



CITADEL DEVELOPMENT

An aerial night photograph of a modern architectural development. The central feature is a building with a prominent green, corrugated metal roof. Below the roof, there are outdoor seating areas with tables and chairs, where people are gathered. To the right, a tall, white, rectangular structure with a pink horizontal band is visible. The area is illuminated by warm, yellow lights, and a parking lot with several cars is in the foreground. In the background, a large, illuminated sign reads "DINE & DRINK".

**DESIGN
PROGRAM MANAGEMENT
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT**



CITADEL DEVELOPMENT

Citadel Development Services LLC is a group of Dynamic Professionals with deep histories of managing significant projects inside of the Restaurant, Retail and Entertainment space.

Competitive Advantage: An intimate knowledge and proven track record of managing Design, Procurement, Architectural, and Construction efforts simultaneously to produce Undeniable Results

Extensive Network of Qualified Subcontractor Trades & Vendors

WHY CITADEL DEVELOPMENT?



COST SAVINGS

If your concepts' annual project volume is between (1–15) projects, you could save money outsourcing, vs utilizing in-house CM's or PM's.

Why? When you compare the compensation package w/ all benefits of a qualified Project Manager with 5+ year of management experience, the per-project cost burden from Citadel, is potentially 20-30 % less.



SPEED

Most likely, we are going to have much more robust processes and systems in place managing multiple projects simultaneously, at a more dynamic pace.

Benefit to You? Projects will move through the life cycle more quickly, efficiently and successfully, with guaranteed outcomes.



"Our Purpose is to create High Level Experiences for our clients through Design, Planning, Construction and Development. "



WHY CITADEL DEVELOPMENT?



INTEGRITY

Because we are outsourced, we will push information faster, and communicate at a much higher level than an internal resource.

Why? Our value add, is your piece of mind and delivering results. We have a long term vision and strategy, and we are only as good as our last project. We have to keep delivering, while maintaining a high level experience to our customers so that we can thrive and grow.



TECHNOLOGY

We utilize the latest project management software platforms to ensure high level collaboration, accountability and information transfer.

- Procore
- Smartsheets



EXPERIENCE

Put simply, our team has managed hundreds of projects from restaurant, retail, commercial, warehouse, and government / military logistics - nationwide, and oversees.

What does this mean to you? You get the benefit of "best practices" we've acquired from partnering with other industry leading concepts and organizations.



"I've worked with Jeremy on a number of projects and he consistently commits to the architectural vision and it shows in the end product. While being proactive, he is always quick to respond and does not miss the finer details. I trust him and his team as they are excellent team players while problem-solving as issues arise."

- Mark Odom, Owner, Mark Odom Studio



SERVICES



PROJECT MANAGEMENT



PROGRAM MANAGEMENT



OWNER REPRESENTATION



CONSTRUCTION MANAGEMENT



GENERAL CONSTRUCTION



OWNER REPRESENTATIVE + CONSTRUCTION MANAGEMENT MATRIX

PLANNING



PRECONSTRUCTION



CONSTRUCTION



SERVICE	ACTION+DELIVERABLE	FUEL TO ACTION VALUE	MILESTONES
Site Evaluation	Site Characteristics Report	Early identification of Red Flags; opportunities	Determine Project Go Forward Articulate Project Goals Full A&E Team Engaged
Project Scope Development	Project Plan + Scope	Detailed Plan with CP Milestones; identify potential risks	
Architect / Engineer Selection	Design Team + Consultant Qualification and Interviews	Determine Alignment; Energy + Personality	
Conceptual Budgeting	Conceptual Budget	Use Historical Data + Vendor feedback	
Consultant Management	Assist in building team; qualify	"Shared Consciousness Meetings" - Collaborate + Align with Project Schedule: Remove Obstacles	
Consultant Management Designer & A/E	Facilitate Meetings; maintain notes	"Shared Consciousness Meetings" - Collaborate + Align with Project Schedule: Remove Obstacles	Approved Budget Approved Schedule Approved Permit Procurement Plan In Place Construction Team In Place Scope 95% Defined / Detailed
Budgeting	Organized Working Budget	Comprehensive & Transparent	
Procurement & Supplier Management	Procurement Log; Pricing	"Shared Consciousness Meetings" - Collaborate + Align with Project Schedule: Remove Obstacles >	
Value Engineering		Get Creative, Stay Aligned With Project Goals	
Critical Path Scheduling	Global Schedule Development	Comprehensive & Transparent	
GC Bidding & Selection	GC comparison; bid qualification	Ensure Completeness; Understand Philosophy; Check References	Safety Goals Schedule CPM Milestones Tracking Budget Tracking Completion Date Successful Turnover
PreConstruction Meetings	PreCon Meeting Coord	"Shared Consciousness Meetings" - Collaborate + Align with Project Schedule: Remove Obstacles > Apply Pressure	
Scope Review	Ensure Completeness		
CP Schedule Management	Weekly Progress Meetings Coord; Schedule Maintenance	Track Meeting Notes; Articulate Project Goals **Hold Teams Accountable	
Project Reporting	Daily, Weekly Project Meetings + Reports; Issue Log	Identify Progress, Risk, Opportunities "Shared Consciousness Meetings" - Collaborate + Align with Project Schedule: Remove Obstacles > Apply Pressure	
Document Management (Interim & Post)	Drawings; Change Order; RFI, Submittals, O&M Manuals, Waivers, Warrant	High Level of Capture, Organization, Distribution, Visibility	
Site Visits	Site Reports, Photographs	Articulate Project Goals; remove obstacles; nuances Ensure Quality Met **Hold Teams Accountable	
Pay App Review Qualification	Determine Accuracy of Pay Apps	Provide recommendation based on % completion	
RFI Management	Maintain RFI Log > Distribute	Ensure distribution; maintain visibility; cover in meetings	
OCO Review	Maintain OCO Log > Distribute	Qualify Against Scope / CD's	
Conflict Review + Resolution	Issue Tracker; Email; Meetings	Win Win Situation + Hold Accountable	
Punchlist	Compile, Distribute, Hold Accountable	Pressure To Complete Punchlist	



A RUTHLESS COMMITMENT TO BIG RESULTS



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