

# **Multifamily House Renovation Project**

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M.S. in Project Management

Winter 2020

Granite State College

# Introduction

The Multifamily House Renovation Project began on June 1<sup>st</sup> 2018

Estimated completion date of May 31<sup>st</sup> 2019



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# Schedule

Challenges occurred but the schedule was loosely adhered to except for the last unit

		MILESTONE DATES	
Item	Major Events / Milestones	Anticipated Completion Date	Actual Completion Dates
1.	Complete insurance requirements	30 Jun 2018	29 Jun 2018
2.	Renovate and move new tenant to second floor	1 Sep 2018	15 Sep 2018
3.	Renovate and move new tenant to first floor front	1 Dec 2018	19 Dec 2018
4.	Renovate and move new tenant to first floor rear	1 Mar 2018	23 Mar 2019
5.	Renovate and move new tenant to third floor	1 Jun 2019	1 Nov 2019
6.	Completion of proactive maintenance	1 Jun 2019	1 Nov 2019

# Unit Overhaul

For example this is the cost breakdown for the third floor unit

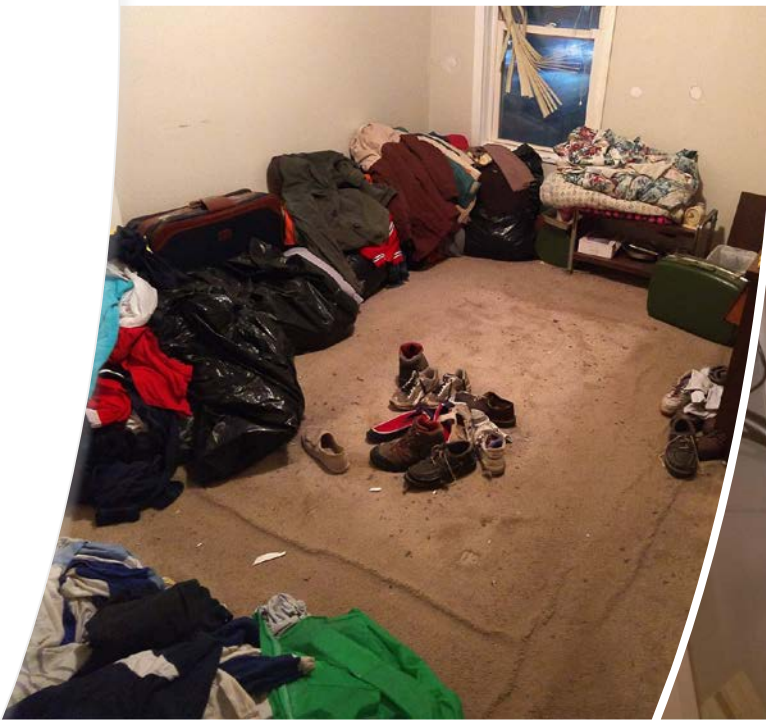
Unit 3 3F Renovations									\$6,492.50
	<b>Misc (to be filled when completed)</b>								<b>\$1,948.00</b>
		Paint (2 5 gallon premium)	2	\$125.00	\$250.00				
		Labor (Self, 4 hours per room, 6 rooms)	24	\$0.00	\$0.00				
		Electrician for Outlets (One room took 5 hours to rewire, two rooms need to be completed)	10	\$60.00	\$600.00				
		Brushes (Set of 3)	2	\$7.50	\$15.00				
		Dumpster			\$650.00				
		Labor (Self, throw out carpet and oven)	4	\$0.00	\$0.00				
		Oven			\$300.00				
		Window Blinds	7	\$15.00	\$105.00				
		Outlet covers (3 per Room, 7 Rooms)	21	\$1.00	\$21.00				
		Switch cover (1 per Room Approximately, 7 Rooms)	7	\$1.00	\$7.00				
	<b>Flooring</b>	3 bedrooms at 150 Sq Ft, 1 living room at 300 Sq Ft,							<b>\$2,237.50</b>
		Labor (Self, 5 hours per room, 4 rooms)	20	\$0.00	\$0.00				
	\$2.00/Sq Ft	Vinyl Plank	750	\$2.00	\$1,500.00				
	\$0.60/Sq Ft	Under Plank Insulation	750	\$0.60	\$450.00				
		Trim (perimeter measurement needed approximates used)	250	\$1.15	\$287.50				
	<b>Bathroom</b>								<b>\$75.00</b>
		Tub Paint Kit			\$25.00				
		Labor (Self, Paint tub and clean bathroom)	3	\$0.00	\$0.00				
		Cleaning Supplies			\$50.00				
	Contingency Reserve								\$1,150.00
	Management Reserve	Contingency Reserve			\$1,150.00				\$1,082.00
		Management Reserve			\$1,082.00				

# Challenges

Like any project there was a multitude of challenges

## Types of Challenges

- -Personnel
- -Infrastructure
- -Financial



# Summary

- Be flexible and prepare for worst case scenarios
- Teamwork makes the dream work!
- Communication is key no matter the level



**Thank you for your time!**

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