

# The Moinian Group Increases Transparency & Accountability

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*OnSiteIQ is a 360-degree visual documentation platform, with a focus on interior documentation for large scale construction projects and exterior documentation for low rise projects.*



*Time Stamped and Mapped to Floor Plans*

## Introduction

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After evaluating several providers of construction documentation services, The Moinian Group decided to work with OnSiteIQ due to the platform's comprehensiveness, ease of use, affordability, and ability to make sense of images. The OnSiteIQ team is collecting thousands of images - all in 360-degree - which are organized into an easy to use platform, adding value to project management, change order validation, and facilities management.

The company's solution is rapidly improving and continues to add incremental value to Moinian's development process. While detailed project collaboration is a core OnSiteIQ offering, it is the high-level reporting that adds value to owner/developers who need succinct, yet important project highlights.

## Progress Monitoring & Report Generation

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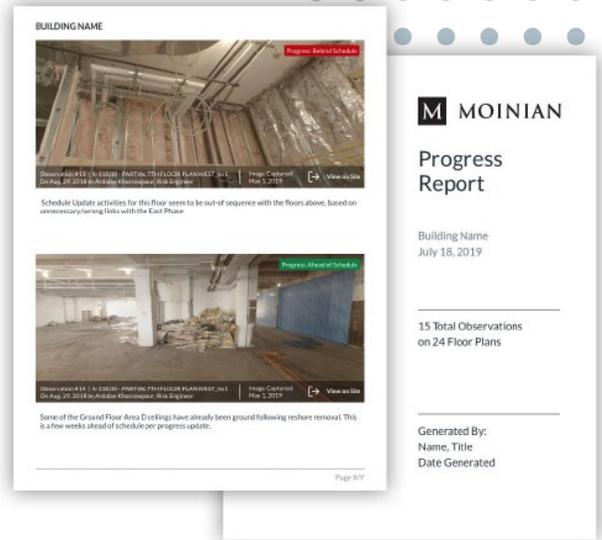
Working with seasoned veterans who have managed construction projects for decades, OnSiteIQ provides schedule analysis and progress reports at customers' preferred frequency (weekly and monthly updates are the most common). We compare progress from our data collectors weekly visits to a baseline schedule and milestones. Reports contain numerous observations derived by change detection. These observations pertain to schedule calculations as they relate to statue date, milestone variance analysis, critical path analysis, and recommendations with images containing color-coded, progress-related tags.

# Scenario

You are a mid-sized development firm with holdings across the country. Each week you are sending project stakeholders to the sites. A few days later you receive a report with some images and notes on progress and other relevant project-related comments. Do you ever wonder if you are getting the full picture? What we have gathered thus far is that even when you as an owner trust and feel confident in the information being provided from your other project stakeholders, the information is not as easy to understand with limited context. Increase transparency by having one centralized location for all of the on-site images collected by an independent third party, cut down on the back and forth time with reporting capabilities just a few clicks away.

# Transparency

OnSiteIQ is empowering stakeholders to continue to deliver these transparent reports. But by utilizing the OnSiteIQ platform, they can cut down the time it takes to create a more comprehensive report, and in some cases reduce the frequency of in-person site visits. OnSiteIQ allows clients an unlimited amount of users of the platform - giving owners the ability to create collaboration across teams internally. The Moinian Group provides access to their architect's adding an extra touchpoint for verification that the project is progressing according to plan. The platform provides high-level management with the ability to access the job site remotely and more frequently, and as The Moinian Group recognized, project managers are able to quickly validate progress increasing the daily output.



*The same notes that were once made in a text-based report are all tied back to images of the exact item the report refers to. A report generation tool within the OnSiteIQ platform allows you to take those annotations and in a matter of seconds create a seamless branded report ready for any OAC meeting or high-level organizational meeting.*

## OnSite Reports help The Moinian Group answer progress related questions, including:



Are our key milestones on track to complete by our expected date?



Is the project generally on, ahead, or behind schedule?

