



Company / Services Overview

AI-Powered Facility Analysis Solutions for the Modern World

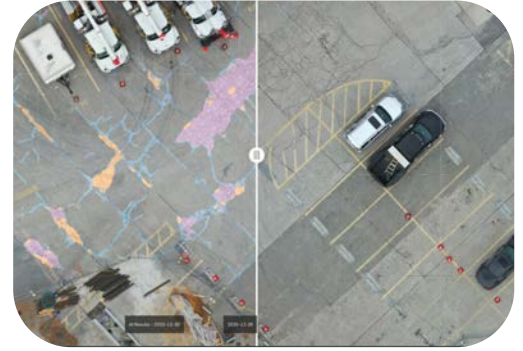


Stop guessing. Start knowing—with SITE Technologies.

SITE's proprietary AI, created and vetted by in-house PhD-level engineers, delivers Facility Analysis for the Modern World.

AI-powered assessments help you go beyond the surface, providing a comprehensive picture of your facilities. Identify areas for improvement, prioritize facility repairs, and make data-driven decisions that keep your costs under control.

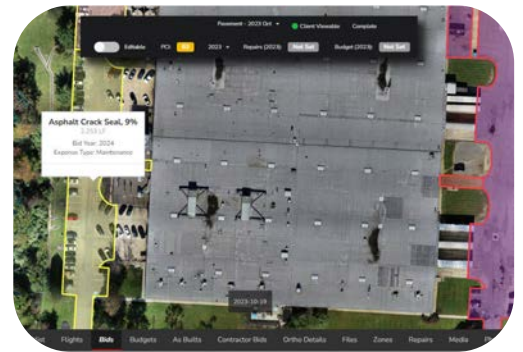
SITE is an AI/ML-enabled platform that empowers commercial, industrial, and retail property owners to prioritize projects accurately, remove subjectivity from their analysis and eliminate reactive spending, while lowering the cost of deferred maintenance.



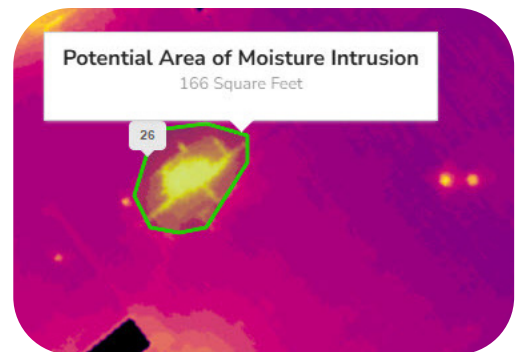
Pavement



Roofing



Contractor Bidding



Thermals



Comprehensive Data Capture

Drones, planes, satellites, thermal imaging, and advanced sensors collect precise property details, creating a complete, data-backed picture of your assets.



High-Resolution Data Mapping

Thousands of high-resolution images are stitched into orthomosaic maps, enabling remote inspection of every surface with unmatched clarity.



Engineer-Backed Insights

PhD-level engineers QA all condition indexes, combining AI-driven assessments with expert recommendations for reliable repair plans.



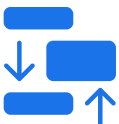
RFP Management Tools

Built-in tools simplify proposals, handling everything from bid creation to as-built uploads, ensuring cost control and efficiency.



Fast Reporting and Predictive Analytics

Comprehensive dashboards track costs, evaluate facility conditions, and use predictive insights to prioritize projects with smarter, faster decision-making.



Advanced Analysis

Built-in analytics engine provides the cost to wait on repairs and recommendations on budget allocations to maximize CapEx efficiency.

Platform

The SITE Platform provides property managers, owners, and executives a powerful suite of tools to monitor, assess, and optimize their facilities.

Leveraging advanced AI, high-resolution imagery, and intuitive software, SITE delivers actionable insights across key property components—pavement, roofing, facades, landscape, and more.

With features like year-over-year tracking, a centralized digital asset repository, and built-in measurement tools, SITE enables users to monitor changes in asset conditions, store and reference detailed property data, and perform precise measurements for planning and budgeting.

Filterable dashboards provide at-a-glance summaries of critical data, helping users quickly focus on areas that require attention.

By eliminating the need for frequent site visits, the SITE Platform saves time, reduces costs, and enhances operational efficiency.

Its intuitive design supports data-driven decisions and ensures seamless property management, helping teams memorialize facility conditions and maintain long-term consistency across operations.



