**MGMT 6063 – Individual Assignment – Procurement in YOUR Life**

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| **Project Title: Project Home Sweet Home** | | | | |
| **Project description** including:   * Scope **and** requirements (they are not the same) * Provide calculations for a **Cost Breakdown** -- on how you’re using **all** of the available budget including areas that are “no cost” because you are doing them yourself (the cost would be zero for these areas) * Provide timeline **and** milestones * Provide a three-level work breakdown structure (WBS) – it can be tabular rather than graphical (use WBS codes) * What are your top 3 priorities **and why** are they the top priorities * major risks   (10) Note the WBS by itself is worth 3 of the 10 points | **Scope**:  The project involves constructing a home addition to accommodate the upcoming addition to your family. The addition will consist of two bedrooms and a full bathroom, including a vanity/sink, toilet, and a tub/shower combination. The project scope includes all necessary construction, plumbing, electrical work, and finishing to create fully functional and aesthetically pleasing spaces.  **Requirements**:   |  |  | | --- | --- | | Bedrooms | * Each bedroom should have sufficient space for a bed, storage, and a comfortable living area. * Adequate lighting and electrical outlets for convenience. * Proper insulation for temperature control and soundproofing. | | Bathroom | * Vanity/sink with storage space. * Toilet installation with proper plumbing. * Tub/shower combination with appropriate tiling and fixtures. * Proper ventilation to prevent humidity buildup. | | Budget Constraints | * The entire project should not exceed the allocated budget of $105,000. * Cost-effectiveness in material selection without compromising quality. | | Timeline | * Completion before the expected arrival of the new family member. * Milestones to be established for tracking progress. |   **Cost Breakdown**:   |  |  |  | | --- | --- | --- | | Construction Materials | Lumber, drywall, insulation, roofing, flooring, etc. | $35,000 | | Plumbing | Pipes, fixtures, toilet, tub/shower, accessories | $15,000 | | Electrical Work | Wiring, outlets, switches, light fixtures | $12,000 | | Labor Costs | Skilled labor for construction, plumbing, and electrical work | $25,000 | | Fixtures and Furnishings | Bedroom furniture, bathroom fixtures. | $10,000 | | DIY (No Cost) | Personal labor for painting, minor carpentry, etc. | $0 | | Contingency | Unforeseen circumstances or changes | $8,000 | | Total | | **$105,000** |   **Timeline and Milestones**:   |  |  | | --- | --- | | Week 1-2 | Planning and Design completion. | | Week 3-6 | Foundation and framing completion | | Week 7-10 | Plumbing and Electrical completion. | | Week 11-14 | Interior Finishing completion. | | Week 15-18 | Fixtures and Furnishings completion | | Week 19-20 | DIY and Final Touches completion. | | Week 21 | Project Completion. |   **WBS:**   |  |  | | --- | --- | | **WBS code** | **Deliverable or Activity Name** | | 1 | Project Home Sweet Home | | 1.1 | Planning and Design | | 1.1.1 | Finalize design plans | | 1.1.2 | Obtain necessary permits | | 1.1.3 | Hire skilled labor | | 1.2 | Foundation and Framing | | 1.2.1 | Excavation and foundation | | 1.2.2 | Framing of new bedrooms/bathroom | | 1.3 | Plumbing and Electrical | | 1.3.1 | Rough-in plumbing for bathroom | | 1.3.2 | Electrical wiring and installation | | 1.4 | Interior Finishing | | 1.4.1 | Drywall installation and finishing | | 1.4.2 | Flooring installation | | 1.5 | Fixtures and Furnishings | | 1.5.1 | Install bathroom fixtures | | 1.5.2 | Assemble/install bedroom furniture | | 1.6 | DIY and Final Touches | | 1.6.1 | Personal DIY tasks | | 1.6.2 | Final inspections and touch-ups | | 1.7 | Project Completion | | 1.7.1 | Ensure safety and quality standards | | 1.7.2 | Handover completed addition |   **Priorities**:   * Structural Integrity and Safety: Prioritizing structural integrity is paramount to ensure the safety of your family, minimizing the risk of accidents or future structural issues by adhering to rigorous building codes and standards. * Timely Completion Before Arrival: Completing the project before the expected arrival of the new family member is essential for providing a comfortable living space, minimizing stress, and ensuring a smooth transition into the expanded home. * Budget Management and Cost Control: Effectively managing the budget is crucial for financial stability and responsible project management, allowing for informed decisions that maximize resource utilization and avoid unnecessary financial strain.   **Major Risks**:  Budget Overruns:   * Risk: Unexpected increases in material costs, labor expenses, or unforeseen issues during construction could lead to budget overruns. * Mitigation: Regularly review and update the budget, allocate a contingency fund for unforeseen expenses, and obtain detailed quotes from contractors to minimize financial surprises.   Construction Delays:   * Risk: Unforeseen issues such as weather conditions, permitting delays, or unexpected construction challenges could extend the project timeline. * Mitigation: Develop a realistic timeline with buffer periods, closely monitor progress, and maintain open communication with the construction team to address issues promptly.   Quality of Workmanship:   * Risk: Inadequate workmanship or subpar construction quality may lead to structural issues, safety concerns, or the need for costly repairs. * Mitigation: Hire reputable and skilled contractors, conduct regular inspections, and ensure adherence to building codes and standards to maintain high-quality construction.   Personal DIY Challenges:   * Risk: Depending on personal labor for certain tasks could lead to delays or suboptimal results if the DIY aspects of the project are not executed effectively. * Mitigation: Assess personal skill levels realistically, seek professional advice when needed, and be prepared to adjust plans if certain tasks prove to be beyond personal capabilities.   Disruption to Daily Living:   * Risk: The construction process may disrupt daily life for the occupants, causing inconvenience and potential stress. * Mitigation: Plan for temporary living arrangements or spaces, communicate clearly with the construction team to minimize disturbances, and establish a realistic schedule for the most disruptive phases of construction. | | | |
