

CONSTRUCTION DOCUMENT DUE DILIGENCE GUIDE

The following documents (as may be applicable) should be in final executed form for closing (draft documents may be accepted during the review process prior to closing). Additional documents may be required.

PLANS/SPECS/FINISHES

- Construction plans (Architectural, Site, Structural, Mechanical, Electrical, Plumbing)
- Demolition Plans
- Fire Protection Plans
- Specifications and Interior Finishes List

PRIMARY AGREEMENTS AND MAJOR CONTRACTS

- Construction Agreement
- Architect and Civil Engineer Agreement(s)
- Public Works Agreements
- Major Subcontracts (i.e., Concrete, Structural, Framing, MEP -Mechanical/Electrical/Plumbing)

PROJECT BUDGETS

- Hard Cost (Construction) line-item budget
- Developer/Member soft cost line-item budget (this will also include hard costs and be an overall itemized budget reflecting all costs and all funding sources)

PROJECT SCHEDULE/DELIVERY

- Construction Schedule (CPM-Critical Path Method preferred)

TESTING/SCREENING

- Geotechnical Report
- Property Condition Disclosure
- Moisture/Mold
- Lead Based Paint (LBP)
- Asbestos Containing Material (ACM)

PERMITS/APPROVALS/CODES

- Municipal and Zoning Approvals
- Construction and General Permits (site, demo, building, roadcut, stormwater, etc.)
- Utility Availability Letters
- ADA/Code Certs (Architect)Asbestos Containing Material (ACM)

CONSTRUCTION LOANS (CONT'D)

INSURANCE AND BONDING

- Workers Compensation and Builders Risk
- Surety Letter or Labor and Material Payment Bond (as may be required)
- Developer/Member General Liability
- GC Liability
- Property Insurance (EOP Permanent Replacement Insurance after project completion)

MISC/OTHER

- Property Survey (ALTA Standard) and Property Easements
- Subcontractor Listing

Have a question or need more information? Contact: **Sarah Pinelli**

Commercial Construction Loan Program Manager

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