



**C O R B E I L**  
A s s o c i a t e s , I n c .

## **INTRODUCTION**

*Corbeil Associates, Inc. is a diversified company in the construction, development and financial business field. We thrive on success. Our objective is to obtain a consulting position with these diversified organizations. We are a team player who understands the word "loyalty".*

*In today's marketplace, the majority of these organizations do not outsource part of the internal business; they depend upon the operating organization to execute delicate or political issues that have direct impact on the bottom line. We have the ability to evaluate sensitive issues that sometimes are overlooked by current management. We have the knowledge and ability to perform these services as a consultant and offer a third party recommendation.*

## **SELECTED HIGHLIGHTS**

**We have highlighted selected accomplishments for a better understanding of our diversified capabilities:**

**MULTIDISCIPLINE PROFESSIONALS:** Real estate background encompassing business development, strategic planning, marketing, construction project management and value appraisal.

**MARKETING EDGE:** Developed a vital network of business and industry contact instrumental in acquisition of key contracts.

**TECHNICAL EXPERTISE:** Liquidation, ability to estimate costs, research and present a turnaround program, understanding the laws of our land and how to present a detailed plan to government agencies and financial institutions.

**PROJECT EXECUTIVE:** Full profit and loss accountability for key client projects involving scheduling, cost accounting, cash flow analysis, and purchasing and professional relations.

**HUMAN RESOURCES MANAGEMENT:** Recruit, assign, motivate and evaluate management and support staff, develop and implement progressive policy.

**COST CONSCIOUS:** Developed innovative cost-saving programs.

**SALES ACHIEVER:** Reputation for excellent sales presentations and skilled negotiator for prime contracts and unions.

**FINANCIAL, REAL ESTATE and MANAGEMENT CONSULTANTS**

705 Commercial Street | Braintree, MA 02184 | Tel. (617) 529-5999 | Fax (781) 356-5045



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## **MISSION**

*Corbeil Associates, Inc. is a Financial Consultant Company that services the needs of real estate entrepreneurs, real estate developers, construction companies and the lending community. We specialize in personnel service for large and small development endeavors along with innovative ideas for getting projects off the ground and completed on time. We also provide work out assistance with both Business liquidation and Development Repositioning.*

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## **SERVICES**

### **To achieve comprehensive development, building evaluation, we will:**

- Meet with clients to determine the purpose, expectations, and scope of the evaluation.
- Examine on-site the condition of the existing structure, including the heating, ventilation, air conditioning, electrical, plumbing, and fire protection systems with regard to codes, drawings, and specifications.
- Meet with local building, fire, and planning departments to review building permits, drawings, specifications, orders of conditions, and special circumstances.
- Discover and rectify any violations of building, zoning, or other municipal codes.
- Present a written report of findings, analyses and recommendations.
- Determine completion costs for unfinished construction.
- Arrange for and coordinate Phase I and/or Phase II site evaluations.
- Prepare a capital needs survey of the site and building(s) including replacement reserve drawdown schedule.

### **To facilitate the planning and development of your project, we will:**

- Assist in Developing Conceptual Drawings and Budgets.
- Act as a liaison between the developer and investors.
- Assist with site selection and permit process.
- Assist in selection and management of the Design Team.
- Prepare design and completion schedules.
- Monitor and supervise the design, development, and construction phases.
- Assist in selection of the General Contractor and execution of the Construction Contract.

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**During construction, we will:**

- Approve and monitor the Contractor's progress schedules.
- Monitor actual cost and schedule performance relative to the project budget.
- Approve and monitor sub-contractor selection.
- Review and approve the Contractor's monthly requisitions.
- Review change orders for economy and need.
- Monitor and review the Contractor's compliance with plans, specifications and accepted industry standards and practices.
- Assist the Owner and Contractor with final project inspection.