



## Development Monitoring of the Efficacy of Outcomes in the Uses of Appropriated Funds

Cordjia Capital Projects Group provides independent and objective oversight as to the efficacy of proposed development programs and practices through development monitoring. A particular emphasis is to monitor, review and evaluate the lifecycle of a development being undertaken, and to assess its relative effectiveness, economy and efficiency in achieving success.

In any project, variance from the project plan is to be expected. But all successful projects should have procedures in place, from the beginning, to deal with anticipated variances (actual changes in planned items) and trends (anticipated changes or risk) for scope, cost and timing adherence. The most successful projects minimize variances by anticipating or evaluating potential risks and addressing them as early as possible.

### Cordjia Development Monitoring

Cordjia has extensive experience in deploying development monitoring control strategies in order to achieve successful project outcomes, including:

- Review of developer's oversight, procedures, and practices for appropriated funds;
- Evaluate developer controls and accountability over:
  - Funding flows;
  - Project development activities (pre-design, design, procurement, construction and post-construction);
  - Regulatory permitting activities;
  - Project management organizations and staffing levels; and
  - Performance metrics.
- Inspect development sites to determine if the contract documents (scopes of work, technical specifications, design plans, etc.) were developed to reflect the requirements that were identified during the development of the project; including applicable codes and safety standards and methods and approval processes for change orders and/or contract modifications;
- Inspected completed and/or in-process work complied with the terms and conditions of a project, as included in any letter agreements, scopes of work, task orders, change orders, technical specifications, design plans, written memoranda and other documents related to contract execution; construction meets quality standards and contract specifications, has used appropriate materials, and was completed on time and within budget; and
- Prepare development monitoring reports identifying any deficiencies and make recommendations where appropriate. The report will also provide a detailed analysis of the risks to the project's success, the root cause of those risks, and recommended adjustments.

*we don't just deliver solutions | we lead them™*

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