

Davis Langdon PKS have a specialist Project Monitoring division, which is made up of experienced Quantity Surveyors and Project Managers.

The team have been responsible for monitoring over a €1bn worth of development over the past number of years including Residential, Commercial, Industrial, Health and Civil Engineering projects.

Independent Project Monitoring is the due diligence carried out on a project prior to a funder finally committing to financing a development.

Financial Institutions use Project Monitors to perform due diligence on development deals at the outset so that risks may be highlighted and dealt with before the funding is put in place. The Monitor is then involved throughout the project to ensure that budgets, cashflow forecasts and end dates are complied with.

DLPKS Project Monitoring also perform specific monitoring roles for other Clients within the industry including Contractors and Developers. These appointments typically involve carrying out due diligence on prospective developments, monitoring sub-contractor performance, carrying out peer reviews on construction costs etc.

The areas normally examined by DLPKS for Clients at the outset of a project include;

- Construction cost
- Contractual Arrangement
- Insurance structure
- Building Contract
- Management Process
- Programme for completion
- Development team
- Warranties
- Planning permission

The second part of the service is the monitoring of the development.

The monitoring role generally includes, inter alia, the following;

- attending development team meetings
- assessing physical progress on site
- checking the cost of work completed to date
- drawdown report each month including;
 - recommended drawdown figure
 - cost to complete
 - assessment of ability to complete on time
 - status report on any other issues

This reporting system acts as an early warning system so that in the event of difficulties, the parties have a chance to deal with it at the earliest opportunity.

Davis Langdon PKS have carried out project monitoring services for the following clients:

- ACC
- AIB
- Anglo Irish Bank
- Anglo Irish Assurance Corporation
- Bank of Ireland (Corporate)
- Bank of Ireland (Retail)
- Bank of Scotland (Ireland)
- Bank of Scotland (Scotland)
- First Active
- IIB
- Irish Nationwide
- Ulster Bank
- Private Developers

Davis Langdon PKS have carried out monitoring services for clients in Ireland, the UK and other parts of Europe. Projects funded by Irish Institutions may be monitored through one of Davis Langdon's offices in the UK or Europe.

The Davis Langdon PKS Project Monitoring group is managed by Paul Mitchell, Director with DLPKS.

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