDERS: Who approves? How does it happen? How is the cost of extra work calculated? Be aware of unknown and hidden extra costs that may show up like a Zombie.

PUNCH LISTS: make sure you have one done with all parties in attendance. And prepare a written document with reference photos. Have the contractor confirm a completion date for the outstanding and unfinished items.

WARRANTIES: Ask for and review warranty documents and maintenance instructions BEFORE you sign the contract. Verify the warranty periods and coverage for both the labor and the various building product warranties. **BE AWARE OF UNKNOWN AND UNEXPECTED EXTRA COSTS.**



WOOD REPAIR: Rotted siding and trim boards. Older townhouse buildings may not have been constructed with a vapor barrier (felt or house wrap), Z flashing or roof flashing. Plan for replacement of rotted lanai decking planks and loose or rotted railing pickets. Structural Termite Damage- wall studs, sill plate, header, beam etc. hidden behind the siding.

CONCRETE SPALLING REPAIR: Need unit costs for each type of work by repair location such as leading edge, vertical, horizontal, overhead, CMU wall etc. Also add in line items for repair of cracks, caulking, window repair, railing repair, lanai floor covering removal such as ceramic tile, outdoor carpet, and glue etc. And specify allowances to cover environmental issues such as testing and abatement for lead paint and asbestos.



ROOFING: Be sure to address damaged flashing, corroded plumbing & exhaust vents, rotted roof decking and fascia boards, damaged attic screen vents, damaged and leaking gutters.

PAINT: Watch out for peeling paint or too many layers of paint. Specify that the contractor take adhesion tests before starting the job and during the paint application.

CAST IRON PIPE REPLACEMENT: Need costs for not only the removal of cabinets, sink, toilet, shower wall, light fixture but also adding or replacing water supply shut off valves, repairing illegal electrical work, repairing unit owner components (tub drain, shut off valves, supply pipes), fire blocking, corroded metal connections, environmental issues such as testing and abatement for lead paint, asbestos (popcorn ceiling drywall tape/mud, asbestos floor tile/mastic, roofing etc. Also waterproofing of parking deck slab plumbing penetrations and repair of roofing plumbing, vent, and rain leader penetrations.



EQUIPMENT: Need contractor's price to include all tools and equipment needed to complete the job such as ladders, scaffolds, swing stages, boom and scissors lift, cherry picker, POD, Porta-potty etc.

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