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Estimating rehab costs pdf

Scaffolding is a vital piece of equipment needed when working above ground on buildings. It acts as a temporary support structure for construction workers. Most scaffolding is built in semi-assembled units that are easy to assemble. Scaffolding rental costs are easy to estimate. Using tape measure, measure the total length of the area where you plan to place the scaffolding, either in the legs or meters. Distance will take into account the construction corners. Use a tape recorder to measure the maximum height of scaffolding in the legs or meters. Contact your local construction equipment rental or construction supply center. Explain to the measurement companies you've measured and request a quote. Ask the rental price for the scaffolding unit, the size (length and height) of each unit and the length of time (daily, weekly or monthly). Most scaffolding units are 8 feet long and 6 feet high, but this can vary depending on the manufacturer and type. Divide the entire length of the work surface you measured with the actual length of the scaffolding. This calculation will give you the total number of units needed to cover the scope of the project. Now divide the height of the work area by the height of the scaffolding units. This calculation will give you the total number of units needed to cover the amount. Combine the two calculations, and this will tell you the total number of scaffolding units needed to complete the task. Take the total number of scaffolding needed and multiply them by the daily rental costs listed to determine the total amount to be spent on a daily basis. Determine how many days you will need to use scaffolding and multiply this number by the daily rate. This will provide you with the total cost of the work. An estimate of the completion costs shall provide an estimate of the total expenditure likely to be incurred after the end of the project. This would together have the amount spent on materials and personnel, as well as any other costs incurred. Estimated completion costs (EAC) can be calculated before work is started, but are often offered in the middle of a project to allow for an estimated analysis based on costs already incurred. The EAC shall be calculated as the actual cost of the work already carried out (ACWP) plus the remaining estimate for completion of the work (ETC). Tabulate the costs you've already incurred. This will include the cost of materials actually purchased, wages paid to employees and any other costs related to the project. Estimate the costs you expect for the future. You can use the current cost to estimate the total. As an example, if you paid \$5,000 in wages and predicted that you were halfway completed, then the labor cost may be another \$5,000. You'll also add costs to the materials you expect to need. If you have purchased all at the beginning of the project, then you do not have to have any additional costs related to the materials. Calculate the estimated cost when you finish by adding the costs that were actually incurred to the estimated cost. As an example, if you've already spent \$15,000 and anticipate \$10,000 more needed, your estimated completion cost would be \$25,000. First, estimating the total cost requires creating and entering information into the system, such as the Production Resource Planning System (MRP). Working hours, machine clocks, dollar rates per hour for work and machinery, overhead rates, operating routing and material accounts are all used by the system to calculate estimated or standard costs. Operational routing is a series of steps necessary for the production of products, including work surfaces and associated hours and rates. Material accounts are parts necessary for the assembly or manufacture of higher-level products. Estimates of the component purchased are the result of averaging a series of actual purchase costs. The standard cost system generates estimated costs through a cost summary. Cost totals are programs that calculate costs using purchase data, routing, and material cost accounts. Input work and machine dollar per hour rates for each desktop to the MRP system. Calculate the purchased standard cost per part by averaging the actual cost of purchasing and entering the system. Perform an operational routing for each part produced that identifies the work and machine hours used to produce parts for each step of the process. Material input accounts, including the quantity required for each part to produce higher-level parts. Run a cost summary program that uses purchased costs, technological, and material invoices to create standard costs for each part of the system. To see the total estimated cost of a finished product, identify the finished good parts. The total estimated cost of any part of the system is readily available in the area of system cost accounting. Use the total estimated cost of parts and multiply the cost by the required quantities to determine the total estimated cost of the contract or proposed customer order. Consider changing estimates based on the size of the contract or order based on the efficiency of purchase and production that may occur in larger quantities. How much can you afford to spend on housing each month? \$500? \$1,000? \$5,000? If you can put \$5,000 a month on the walls and roof, you're probably not too worried about the cost of utilities. Advertising if you're like most of the world's developed population, though, you'll need to give some thought. Once you count the electricity, gas, water and garbage pick-up, you could be looking at a bill that excludes likely nonessential utilities such as high-speed internet, unlimited texting HBO. Rent or mortgage payments will undoubtedly be your biggest single living but utilities usually come in the second - sometimes close to the second. Depending on where you live, how much you say, how big your place is and how often you run the dryer, you may be looking at \$500 a month. Maybe more. Given only the cost of rent or mortgage in your housing budget, they could leave you in a tight spot. And while few people get pouring through past service bills and current kilowatt-per-hour rates, it's worth knowing what you'll be on track for at the end of the month. It doesn't have to take hours. If you have a plan, it can be a pretty quick job. In this article we'll see how to work up a utility-cost estimate. We'll go through which factors you need to consider, see how you can use online tools to speed up the process, and see where you can find some savings if your final number is too steep. The first step in ball-parking costs for your utility is deciding what utility involves... Photo: