

Case Study: Remote Construction Oversight Using 360° Documentation

Client Type: Multi-Site Developer

Project Focus: Remote Construction Oversight and Accountability

Project Overview:

StrideArc was engaged by a developer overseeing multiple construction sites to implement a remote supervision strategy that maintained accountability without requiring constant on-site presence. With investor reporting, lender coordination, and construction billing all in motion, the client needed a way to document progress, validate draw requests, and identify potential issues in real time. The engagement focused on integrating visual documentation technology to support transparency and decision-making throughout the buildout phase.

Challenges:

- **Limited On-Site Oversight Capacity:** The client was managing multiple simultaneous buildouts without dedicated personnel on each site, creating gaps in daily visibility and accountability.
- **Inconsistent Documentation:** Progress tracking and draw validation relied heavily on contractor updates, increasing the risk of delays, miscommunication, or overpayment.
- **Lack of Coordinated Field Records:** Mid-construction changes and unresolved issues were often undocumented, requiring costly site visits or rework to resolve.

Solution:

StrideArc recommended a remote documentation strategy using OpenSpace, a 360° camera platform that captures full jobsite walkthroughs tied to floor plans and timestamps. Weekly walkthroughs were scheduled across each site, creating a visual record of field conditions without requiring on-site supervision.

StrideArc structured the implementation to support three use cases: draw request validation, early issue detection, and mid-construction coordination. Footage was used to verify progress for funding approvals, identify construction issues before they were concealed, and evaluate mechanical layout conditions to guide design adjustments.

Execution:

StrideArc coordinated with the construction team to integrate OpenSpace walkthroughs into the weekly site routine. The documentation process was embedded into the GC's Friday workflow, ensuring consistent data capture without interrupting operations. Walkthroughs were linked to floor plans, creating a navigable visual history for remote review.

Once implemented, the footage was used to support owner, lender, and investor oversight. Progress could be verified asynchronously, issues flagged early, and as-built conditions referenced when evaluating plan changes mid-project.

Results:

The implementation of weekly OpenSpace walkthroughs provided the client with a continuous visual record of construction activity across all job sites. This allowed stakeholders, including ownership, lenders, and investors, to verify progress remotely and make informed decisions without relying solely on contractor updates. Draw submissions were supported by up-to-date visual documentation, improving clarity and reducing approval delays. Field issues were identified early, before finishes concealed them, avoiding costly rework and keeping schedules on track. The footage also enabled non-invasive review of mechanical layouts and as-built conditions. The project team was able to assess and respond to design changes without disrupting active construction.

Key Takeaways:

- **Technology-Enabled Oversight:** A structured 360° camera workflow provided consistent, independent jobsite documentation without requiring on-site supervision.
- **Remote Access to Field Conditions:** Walkthroughs supported draw review, issue detection, and progress tracking for remote owners, investors, and lenders.
- **Integrated Weekly Routine:** Coordination with field teams ensured the solution was adopted with minimal friction, embedding oversight directly into construction operations.