MK

Marian Krotov
Independent real estate development consultant · St Petersburg

SERVICE DESCRIPTION

Express audit of an investment and construction project

An independent view of the schedule, budget and contracts in 7 working days.

WHO IT IS FOR

For developers and investors who need to understand the real state of the project: where schedule and budget slip, where money is being lost, and what to change in the first 30 days. It fits when there is no in-house PMO, when the project team's numbers need checking, or when the project is being acquired or financed.

WHAT IS INCLUDED

01
Schedule
Critical path, deviations from the baseline plan, credibility of the completion date.

02
Budget and CAPEX
Plan and actual, forecast to completion, areas of potential savings.

03
Contracts and tenders
Contract terms, contractor concentration, price benchmarks.

04
Risks
A register of 10–15 priority risks with mitigation measures and owners.

05
Project economics
IRR and NPV sensitivity to cost growth, schedule and sales.

06
Deliverables
An 8–12 page report, a 30-day action plan and a 60-minute review with management.

HOW THE WORK RUNS

DAY 1
Documents received
Schedule, budget, key contracts, the latest management report.

DAYS 2–3
Interviews
With one or two project leaders, clarifying the inputs.

DAYS 3–6
Analysis
Schedule, budget, contracts and risks; sensitivity analysis of the economics.

DAY 7
Handover
Report handed over, followed by a review with management.

ENGAGEMENT TERMS

Formats and conditions of work

Duration	7 working days from the moment the documents are received.
Cost	From $3,000 — a fixed fee, finalised according to the scope of the project before work starts.
Not included	Technical expertise on structures, legal opinion, valuation of the asset, running the project.
Confidentiality	Work under NDA. Client documents are never passed to third parties.

WHO CONDUCTS THE AUDIT

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Project director, 19 years in the investment and construction industry, working on the client side.

- Project management with a budget over $204M and coordination of 30+ contractor organisations.
- The first phase of the project, about 84,000 m², was commissioned within the approved budget — variance under 3%.
- Forecast CAPEX reduced by 7–9% without any deterioration in the project's quality characteristics.
- Chief project engineer, qualification level 7, in the NOSTROY national registry; member of SOVNET; author of publications on standardising development project management.

Discuss a project

krotovmarik@gmail.com · Telegram: @Mark0nya

7 WORKING DAYS

The audit provides an assessment and recommendations based on the documents provided; the outcome (including any savings) is not guaranteed and depends on the client's decisions.