



**R&J CONSTRUCTION
AUDITING, INC.**

[HOME](#)

[ABOUT](#)

[PROJECT LIST](#)

[REFERENCES](#)

[AUDIT NOTICES](#)

[SERVICES](#)

[CONTACT](#)

CAGE: 66DB3

DUNS: 965230225

NAICS: 561210, 541211, 541219, 541330, 541611

Service Disabled Veteran Owned Small Business (SDVOSB) Certified by the U.S. Department of Veterans Affairs and Illinois Department of Central Management Services



CONSTRUCTION COST ACCOUNTANTS

Construction Auditing • Off Site Stored Material Auditing • Construction Litigation



Construction projects are among the largest and most complex financial expenditures undertaken. Our responsibility is to the owner! Audits identify actual and potential overpayments, overcharges, failures to recoup reimbursable expenses, etc. Our team of experts affords you the financial review of your construction project that your architect, engineer, accounting staff or project managers do not.

Some General Contractors/Construction Managers Audited



POWER
CONSTRUCTION
COMPANY, LLC



SKANSKA

Construction Auditing

Auditing of Construction
Cost from the General
Contractor/Construction
Manager for the Owner or
Lender

Off Site Stored Material Auditing

We audit off site stored
material and Transfer Title

Construction Litigation Support

We provide Expert Testimony
for Mediation and
Arbitration

Our extensive experience of being on the front line, of Auditing Construction costs, enables us over other firms, to identify problems quickly and offer appropriate solutions. We have audited Construction Projects ranging from \$500,000 to \$250,000,000. Costs of Off Site Stored Material range from \$50,000 to over \$1,000,000. We have provided Expert Witness Testimony for Claims in excess of one million dollars.

**"We will stack our experience project by
project, service by service against anyone
else."**

Some Projects Audited

Navy Pier Project (**Cultural**),
Mesirow Corporate
Headquarters (**Commercial**),
Federal Court House & Building
8 (**Governmental**), The Clare at
Water Tower (**Sr. Housing**),
Great Lakes Military
Communities (**Military**), and
many more ...

R&J Construction Auditing

2000 Spring Road
Suite 513
Oak Brook, IL 60523
Phone: (630) 586-8975
Fax: (630) 586-8979

About

R&J Construction Auditing Inc. is the successor to JMA Associates, Inc. JMA was established to provide construction cost accounting services. This company is a successor to Joseph R Munn & Associates. Mr. Munn was previously employed with Morse Diesel International and Metropolitan Structures, Inc., as Manager of Project Cost Accounting. When Mr. Munn left Morse Diesel International and Metropolitan Structures, he saw the need for construction cost accounting services for Owners, Construction Managers, General Contractors, Subcontractors and Suppliers.

Changes in the construction industry have made concepts such as partnering and alliances more important in assuring the viability of construction and construction related business. There are no longer numerous other companies available to complete the project if the original contractor fails to perform. Accordingly, there has never been a time where the services provided by R&J Construction Auditing Inc. have been as important as they are today.

Project Involvements

Commercial Office Buildings

Chicago Mercantile Exchange Center, Chicago, IL
Chicago Board of Trade, Chicago, IL
Doral Plaza Office & Apartment Building, Chicago, IL
Gary National Bank, Merrillville, IN
Glenbrook Professional Buildings, Glenview, IL
Marquette Building (Rehabilitation), Chicago, IL
One South Wacker Drive, Chicago, IL
Prudential Building, Chicago, IL
Sears 2000 Project, Chicago, IL
Sears Corporate Headquarters, Hoffman Estates, IL
Sears Corporate Headquarters Expansion Project, Hoffman Estates, IL
Sears Tower, Chicago, IL
Sperry Univac Plaza, Chicago, IL
1 North Franklin, Chicago, IL
676 North St. Clair Street, Chicago, IL
Prudential Building, Chicago, IL
Crate and Barrel Headquarters, Northbrook, IL
Messirow Headquarters, Chicago, IL
Center on Halsted, Chicago, IL

Cultural Facilities

Art Institute of Chicago, Chicago, IL
Brookfield Zoo, Tropical World of Primates, Brookfield, IL
Navy Pier Redevelopment Project, Chicago, IL

Hospitals

Central DuPage Hospital, Wheaton, IL
Ingalls Hospital, Chicago, IL
Michael Reese Medical Center, Chicago, IL
Rush-Presbyterian-St. Luke's Medical Center, Chicago, IL
Rush-Presbyterian-St. Luke's Sheridan Road Pavilion, Chicago, IL
University of Illinois Replacement Hospital, Chicago, IL

