CONTROLLING COST AND SCHEDULE

Elements of Cost

- Purchase price (covered last month)
- Initial cost estimate
- Verification by subcontractors

Cost Estimate

Resources

- Means cost estimating (or other commercial manuals)
- Historical data
 - Collected and categorized from each project
 - Updated after or during each project to reflect changes in prices or in labor environment

A Master Template

- Easy to make and update
- Covers all major areas of the rehab

0	Stage 1: Pre-Construction			\$1,950.00	6.4%		
						\$ Labor	\$ Material
1	House Secured			\$45.00	0.1%		
	Lockbox for Door Key	0	EA	0.00		6.00	32.50
	Re-Key Service (per number of door locks and dead bolts to be re-keyed)	2	EA	45.00		22.50	0.00
	Extra	0	EA	0.00		0.00	0.00
2	Plans, Permits & Filings			\$525.00	1.7%		
	Plans						
	Architectural Design & Development Time	0	HRS	0.00		75.00	0.00
	Interior Design Consulting (choosing cabinets, paint colors, countertops, tile, vinyl, fixtures, accessories, carpet, etc.)	5	HRS	325.00		65.00	0.00
	Permits & Filings	0	F.A	0.00		50.00	0.00
	Regulatory Fees (state or local requirements)	0	EA	0.00		50.00	0.00
	Permits	1	EA	200.00		200.00	0.00
	Inspection Fees	0	EA	0.00		35.00	0.00
	Extra	0	EA	0.00		0.00	0.00
3	House Leveling & Foundation Repair			\$0.00	0.0%		
	Slab Foundation Repair	0	BID	0.00		0.00	0.00
	Pier & Beam Foundation Repair	0	BID	0.00		0.00	0.00
	Extra	0	EA	0.00		0.00	0.00

Improvement Report For

733 Jones Rd.			\$30,670.79		\$13.47 per sq. ft.				
Stage 1 Pre- Construction \$1,950.00	1 House Secured \$45.00	2 Plans, Permits & Filings \$525.00	3 Foundation Leveling & Repair \$0.00	4 Pest Control \$0.00	5 Temporary Requirements \$300.00	6 Plumbing Pre-Demo \$320.00	7 Electrical Pre- Demo \$0.00	8 Demo, Disposal & Site Prep \$760.00	9 Engineering Reports \$0.00
Stage 2 Rough Structure \$3,817.00	10 Soil Grading & Drainage \$0.00	11 Rough Plumbing Under House \$0.00	12 Framing & Subfloor \$560.00	13 Roof Decking \$0.00	14 Exterior Doors \$0.00	15 Windows & Window Glass \$2,340.00	16 Sheathing & Siding \$0.00	17 Exterior Trim \$917.00	18 Roof \$0.00
Stage 3 Major Systems \$6,661.75	19 Fireplace \$400.00	20 Rough HVAC \$6,261.75	21 Plumbing in Walls & Ceiling \$0.00	& Shower	23 Rough Electrical \$0.00	24 Masonry \$0.00	25 Batt Insulation \$0.00	26 Concrete Work \$0.00	
Stage 4 Unfinished Surfaces \$4,241.01	27 Sheetrock \$0.00	28 Garage Doors \$0.00	29 Gutters \$0.00	30 Unfinished Wood Floors \$0.00	31 Cabinetry \$2,260.00	32 Interior Doors, Trim & Millwork \$1,685.00	33 Clean Before Paint \$296.01		
Stage 5 Finished Surfaces \$10,268.10	34 Paint Interior & Exterior \$5,237.10	35 Blown Insulation \$0.00	36 Countertops \$0.00	37 Tile \$1,666.00	38 Vinyl Floors \$0.00	39 Final HVAC \$0.00	40 Final Plumbing \$1,190.00	41 Final Electrical \$375.00	42 Finish Wood Floors \$1,800.00
Stage 6 Final Details \$3,732.93	43 Lockout \$516.00	44 Mirrors & Shower Doors \$0.00	45 Appliances \$517.00	46 Carpet \$1,008.00	47 Landscaping \$457.00	48 Final Cleaning & Make- Ready \$204.93	49 Accessories & Décor \$1,030.00	50 Punch \$0.00	Contingency \$0.00 General Contractor Fee \$0.00