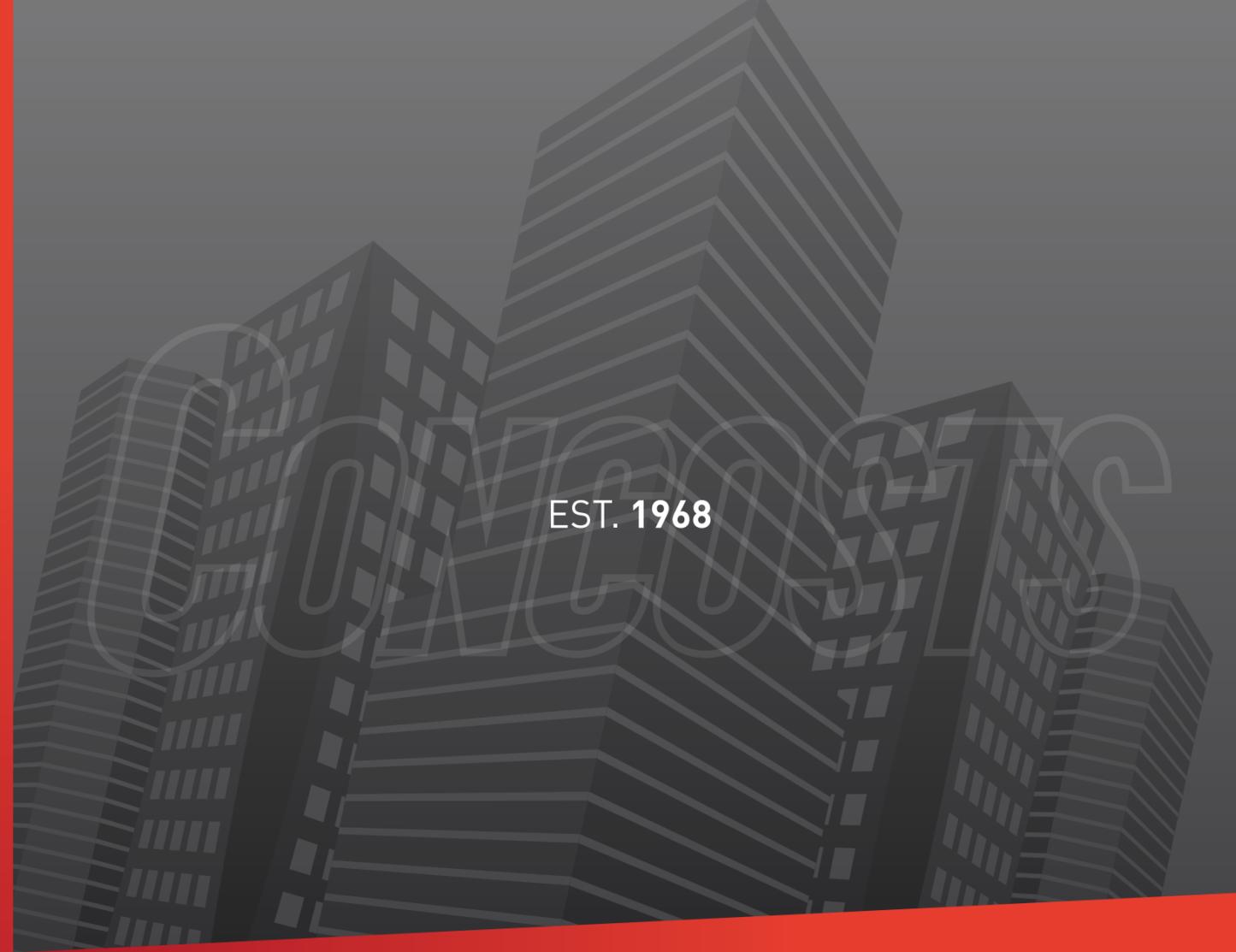


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THE CONCOSTS GROUP OF COMPANIES WAS INCORPORATED IN 1968 AND IS ONE OF THE OLDEST CONSTRUCTION MANAGEMENT AND CONSULTING COMPANIES THAT REMAINS ACTIVELY INVOLVED IN THE DEVELOPMENT MARKET IN WESTERN CANADA. TO DATE, CONCOSTS HAS CONSTRUCTED PROJECTS VALUED IN EXCESS OF 1.5 BILLION DOLLARS IN DEVELOPMENT COSTS AND HAS PROVIDED CONSULTANT EXPERTISE ON PROJECTS VALUED OVER 150 BILLION DOLLARS IN DEVELOPMENT COSTS. CONCOSTS HAS BEEN INVOLVED IN OVER 2,700 PROJECTS THROUGHOUT WESTERN CANADA, USING EXPERIENCED PROFESSIONAL TEAMS THAT DELIVER HIGH QUALITY PRODUCTS THAT BENEFIT THE COMMUNITY, THE DEVELOPER AND, MOST IMPORTANTLY, THE HOME BUYERS WE SERVE.