Features

1. **Year-Over-Year Tracking:** Side-by-side comparison tool allows users to view current versus historical asset conditions.
2. **Digital Asset Repository:** Stores detailed images of your facility including mapping, pavement, roof, facade and landscape photos making ongoing monitoring seamless.
3. **Built-In Measurement Tools:** Measures property and roof boundaries along with polygons or linear measurements with drag and drop tools.
4. **Built-In Dashboards:** Summarizes your most important data that is easily filterable and exportable.
5. **Annotations:** Call-outs identify the exact area of degradation and make notes for easy communication.

Benefits

1. **Gain Efficiencies:** Gain full facility visibility without having to leave your desk.
2. **Make Data-Driven Decisions:** Ensure quick and smart decisions by displaying data in an easy to consume way.
3. **Facility Memorialization:** Set a baseline for property condition so that new employees can get up to speed fast on changes to asset condition.

Pavement

Features

1. **Full Lot AI Scanning:** Scans the entire parking lot using AI, helping you to never miss a repair.
2. **Zone-Specific PCI Scores:** Provides detailed, zone-by-zone analysis to target repairs more effectively.
3. **Year-Over-Year Tracking:** Tracks pavement conditions and degradation annually for better planning.
4. **Digital Asset Repository:** Stores detailed images and data, making ongoing monitoring seamless.
5. **Budget Optimization Tools:** Models different budget scenarios to optimize CapEx planning.

Benefits

1. **Achieve Greater Accuracy:** Eliminates subjectivity with AI-driven, full-lot assessments.
2. **Prioritize Repairs Efficiently:** Focuses on critical areas first, using zone-specific insights.
3. **Reduce Long-Term Costs:** Supports proactive maintenance, leading to cost savings over time.
4. **Plan Effectively:** Uses year-over-year tracking to support capital planning and lifecycle management.
5. **Make Data-Driven Decisions:** Ensures quick and smart decisions by keeping data accessible.

SITE provides a Pavement Condition Index (PCI) score based on the US Army Corps of Engineers standards.

SITE transforms traditional pavement analysis by leveraging AI to scan the entire asset to deliver objective scores.

Lots can be divided into zones receiving individual PCI scores, which facilitates targeting resources to the highest priority zones.

This approach enables more precise budget allocation, focusing on mission critical areas that need the most immediate attention. FMs can visualize pavement conditions over time, which assists in both short-range repairs and long-term capital planning.

Annual assessments allow users to compare current versus historical conditions with an easy to use side-by-side visual comparison. This powerful comparison allows you to track the impact of repairs to hold contractors or tenants accountable.

By focusing on proactive maintenance and repair prioritization, annual assessments help extend asset lifespans and reduce overall lifecycle costs.



Roofing

Using AI-driven analysis on roofing helps to enhance safety and accuracy, reducing the need for inspectors to physically access rooftops.

This approach not only reduces risks but also provides consistent, objective data across all facilities. Using a proprietary Roof Condition Index (RCI), SITE delivers clear insights that support better capital expenditure (CapEx) decisions.

The AI models, combined with input from in-house experts, ensure standardized assessments across different roof types and conditions. This consistency is critical for managing large portfolios where subjective evaluations can lead to misaligned budgets.

SITE's platform allows users to plan and budget for short term preventative maintenance needs in addition to capital replacement forecasting.

By integrating work order management, you can enhance communication with contractors, tracking all reactive roof repairs/maintenance from start to finish.

The ability to store geo-referenced images and historical data creates transparency and enables more efficient reactive repair completion and data tracking. This comprehensive approach to roofing assessments supports more accurate budget forecasting and long-range planning.



Features

1. **AI-Driven Roof Inspections:** Provides objective roof condition analysis without sending inspectors "up the ladder."
2. **Roof Condition Index (RCI):** Delivers a consistent condition index across a portfolio, unlocking intelligent CapEx planning.
3. **Work Order Management:** Helps you stay on top of repairs from detection through resolution, keeping projects organized and on-time. (Available in 2025)
4. **Historical Data Tracking:** Keeps detailed records of all assessments and maintenance activities.
5. **Customizable Assessments:** Adapts to different roofing materials and building types and client initiatives for their roof assets.

Benefits

1. **Enhance Safety:** Reduces personnel risk by eliminating on-site inspections.
2. **Ensure Consistent Data:** Delivers standardized assessments across all properties for accurate budgeting.
3. **Lower Costs:** Identifies issues early, minimizing the need for expensive, reactive repairs.
4. **Scale Easily:** Provides seamless insights for single properties or large portfolios.

