

Site Intelligence Services

CEC understands the importance of comprehensive and timely due diligence services to support our client's evaluation of real estate. We also know that today's real estate acquisition, development and re-financing processes demand more than the traditional due diligence—comprehensive Site Intelligence is needed! CEC provides a diverse and complete scope of Site Intelligence services to assist our clients with understanding risk, developing project proformas and making informed business decisions.

ENVIRONMENTAL SCREENING

Environmental screening is an effective method of providing initial opinions on potential environmental conditions that represent a potential liability and could be a fatal flaw for the project. CEC's Environmental Screening includes:

- Screening of the environmental conditions on a property, based on the ASTM E 1527-13 All Appropriate Inquiry process
- High-level review performed by senior environmental professionals

Completed in advance of a full ASTM Phase I Environmental Site Assessment to provide vital, timely and cost-effective information for property/business transactions to support an informed business decision.

ECOLOGICAL REVIEWS

CEC's ecological reviews include desktop reviews of property for the presence of threatened and endangered (T&E) species, potentially jurisdictional waters and archaeological and historic resources. Ecological reviews precede wetlands/stream delineations and T&E surveys, and can be completed quickly and relatively inexpensive.

TRAFFIC EVALUATIONS

Traffic impacts and resulting traffic impact fees can be fatal to a project. An initial evaluation of a project's traffic impacts, in advance of the completion of a traffic impact study (TIS), is very valuable to understand a project's exposure to potential offsite road improvement costs. CEC's initial traffic evaluation services include:

- Trip Generation Calculations
- Review of previous TIS's and municipal and Department of Transportation (DOT) comprehensive roadway plans
- Estimation of potential traffic impact fees
- Identification of conceptual roadway improvements and potential funding options

GEOTECHNICAL OVERVIEWS

Our geotechnical overviews include desktop reviews of soil surveys, physiographic maps, landslide-prone soils and expansive soils, and mining conditions. We also review past geotechnical work completed in the vicinity, including contact with local drilling contractors. Our geotechnical overviews precede geotechnical investigations, and cost-effectively provide valuable initial information regarding the geotechnical aspects of the property which may impact construction costs.

SITE EVALUATION

CEC's experienced real estate development professionals provide a diverse scope of site evaluation services to include:

- Zoning/Entitlements reviews identifying processes/timelines
- Test Fits/Site Capacity/Fatal Flaw completed after the zoning/entitlement reviews
- Site Plan/Site Grading concepts and earthwork analyses
- Augmented Reality and Visualization Tools
- Unmanned Aerial Vehicle (UAV) applications
- Site Utility Investigations
- Site Development Checklists and Site Intelligence Reports





Site Intelligence Services



The acquisition and the operation/management of real estate requires a different level of Site Intelligence – namely; what do I have, and what condition is it in? CEC provides a unique service, a Rapid Infrastructure Assessment (RIA) to help our clients understand the apparent conditions, and deficiencies of existing site infrastructure, and anticipated maintenance needed to include life cycle costs. RIA's can be performed economically for acquisition, or at any time during the life cycle of the property.

RAPID INFRASTRUCTURE ASSESSMENTS

- Pavements and Roadways
- ADA Compliance
- Site Hardscape
- Landscaping
- Site Drainage and Utilities
- Post-Construction Stormwater Management Plan Regulatory Compliance
- Other Site Infrastructure

PORTFOLIO MANAGEMENT

- Use of Geographic Information System (GIS) data and technology for asset management
- Smart data collection to drive timely decision-making
- Data visualization
- Secure, long-term management of infrastructure assets

DUE DILIGENCE

CEC provides comprehensive due diligence services as follow up to our Site Intelligence services, to include:

- Property and ALTA/NSPS Surveys
- Phase I Environmental Site Assessments
- Property Condition Assessments (PCA's)
- Delineation of Ecological Resources
- Traffic Impact Studies
- Geotechnical Investigations
- Land Planning
- Civil Engineering Services