The Principals of Concosts are Canadian trained professionals who have been involved in real estate development since 1968. Our combined experience puts us among the top developers, construction managers and contractors currently active in the Western market. Since 1968, Concosts has specialized in management of wood-framed, steel and concrete residential strata units; overseeing successful completion of over 3,300 units in Canada. We provide experience and knowledge to developers, lenders and other industry professionals to ensure a quality product completed on time and on budget.

Our team includes management professionals and experienced on site supervisors who are supported by administrative personnel who have an excellent understanding and knowledge of construction and project management practices. Most of our staff have one or more professional designations related to construction and development, including Professional Quantity Surveying.



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# PROJECT LOAN MONITORING



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# PROJECT LOAN MONITORING

**WE PRIDE OURSELVES IN CREATING A RELIABLE AND TRANSPARENT ENVIRONMENT BY MAINTAINING CONSTANT FLOW OF COMMUNICATION BETWEEN LENDER AND CLIENT.**

Concosts acts as a third-party reviewer for our Client's project enabling a smooth working relationship toward a successful project. Through Project Monitoring, Concosts helps anticipate potential costs or schedule overruns and help advise the Client on methods to mitigate or eliminate potential issues before they happen.

Concosts comprises a versatile team of professionals from various backgrounds in construction, enabling them to provide accurate, effective and efficient Project Monitoring. Our knowledge of the industry and market trends ensures the most up-to-date forecasting and protection for both Lender and Client. Engaging Concosts as Project Monitors provides lenders and their clients with peace of mind that their costs are properly controlled.

Concosts maintains an active role until completion to ensure each project is successful and that both Client and Lender are completely satisfied. Engaging Concosts as Project Monitors provides peace of mind that costs will be properly controlled, monitored and managed.

## COST REPORT:

### PROCESS:

As a part of the construction loan agreement between the Client and Lender, Concosts typically prepares an initial Cost Report. Our Cost Reports take an average of 2-3 weeks to complete once we have received the majority of the required information. Our reports provide the following advantages:

### ADVANTAGES:

- > Full design drawing takeoffs to ensure quantities aren't missed
- > Ensures adequacy of budget
- > Budget is updated if items are missed
- > Provides supplementary discussion on various lending requirements
- > Forecasting of potential problem areas
- > Compares budget against current market costs
- > Tender reviewing
- > Value engineering

## PROGRESS CLAIMS:

### PROCESS:

After the initial Cost Report is accepted by the Lender, Concosts provides progress claims during the construction process whenever the Client requests a draw from the loan. Our Progress Claims typically take between 4 and 5 business days to complete once we have the bulk of the information requested. Our Progress claims provide the following advantages:

### ADVANTAGES:

- > Ensures adequate cost to complete
- > Onsite review conducted to verify draw request
- > Problem areas can be identified during site reviews
- > Confirms all lending conditions of mortgage are met
- > Prevents overspending by the Client

THE NAME CONCONSTS IS DERIVED FROM THE WORDS "CONSTRUCTION COSTS" ABBREVIATED AND REPRESENTS OUR CORE PRINCIPLE:

**TO DELIVER QUALITY CONSTRUCTION, ON TIME AND WITHIN THE BUDGETED COST.**

# PROJECT TYPES

CONCONSTS' DIVERSE RANGE OF SUCCESSFULLY MONITORED PROJECTS SERVES AS A TESTAMENT TO THE EFFECTIVENESS OF OUR UNIQUE TEAM AND APPROACH TO CONSTRUCTION. FEATURED HERE IS A SELECT CROSS-SECTION OF PROJECT TYPES FOR WHICH WE PROVIDE PROJECT LOAN MONITORING SERVICES:



CONDOMINIUMS



TOWNHOUSES



MIXED-USE PROJECTS



HIGH RISES



HOTELS & RESORTS



STEEL FRAMED COMMERCIAL & INDUSTRIAL



CONCRETE TILT-UP STRUCTURES



MEDICAL FACILITIES



MUNICIPAL BUILDINGS



COMMERCIAL & RESIDENTIAL RENOVATIONS



SUBDIVISIONS



LARGE SINGLE FAMILY HOMES