Contractor Bidding

Features

1. **Automated RFP Creation:** Generates repair plans and RFPs directly within the platform.
2. **Standardized Bids:** Ensures apples-to-apples bid comparisons by creating a uniform scope of work.
3. **As-Built Data Storage:** Saves all project documentation and images for future reference.
4. **Portfolio-Level Visibility:** Manages multiple bids across different properties simultaneously.
5. **Bid Progress Tracking:** Tracks every project stage from bid submission to completion.

Benefits

1. **Save Time:** Accelerates the RFP process from months to weeks, enabling faster project launches.
2. **Improve Accuracy:** Provides clear, standardized bids for better budget allocation.
3. **Maintain Transparency:** Uses as-built data to support warranty enforcement and maintenance tracking.
4. **Scale Efficiently:** Manages multiple properties and contractors effectively, making it ideal for large portfolios.
5. **Ensure Accountability:** Offers contractors clear instructions and documentation, improving bid quality and project outcomes.

SITE simplifies the RFP (Request for Proposal) process for CapEx or maintenance projects. Traditional bidding can be time-consuming and inconsistent, often requiring multiple site visits.

SITE eliminates these challenges by generating repair plans that facility managers can customize and share with contractors directly through the platform. This streamlines the bidding process, reducing the timeline from months to weeks.

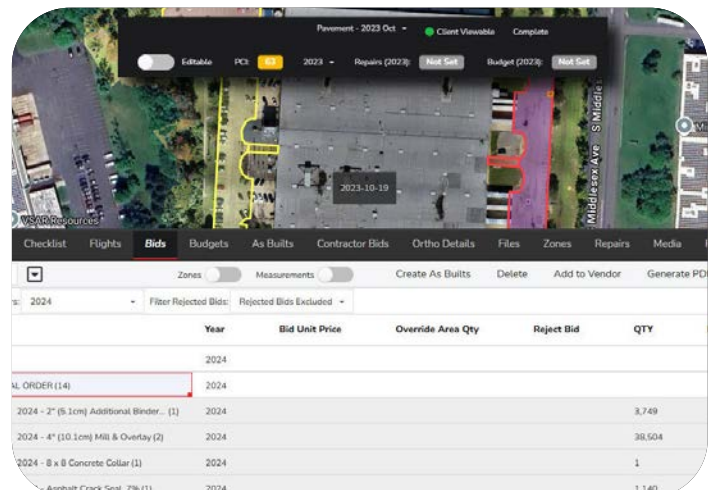
The platform ensures more efficient comparisons between contractor bids by standardizing the scope of work.

Contractors receive clear requirements, high-resolution images, and digital maps without needing to visit the site.

This efficiency not only speeds up bid evaluation but also ensures that budgets are accurately allocated based on reliable data.

Storing as-built data within SITE offers long-term benefits, such as better project tracking, easier warranty enforcement, and historical record access.

This centralized data management helps facility managers and owners maintain accountability and transparency across all projects, making CapEx management more efficient and cost-effective.



	Year	Bid Unit Price	Override Area Qty	Reject Bid	QTY
	2024				
	2024				
AL ORDER (14)	2024				
2024 - 2" (\$ 1cm) Additional Binder - (1)	2024				3,749
2024 - 4" (10.1cm) Mill & Overlay (2)	2024				38,504
2024 - 8 x 8 Concrete Collar (1)	2024				1
Asphalt Crack Seal, 7% (1)	2024				1,140

Advanced Thermal Captures

SITE's Thermal Imaging capability is designed to detect anomalies that are invisible to the human eye. By identifying potential issues such as moisture intrusion and energy inefficiencies early, this advanced capture technique enables proactive maintenance before problems escalate into costly repairs.

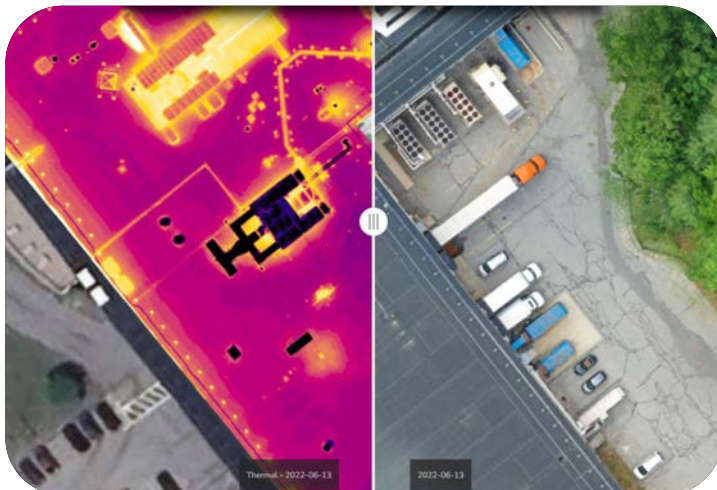
It is especially effective in facilities with complex refrigeration systems, PV arrays, or extensive piping.

