



CREDE SERVICE OFFERINGS

Categories	Planning/Pre-Development	Design/Pre-Construction	Construction	Close-Out/Post-Construction
Development Advisory	• Site Assessments • Site Evaluation & Selection Advisory • Long-Range Planning • Land Use Optioneering Analysis • Master Plan Advisory • Project Feasibility Analysis • Property Condition Assessment • Financial Modeling - Land Residual Analysis • Due Diligence Services	• Zoning and Entitlement Consulting • Design Development Management • Site Layout Optimization • Infrastructure Planning • Department of Real Estate (DRE) Budgeting • Phase Planning & Coordination Advisory • Association Strategic Planning & Formation • Construction Delivery Advisory • Regulatory / Jurisdictional Permitting • Special Tax Maintenance Assessment Budgeting	• Program & Portfolio Development Management • Development Risk Management • DRE Document Management • Dispute Avoidance Advisory	• Regulatory Close-out Compliance • Asset Transfer Planning • Tenant Coordination • Financial Reconciliation • Association Close Out/Turnover • Board Declarant Support • Facilities Maintenance Planning
Project Management / Construction Management	• Utility Assessment • Project Delivery Method Advisory • Construction method advisory	• Pre-Construction Services • Dry Utility Design Advisory & Coordination • Consultant Procurement • Permit and Approval Management • Contractor Pre-Qualification • Risk Management • GC Procurement • Bid Management	• Labor Compliance • Contract Oversight • Materials Procurement • Contractor Coordination • Progress Tracking and Reporting • Site Safety Advisory • Construction Oversight • PLA and CWA Management • Certified Payroll • Change Order • Entitlement Review	• Credits & Reimbursements Administration • Bond Exoneration • Final Inspections • Documentation and Record Close-out • Warranty Period Management • Commissioning Management • HOA Turnover
Schedule Management	• Project Timeline Planning & Development • Milestone Scheduling • Phasing Advisory • Risk Mitigation Planning • Logistic Advisory	• Scheduling For Design & Construction • Resource and Equipment Planning • Critical Path Analysis • Permitting Timeline Management • Qualitative Risk Management	• Monthly Schedule Review • Issue Resolution • Daily and Weekly Progress Reporting • Labor & Equipment Monitoring • Earned Value Monitoring	• Audits • Maintenance Scheduling • Final Reports
Cost Management	• Cost Estimating • Budgeting and Cost Management • Highest and Best Use Feasibility Analysis	• Value Engineering • Grading Analysis • Fee Analysis • Cost Comparison Reviews • Cost Risk Management	• Resource Cost Optimization • Change Order Management • Bid Analysis • Expenditure Reporting • Cost Variance Analysis • Project Monitoring	• Credits & Reimbursements • Final Cost Reconciliation • Budget Close-Out Reporting • Capital Reserve Planning • Financial Documentation • Expense Allocation • Cost Audit
Safety & Quality Management	• Regulatory Review • Environmental Compliance • Quality Benchmarking • Safety Protocol Advisory • Risk Management Plan	• QA & SM Bid Package Support • Contract Compliance Reviews • Quality Standards Setting • Regulatory Permits Review	• Contract Compliance • Quality Control • Inspection Scheduling • Health and Safety Monitoring • Vendor Compliance • Documentation Verification	• Expert Witness & Litigation Support • Regulatory Compliance • Certification