

LUTGEN Final Summary

Sure! Here's a complete, detailed **Project Summary Report for the LUTGEN Remodel**, recreated in chat format:



Project Summary Report: LUTGEN Remodel

Client: LUTGEN

Prepared by: Empire Remodeling KC

Date: March 20, 2025

Original Budget (excluding profit): \$38,497

Actual Cost: \$42,168

Total Overrun: \$3,671

Primary Cause: Labor inefficiencies in coordination, plumbing, and trim work



1. Highlights: What Went Well

- **Detailed Planning:** The scope of work and Xactimate reports were precise, anticipating floor drain rework, insulation of rim joists, and water heater relocation.
 - **Accurate Estimating:** Framing, insulation, and drywall stayed on or under budget. Electrical came in \$539 under due to material savings and efficient labor.
 - **Strong Documentation:** Daily logs and BuilderTrend time clocks were consistently used to track progress and delays, improving transparency.
 - **Scope Management:** Owner-supplied items and special conditions were handled within the expected scope, avoiding change-order related inflation.
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2. Financial Breakdown

Category	Est. Cost	Actual Cost	Over/Under	Notes
Project Coordinator	\$1,680	\$2,845	+\$1,165	60.7 hrs vs 30 hrs budgeted
Admin & Coordination	\$3,200	\$4,205	+\$1,005	Extra trips, coordination, drive time
Trim Work	\$6,246	\$7,521	+\$1,275	Rework from fitting issues, mis-sized materials
Painting	\$2,456	\$4,070	+\$1,614	Extra touch-ups, unclear scope
Plumbing	\$3,050	\$3,576	+\$526	Troubleshooting, under-slab work
Electrical	\$4,083	\$3,544	-\$539	Efficient labor
Flooring	\$3,525	\$3,097	-\$428	Material savings
Other categories	Minor variances	—	Includes drywall, tile, insulation, HVAC	

💡 **Main Drivers:** Labor inefficiencies across coordination, trim, and plumbing contributed to over 90% of the overrun.

3. Root Causes of Cost Overruns

Trim Work

- 83.6 hours logged vs estimated ~45 hrs
- Mis-sized doors, layout issues, wrong hardware
- Significant rework caused cascading delays

Painting

- Extended timeline for final coat and touch-ups

- Deep-tone wall colors not initially accounted for
- Coordination missteps between painter and PM

Plumbing

- 43.3 hours logged (62% over budget)
- Drain jackhammering, fixture refits not in original labor assumptions

Coordination

- Multiple short jobsite visits added drive time
- Material returns and back-and-forth increased overhead

4. Time Clock Overages

Role	Budgeted Hrs	Logged Hrs	Overrun Cost
Coordinator	30 hrs	60.7 hrs	+\$1,943
Trim Crew	~45 hrs	83.6 hrs	+\$2,289
Plumbing	~28 hrs	43.3 hrs	+\$1,011

Total Labor Overages Identified: ~\$5,243



5. Project Review Meeting Insights

Attendees: Charlie Blair, Alex Duey, Josh Hobbs, Teresa Edwards, Dave Harris, Bob Perry, Dennis Edwards, Pam@empireremodelingkc.com

Duration: 1 hour

Purpose: Analyze LUTGEN project performance and identify improvements

Key Takeaways:

- **Daily Logs** must capture all communication—no detail is too small.
- **Labor overruns**, not scope creep or poor estimating, caused the \$3.6k overage.
- **Standardize material ordering & return processes.**
- **Project management labor** should scale with job size.
- Stronger SOPs and communication practices are essential going forward.

Action Items:

- **Dennis Edwards:**
 - Analyze trim labor with Alex & Josh
 - Launch weekly budget vs actual reviews
 - Revise estimate templates with labor benchmarks
 - Add PM/Admin milestone job costing reviews
 - Schedule pre-/mid-phase trade walkthroughs
- **Bob Perry:**
 - Create trim materials checklist
 - Require hard copy of all orders
 - Confirm delivery before job launch



6. Recommendations for Process Improvement

- **Labor Estimating:** Implement formula-based labor forecasting by trade and project size.
- **Pre-Install Verification:** Conduct “install readiness” checks for paint, tile, and trim.
- **Material Handling SOP:** Enforce checklist and delivery confirmation before start dates.

- **Cost Monitoring:** Set weekly checkpoints during framing, drywall, and finishes.
- **Documentation Culture:** Use logs consistently to capture minor issues and decisions.



7. Consolidated Action Summary

Action Item	Owner	Due Date
Revise labor benchmarks and templates	Dennis, Estimating	Apr 15
Implement material order SOP	Bob Perry	Apr 10
Require material delivery confirmation	Bob Perry	Apr 10
Weekly job costing reviews	PM/Admin Team	Apr 30
Launch live cost tracking with Buildertrend	Ops Team	May 1



Final Thoughts

This project was a **success in scope control and budget planning**, but execution revealed key gaps in labor estimating and coordination. The overage was data-supported and avoidable, making it an ideal case study to refine internal systems.

The team has aligned on corrective actions—and this summary serves as the benchmark for rolling out improvements across future projects.

Would you like this reformatted as a **client-facing version**, **presentation deck**, or **executive summary**?