Routine thermal assessments contribute significantly to extending the lifespan of assets like roofs and solar panels.

Detailed thermal orthomosaics provide actionable insights, guiding maintenance teams to address small issues before they grow into major expenses. This proactive approach not only helps manage risk but also supports sustainability by identifying energy inefficiencies.

To ensure the data is easy to interpret, SITE pairs thermal images with RGB (daylight) images taken simultaneously. This combination reduces false positives and provides more reliable results.

With support from SITE's technical team, users can confidently use thermal imaging to optimize asset performance, make informed decisions, and allocate budgets more effectively.



Features

1. **Advanced Anomaly Detection:** Identifies potential moisture and energy leakage that the human eye cannot see.
2. **Thermal Orthomosaics:** Creates detailed thermal maps to visualize issues across assets.
3. **Paired RGB Imagery:** Offers side-by-side RGB and thermal images for clearer interpretation.
4. **Routine Assessment Scheduling:** Schedules assessments proactively based on asset needs.
5. **Industry-Specific Customization:** Adapts to facilities like coolers, freezers, and solar arrays for specialized analysis.

Benefits

1. **Detect Issues Early:** Identifies potential problems before they escalate, reducing costly repairs.
2. **Extend Asset Lifespan:** Uses regular thermal assessments to prolong the life of roofs and PV arrays.
3. **Enhance Energy Efficiency:** Finds and corrects inefficiencies for better energy performance.
4. **Mitigate Risks:** Reduces the likelihood of major damages by uncovering hidden issues.
5. **Gain Actionable Insights:** Simplifies decision-making with paired RGB and thermal imagery.

Additional Capabilities



Inventory AI

Inaccurate counts of assets lead to compliance risks, operational delays, and missed revenue opportunities. Frequent site visits and outdated data further complicate decision-making, wasting time and resources.

By remotely counting and classifying parking, compliance-critical features, and energy assets, Inventory AI delivers accurate, actionable insights without requiring on-site visits. Facility managers can ensure compliance, optimize layouts, and identify underutilized spaces for profitable repurposing.

SITE provides a reliable, up-to-date reference for managing assets across large-scale retail or industrial properties. With the ability to validate and refine results through a manual adjustment function, users can tailor reports to meet specific needs, ensuring you don't have to rely on outdated data to make critical decisions.

Coming Soon in 2025



Landscape AI

High-resolution imagery and computer vision identify grass, trees, paved areas, and other landscape features. Detailed inventory reports, including the square footage of mulched areas, green spaces, and pond areas, enable you to calculate material needs and negotiate better supplier rates. A proprietary Landscape Condition Index (LCI) helps facility managers rate properties based on condition allowing for smarter Cap Ex allocations.

Maintenance tasks are prioritized and SITE will flag locations with low landscape ratings, helping managers allocate resources effectively. Year-over-year comparisons track changes such as receding water levels, new pond formations, or declining vegetation health, ensuring proactive upkeep and avoiding potential Notices of Violation (NOV) from local authorities.



Facade AI Analysis

Conventional inspections often require swing stages or telescopes that are costly, time-consuming, and prone to error. Get a full view of the facade without human entry onto roofs or swingstage mobilizations – helping reduce safety risks and expenses.

Analyze diverse facade materials and identify defects in brick, glass, metal panels, and stucco. Using SITE's proprietary Facade Condition Index (FCI) you can guide capital allocation and deliver capital plans to avoid costly reactive repairs.

SITE helps with potential issues with building envelope integrity, by connecting data from roofs, facades, and more to address complex issues, like moisture penetration, holistically.



See more with SITE

- Request a live demo: www.sitetechnologies.io/intro
- Contact us: info@sitetechnologies.io (312) 768-8250
- Watch a quick explainer: <https://bit.ly/site-overview>
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Learn more at www.sitetechnologies.io