| List **5 items for which you will NOT need procurement** (i.e., things that you can do yourself). **Justify** how and why you can do it yourself.  (10) | *Item* | | *Justification* | |
| 1. Painting | | Painting is a task that can be easily done by homeowners without the need for specialized skills. It allows for personalization and control over color choices, and DIY painting can significantly reduce labor costs. | |
| 2. Minor Carpentry | | Basic carpentry tasks such as installing trim, assembling furniture, or small repairs can be undertaken by individuals with reasonable handyman skills. This not only saves on labor costs but also provides a hands-on approach to customizing certain aspects of the project. | |
| 3. Landscaping and Outdoor Cleanup | | Tidying up the exterior space, planting flowers, or basic landscaping can be managed by homeowners without the need for external procurement. It's a cost-effective way to enhance the curb appeal of the property. | |
| 4. Interior Decoration | | Selecting and arranging interior decor items, such as curtains, artwork, or decorative pieces, can be a personal and creative endeavor. Homeowners can choose items that suit their taste, and no external procurement is required for this aspect. | |
| 5. Basic Fixture Installation | | Installing common fixtures like curtain rods, towel racks, or shelving units can often be done without specialized expertise. Homeowners can follow simple installation instructions and save on labor costs for these relatively straightforward tasks. | |
| List **5 items which you WILL need to procure. Explain why you are not able** to do it yourself. What do you need to consider for successful procurement of each of these items? **Provide 2 considerations per row**.  (15) | *Item* | *Explanation* | | *Considerations for Success (****2 per row****)* |
| 1. Construction Materials (Lumber, Drywall, etc.) | Large quantities of construction materials require specialized transportation and delivery. Additionally, sourcing from suppliers ensures access to high-quality, standardized materials. | | * Verify the reputation and reliability of suppliers to ensure timely delivery and consistent quality. * Negotiate bulk purchase discounts to optimize material costs within the allocated budget. |
| 2. Plumbing Fixtures (Toilet, Tub/Shower, etc.) | Plumbing fixtures need to meet specific standards, and their installation often requires specialized knowledge to ensure proper functionality. | | * Research reputable suppliers to guarantee fixtures comply with safety and quality standards. * Ensure compatibility with existing plumbing systems and verify warranty and return policies. |
| 3. Electrical Components (Wiring, Outlets, Light Fixtures, etc.) | Electrical work requires adherence to safety codes, and specialized components are needed for proper installation. | | * Purchase electrical components from certified suppliers to guarantee compliance with safety standards. * Plan for future expansion by selecting components that allow for easy integration of additional electrical needs. |
| 4. Skilled Labor Services (Construction, Plumbing, Electrical) | Specialized skills are essential for tasks such as construction, plumbing, and electrical work, which require expertise and experience. | | * Vet and hire licensed contractors with a proven track record in similar projects. * Clearly define project scope and timelines in contracts to ensure accountability and minimize potential disputes. |
| 5. Building Permit. | Obtaining building permits is a specialized process that involves navigating local building codes and regulations. It requires coordination with municipal authorities to ensure compliance with safety and zoning standards. | | * Engage a professional permit service to handle the application process, ensuring all required documents are submitted accurately and promptly. * Stay informed about local building codes and regulations to anticipate potential challenges and facilitate a smoother permit approval process. |
| **Provide your APA references, and remember to use in-text citations above as well.**  Allen, N. (2022). *6 Ways to Make Your Home Addition Go as Smoothly as Possible*. Retrieved from bhg.com: https://www.bhg.com/home-improvement/remodeling/additions/home-addition-building-tips/  Greenhalgh, B. (2022, Jul). *How Much Does a Home Addition Cost to Build?* Retrieved from bobvila.com: https://www.bobvila.com/articles/home-addition-cost/  *Home Extension & Addition Guide for Beginners*. (2020). Retrieved from 2x2construction.ca: https://2x2construction.ca/tips-and-trends/home-addition/home-extension-addition-guide  Imadami. (n.d.). *Build an Addition Onto Your House!* Retrieved from instructables.com: https://www.instructables.com/Build-an-Addition-Onto-Your-House/  *OUR 6 STEP GUIDE TO BUILDING AN ADDITION ONTO A HOUSE*. (2021, December 13). Retrieved from crestrealestate.com: https://www.crestrealestate.com/step-guide-building-addition-onto-house/  Partex. (n.d.). *Steps to Building an Addition to a House*. Retrieved from partex.ca: https://partex.ca/steps-to-building-an-addition-to-a-house/  Wallender, L. (2022, 08 11). *Steps to Building an Addition to a House*. Retrieved from thespruce.com: https://www.thespruce.com/how-to-build-an-addition-1821283 | | | | |

**Overall quality – deduction for missing: title, consistent formatting, reasonable number of fonts, spelling, grammar, missing APA references (minimum 4 sources) or not using the template provided. Up to -10 (up to 10 points deducted)**