Hotels

Ambassador East (Rehabilitation) Chicago, IL
Downtown Chicago, Marriott Hotel, Chicago, IL
Hyatt Development Corporation, Chicago, IL
Hyatt Regency O'Hare Addition, Rosemont, IL
Hyatt Regency Woodfield, Schaumburg, IL
Hyatt Regency Hotel, Chicago, IL
Peninsula Hotel, Chicago, IL
Sheraton Naperville Hotel, Naperville, IL
Sofitel Hotel, Chicago, IL
The First Elysian, Chicago, IL

Residential Developments

Rancho Pena Quitas, CA
Condominiums, Elgin, IL
Condo Conversion, Chicago, IL

Industrial Development

Frito-Lay Distribution Center, Frankfort, IN
Outboard Marine Corp. Distribution Center, Beloit, WI
Sears Distribution Center, Elk Grove Village, IL
Crate & Barrel Warehouse, Naperville, IL

Government

Federal Court House, Rockford, IL
Federal Building 8, Washington DC
Great Lakes Military Communities, IL

Miscellaneous

Bannockburn Bath and Tennis Club, Bannockburn, IL
110 East Delaware Apartment Building, Chicago, IL
REEF, Phoenix, AZ
Western Golf, Columbus, OH
Center on Halstead, Chicago, IL

Condominium Projects

65 East Goethe, Chicago, IL
1515 N. Wells, Chicago, IL
The Sterling, Chicago, IL
Ambassador West Condominiums, Chicago, IL

Retail Stores

Sears Stores
Crate & Barrel Homestores throughout the US

Shopping Centers

Westfield Shopping Centers throughout the US

Services

The services provided by R&J Construction Auditing Inc. include:

- Construction Auditing Program
- Off-Site Stored Material Audit
- Construction Litigation Support
- Training of Construction Cost Accountants
- Subcontractor Cash Management

These services are generally provided to owners, financial institutions, construction managers, general contractors, subcontractors and suppliers. These services are highly specialized and tailored to meet the individual needs of the client. They assure that cost is controlled and managed, all accounts payable are appropriate, and that all financial terms and conditions of the contract/subcontracts are adhered to in a manner most beneficial to the client.

References

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AUDIT NOTICE FOR CONSTRUCTION COSTS

Insurance one of the most overbilled items on the General Contractor Monthly Application for Payment

*Owner's Employees, Owner's Representatives, Facilities Managers,
Architects and Construction Consultants*

QUESTIONS

Why is the Federal Government charged less for insurance and the Public charged more on their projects???

What are the industry Averages for Insurance Cost on Construction Projects???

How is insurance calculated as a part of Construction Costs???

CAUTION

Do not approve any Insurance Cost if the cost is NOT AUDITABLE in the construction contract or Owner Change Order. Problems could develop if you approve a NON AUDIT provision for Construction Cost.

Know the type of Insurance and know what to ask for

- **Contractors Controlled Insurance Program (CCIP)**
- **Liability Insurance & Workmen's Compensation**
- **Owners Controlled Insurance Program (OCIP)**
- **Professional/Pollution Insurance**

CONSTRUCTION COMPANIES AUDITED BY PRINCIPALS:

General Contractors/Construction Manager audited include (not all inclusive):

- *Bovis Lend Lease (now Lend Lease)*
- *Gilbane Building Company*
- *H.C. Beck (now The Beck Group)*
- *James McHugh Construction Company*
- *Power Construction Company L.L.C.*
- *Skanska USA Building Inc.*
- *Turner Construction Company*
- *Vratsinas Construction Company (VCC)*
- *Walsh Construction*
- *W.E. O'Neil Construction and others.*

Please call for a consultation

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www.rjconstructionauditinginc.com

WE AUDIT CONSTRUCTION COSTS

During Construction or Post Audit Basis

He who controls the paper controls the cost

**Does your Construction Contract
have these Provisions?**

YOU need US on YOUR SIDE

OVER 30 YEARS EXPERIENCE

R & J Construction Auditing, Inc.

**AUDITS CONSTRUCTION COSTS FROM THE
GENERAL CONTRACTOR/CONSTRUCTION
MANAGER.**

The crucial question is knowing what to ask for

- Insurance
- CCIP (Contractors Controlled Insurance Program)
- Lump Sum General Conditions
- Payments by Owner to General Contractor/Construction Manager
- No Audit Provision Contract or Owner Change Order

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