shutterstock.comCost overruns are certainly common in renovation work, but there are steps you can take to try to anticipate some of them. Below is a long-but barely exhaustive-list of costs common to renovation projects. You may not need to add a line item for each of them for your work, but if you see an item that you think you'll meet and doesn't appear on your budget, find out why. Is it part of the total price of the supplier? Or a submarine? Do not assume: Ask the question, then put the representation in writing. Here goes ... SITE PREPARATION Do you need to ensure that trees are removed or other vegetation is removed? How about demolishing existing hardscape (terraces, walls, etc.). Will preventive measures be needed to prevent soil erosion during and after excavation? Are there landscape features (like mature trees) that need protection? Excavation your estimates should specify what needs to be done, which may include digging the base hole, pulling out unwanted fillers, back filling after the foundation is done, and final sorting. If there will be drains in or around the foundation, your excavation contractor can install it, so links to crushed stone and sewer tiles should appear on the estimate. FOUNDATION Has a foundation contractor come in pounng foundations, walls, pads, bulk bulk bulkboard access, and/or a board? Are there ediques of concrete pavements in the plans and in the estimate? What about the insulation of the foundations? If your designer has entered it, the cost should be included in the price. What about sealing the foundation with asphalt or other putty? Is this included in the price? Is another drainage or waterproofing required? FRAMING If the builder has prepared his estimate based on careful specifications, the estimate should include framing the walls, floors and roof with a specified degree of lumber. Green lumber can cause headaches along the line, shrinking, because Kiln-dried hem-edging is the norm, but you may want a higher class edging Douglas. In some urban areas, steel nails require fire regulations. External walls should be covered with cladding and roof with a base of plywood, oriented strands of deck, or roofers. If the design requires laminate or steel beams, steel columns, or roof beams, check that the builder has incorporated those into his estimate. ROOFING The builder or subcontractor of roofing material should specify the materials to be used (asphalt shingles, cedar, tile or slate, as specified), as well as flashing and roofing paper. Ventilation is also important especially in homes in colder areas with dense layers of insulation. Are there roofs or soffit veduches specified? EXTERIOR FINISH Will layer the material packing the exterior of the house, maybe building paper or house wrap. The type of siding should be specified (clapboard, shingles, brick veneer, board and molding), and the material (perhaps pine or cedar), as well as a pattern. Doors and window upholstery, corner boards, eaves upholstery (fascia, soffit, hump, or rake boards) should comply with the specifications or clearly described in the estimate. In cases where you want your addition to blend in with the original house, you and the contractor may well be served a general description such as: Towing and other external upholstery will be done in materials and in a manner that is consistent with the existing outer surface. Masonry If a chimney, fireplace, stone or brick is faced on the foundation, the mason will need to provide an estimate for you, the GC, or the construction manager. It should specify the type of brick or stone. Request a sample view. INSULATION Again, specifications should be your guide, but whether insulation is needed in your subconslouch to keep warm or out, insulation is a reasonable investment. The type, thickness, and R-factor insulation for walls, floors and ceilings should be specified, along with a vapor barrier for internal surfaces. ELECTRICAL, plumbing, and HVAC Building Act and code enforcement officer are your allies here for safety and health. Find compliance with specifications (query for any variations). Be sure to see, at least in the catalog, but preferably in person, all accessories or appliances specified. Verify the model numbers, color, and size. If additional capacity for hot water, heating or cooling is needed to operate your added space, do your estimates include the price of a hot water heater, furnace or boiler, air conditioning component or other appliance? WINDOWS AND DOORS Doors and windows should be highly functional, but also contribute significantly to the appearance and character of the house. Make sure your estimates describe the doors you like and that quality lock kits and weather-stripping Included. Are they of their kind and quality in line with those in an existing house? INTERIOR UPHOLSTERY, STAIRS, AND CABINETS Window and door paneling, floor rails, other moldings such as chair and image rails, and cornices should be specified. Check the sizes, grades, manufacturers and numbers of cabinet models; if the millwork is custom, make sure the specifications include the degree and type of stock to be used. If you're adding a staircase, ask to see sample or catalog descriptions of the staircase components, including the tread, railings, and railings. KITCHEN APPLIANCES, HARDWARE AND OTHER MATERIALS Read the specifications carefully to make sure that you know exactly what you are paying for. Confirm that what you expect is what you are getting. Sometimes it is best to exclude them completely from the contract. Shop on your own and get some deals, but stick to the specs. Changes in the size of appliances, for example, can wreak havoc with cabinet orders. OTHER COSTS Does the estimate include waste disposal and treatment? What about painting, interior and exterior? Prime plus two coatings are minimal; on new wooden floors, the surface should be at least two and preferably three or four coatings of urethane. Have you thought of such landscaping expenses as topsoil, sowing, planting, and relandscaping? The cost of the country is often overlooked. This can mean a nice renovation has little visual impact from the outside because its setting is a tangle of grass or bland expanses of lawn. Do your estimates allow even modest plantings or walks and walls to emphasize the architectural attributes of your house? You may not want to spend a penny more than the amounts already in your estimates, but if pieces of the puzzle are missing, the finished work ends up looking incomplete, too. Have tough conversations now sooner rather than later. You have a lot more influence before you start work than after it's finished and most or all of your money has been paid out. Out.