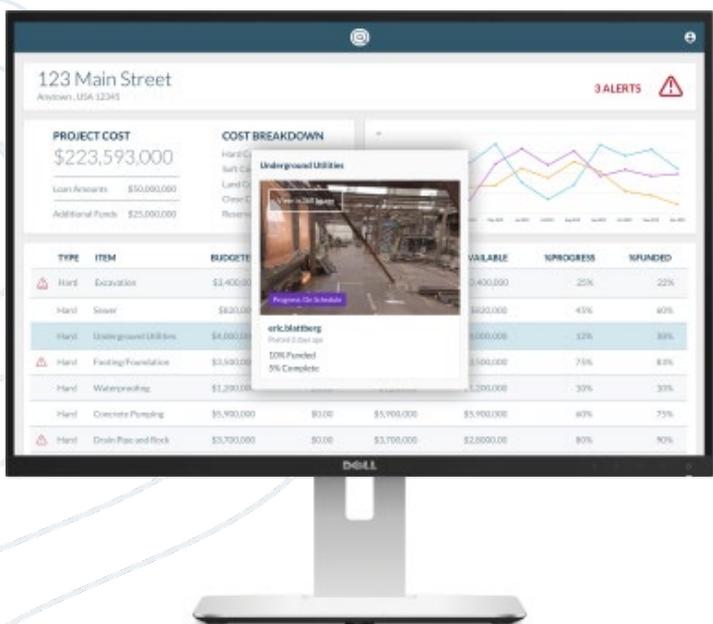


How does status vary by each activity?

Now you might be thinking, "My guys are on the site every day - that is the job we hired them to do." Our retort is simple, "Yes that is what the job used to be, but would having all the necessary information easily accessible allow them to do more in the same amount of time? Would that be of value to you and your organization?"

In a perfect world, every project would finish on-time, on-budget, and would not have any litigations pop up in the long term, unfortunately, we know that majority of the projects don't fall into this ideal scenario. Project managers are on the site daily and it is unrealistic for them to be expected to recall site conditions from the 24th floor vs. the 25 floor 3-months in the past let alone 3 years if and when an issue comes up in the long-term.

Construction has been very slow to adopt new technology, and at OnSiteIQ we understand that notion. We are not trying to reinvent the wheel. Stakeholders have been taking job site photos for decades now. Often times they have been paying contractors to do a half baked job. OnSiteIQ is disrupting a space dominated by legacy photo companies, who have been the only option for site documentation for decades. Owners and asset managers do not have time to question the validity of a report, nor should you based on the relationships with the stakeholders providing them. However, wouldn't it be easier if a third party- an unbiased provider - could give you complete visibility into everything happening on a site.



## Change Order Review/ Verification

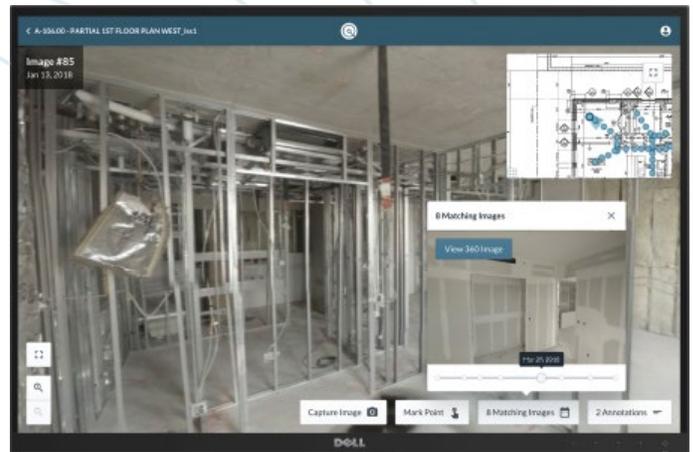
OnSiteIQ's technology enables the team to provide visual documentation more affordably with less intensive labor giving clients tangible return on their investment. The vast majority of our early clients were using legacy construction photography companies and the shared sentiment was that these services are far too expensive. In addition, the images filled a superficial role, documenting single rooms on a given floor without context to what is happening in and around the dynamic job site.

Owners and developers are allocating roughly 5-15% of the overall project costs to change orders. Due to the high frequency of data collection and the speed in which the walkthroughs are turned back over to OnSiteIQ's clients, project managers and other key stakeholders can quickly and easily validate change orders with the comprehensive digital record on the OnSiteIQ Platform.

