**PROJECT SCOPE STATEMENT – HOME CONSTRUCTION EXAMPLE**

**PROJECT OBJECTIVE**

To construct a high-quality, custom home in Bellevue, WA within seven months at cost not to exceed $250,000.

**DELIVERABLES**

• A 2,500-square-foot, 2½-bath, 3-bedroom, finished home.

• A finished garage, insulated and sheetrocked.

• Kitchen appliances to include range, oven, microwave, and dishwasher.

• High-efficiency gas furnace with programmable thermostat.

**MILESTONES**

1. Project begins—January 6
2. Permits approved—January 31
3. Foundation poured—March 31
4. Dry in. Framing, sheathing, plumbing, electrical, and mechanical inspections passed—May 31
5. Final inspection and Acceptance —July 30

**TECHNICAL REQUIREMENTS**

1. Home must meet local building codes.

2. All windows and doors must pass NFRC class 40 energy ratings.

3. Exterior wall insulation must meet an “R” factor of 21.

4. Ceiling insulation must meet an “R” factor of 38.

5. Floor insulation must meet an “R” factor of 25.

6. Garage will accommodate two large-size cars and one 20-foot Winnebago.

7. Structure must pass seismic stability codes.

1. Enclose back yard with fence for back yard 210 feet of fencing.
2. Brick facing on front of home (see picture)

**LIMITS AND EXCLUSIONS**

1. The home will be built to the specifications and design of the original blueprints provided by the customer.

2. Owner responsible for landscaping.

3. Refrigerator is not included among kitchen appliances.

4. Air conditioning is not included but prewiring is included.

5. Contractor reserves the right to contract out services.

6. Contractor responsible for subcontracted work.

7. Site work limited to Monday through Friday, 8:00 A.M. to 6:00 P.M.

**CUSTOMER REVIEW**

John and Joan Smith

**CASE ASSUMPTIONS**

1. We recognize that a cost of $100 per square foot is no longer realistic in 2014, we’re going to stay with the spirit of the case for this program. A price of $140-180/square foot seems more realistic.
2. Sample bill of required materials (neither complete nor comprehensive) will give students a way to construct a rudimentary cost estimate for this case as a learning tool.
3. Typical cost distributions have been included in the estimating work sheet on web-site for obtaining some typical costs (rough estimates).
4. MS Project has some quite sophisticated costing tools for including estimates and actuals for more than mere labor, but these are beyond the scope of this course.
5. The table of labor rates is equally rudimentary and perhaps wishful thinking (ditto comments above).
6. While overtime rates are also shown, a contract negotiation might rule these in or out based on the results of such negotiation.
7. No boiler plate contract terms and conditions are shown in the case, although the instructor for Project 440 may wish to provide some interesting scenarios for that lesson.
8. Assume utilities are available to the lot, but contractor puts service into home during Rough-in after framing is done (no roof yet).
9. Lot size is 90’ wide x 120’ deep, and backyard is about 90’ wide x 60’ deep.

**SOME ESTIMATING CAVEATS (negotiable in contracting)**

1. Resources:
   1. Home Owner may want to do some of the work
      1. Deck
      2. Landscaping
      3. Fence
      4. Painting
   2. May choose to go without architect design and pick something from the Internet
   3. Owner may act as General contractor
2. Features
   1. Size of lot or access may limit garage to front facing
   2. May want to switch carpet out and use hardwoods in some areas
   3. May want to prepare for deck, but not install (ledger board and footings only)
   4. Contractor may offer limits on landscaping, fixtures, etc
   5. Fence may be negotiated into the project price
3. Construction
   1. Garage doors usually include labor for installation in costs
   2. Sheet rocking may be priced as a package option (Rock, tape and texturing)
   3. Appliances usually include installation in costs
   4. Carpet usually includes cost of installation
   5. If lot does not have power, sewer, gas, etc, charges to get this done are separate and costly (may be some ordinances and regulations that add costs and time to project).