Let's take a simple example: on a \$20,000,000 project, you'll probably have more than \$1,000,000 in change orders... If you save only 1.8% of the overall change orders by paying the correct cost you can assume savings of \$18,000. Setting aside all the other use-cases (communication, more frequent access to the site, facilities management, project management, etc.) the cost of the platform will be significantly less than what it could potentially save on a project at that scale.

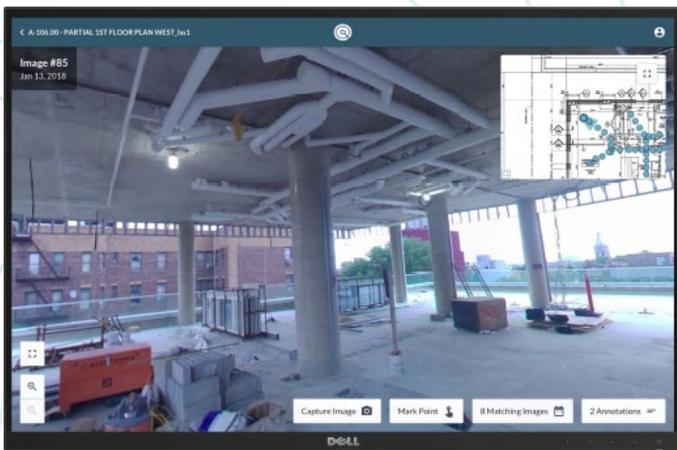
# Pencil Req Reports

Everything that OnSitelQ provides starts with a visual base and promotes speed and collaboration among stakeholders. When it comes to pencil requisition reports, OnSitelQ has built an easy to use report generation tool which allows one to quickly create reports based on the near real-time observations made within the platform. Effective usage can validate work completed by time traveling to monitor progress, verify stored materials, and ensure the project is following the scheduled value. OnSitelQ cuts the extra verification time needed in the field and allows the client to manage the process more fluidly.



# Facilities Management

The Moinian Group often holds their assets for a longer period of time (~10 years+), and deploys in-house facilities teams to effectively manage these assets. Let's just say for the sake of argument, that seven years down the road one of the residential units in the property needs a seemingly major repair. In the past, you would alert your facilities management team to assess the problem, pinpoint a cause, and deploy the proper resources to solve the issue. In this scenario, The Moinian Group by utilizing the OnSitelQ platform would easily be able to time-travel back to see the components behind the walls of the exact unit in question, saving you valuable time and resources.



# Concluding Remarks

The Moinian Group has played an instrumental role in helping to shape the OnSiteIQ Platform. They were early adopters and have been able to add value to their development process in multiple areas which include progress monitoring, report generation, change order verification and approvals, pencil req reports, and an overall time-saving. In addition, OnSiteIQ help's top management better hold stakeholders accountable especially when it comes to "remote access" to job sites that aren't near their headquarters adding another layer of transparency. Like many top developers, The Moinian Group has a presence in multiple major markets across the United States. In addition to the bi-weekly flights to Miami, the team can log in the OnSiteIQ platform and gather all necessary information.



In the past six months, OnSiteIQ has expanded its reach from two states to ten and is on pace to be in operation across fifteen states by the end of 2019. Weekly, the team is collecting and mapping over five million square feet of construction sites and just recently crossed a major milestone of 150 million square feet of data collected and mapped to the OnSiteIQ Platform.

Such rapid growth has been only possible due to the state-of-the-art computer vision and artificial intelligence pipeline built by our team. Collecting, mapping, and analyzing terabytes of visual data on a daily basis from various locations, project, and site conditions require a deep level of expertise in computer vision and AI that is the core of OnSiteIQ's team. Capturing at an average of 70,000 sqQ/hour and turning around the analyzed data in less than 24 hours is what OnSiteIQ is all about.

OnSiteIQ is providing near real-time insight into project progress, quality, and safety through advanced deep learning and 3D reconstruction technology - delivered to clients in an easy to use platform accessible from anywhere in the world.