



*The Contract Advisor
Sample Reports*

Option Advisor Sample Reports (09/10/00)

P.O. Box 371142 · Las Vegas, NV 89137-1142 · (702) 233-2300 · Fax (702) 243-5500

www.PCAdvisorsLLC.com

The Contract Advisor

This **sub-contract administration software** is designed to automate the assimilation of bids and the preparation of sub-contracts.

The program **automatically creates budgets by plan and phase** as well as numerous management reports including construction budgets by plan and phase, graphs of bids received, analysis of cost per square foot, and variance analysis comparing contracts awarded to budget.

The Contract Advisor uses a sequence sheet created by the user to list each lot and block in a phase with the plan and elevation for that unit. A **construction budget by plan** is then created by the system showing the entire cost break down for each plan and elevation. In addition, a **phase budget** is created, based upon the product mix listed in the sequence sheet.

A **payment schedule** is also created for each trade, listing each home, the plan and elevation, the contract price, and the stages for payment. This pay schedule is then used by the vendor to prepare billing invoices, and is used by the builder to audit for double payments, and correct prices and pay stages.

Automatically fax pricing exhibits to each vendor, without manual intervention, based upon information in the master vendor files.

The Contract Advisor

Sample Reports

Bids

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Bidding Trade List

Project Name: **Tomas Ridge**
 Phase Description: **Phase 00**

Print

Sort
List

Vendor Summary

Rev. 2000-05-23

Trade ID	Trade Description	Bid Status	Awarded To	Budget	Awarded Bid	Variance	Sort Field
00	Double-Click on Trade ID						
CONC	Concrete		Charmac Bldr Services	76,500.00	75,900.00	600.00	CONC
FRAME	Framing		Pratt Framing	165,000.00	171,000.00	(6,000.00)	FRAME
PLUMB	Plumbing		Budget	45,000.00	45,000.00	-	PLUMB
ELECT	Electrical		Acme Electric	27,300.00	25,800.00	1,500.00	ELECT
HVAC	Heating & Air		Budget	25,800.00	25,800.00	-	HVAC
ROOF	Roofing		Budget	34,600.00	34,600.00	-	ROOF
WINDW	Windows		Budget	20,700.00	20,700.00	-	WINDW
DOORS	Doors		Budget	13,500.00	13,500.00	-	DOORS
GARGDR	Garage Doors		Budget	5,850.00	5,850.00	-	GARGDR
INSUL	Insulation		Budget	10,800.00	10,800.00	-	INSUL
STUCC	Stucco		Budget	29,400.00	29,400.00	-	STUCC
DW	Drywall		Budget	30,600.00	30,600.00	-	DW
FLOOR	Flooring		Budget	17,700.00	17,700.00	-	FLOOR
CABIN	Cabinets		Budget	12,000.00	12,000.00	-	CABIN
CTILE	Counter Tile		Budget	5,700.00	5,700.00	-	CTILE
APPL	Appliances		Budget	11,250.00	11,250.00	-	APPL
MIRROR	Mirrors / Shower Doors		Budget	2,610.00	2,610.00	-	MIRROR
PAINT	Painting		Budget	12,600.00	12,600.00	-	PAINT
FIXT	Electrical Fixtures		Budget	4,350.00	4,350.00	-	FIXT
CLEAN	Clean		Budget	4,290.00	4,290.00	-	CLEAN
LANDS	Landscaping		Budget	16,200.00	16,200.00	-	LANDS
FLAT	Flatwork		Budget	7,650.00	7,650.00	-	FLAT
BLKW	Block Walls		Budget	18,000.00	18,000.00	-	BLKW
24			Budget	-	-	-	24
25			Budget	-	-	-	25
26			Budget	-	-	-	26
27			Budget	-	-	-	27
28			Budget	-	-	-	28
29			Budget	-	-	-	29
30			Budget	-	-	-	30
31			Budget	-	-	-	31
32			Budget	-	-	-	32
33			Budget	-	-	-	33
34			Budget	-	-	-	34
35			Budget	-	-	-	35
36			Budget	-	-	-	36
37			Budget	-	-	-	37
38			Budget	-	-	-	38
39			Budget	-	-	-	39
40			Budget	-	-	-	40
41			Budget	-	-	-	41
42			Budget	-	-	-	42
43			Budget	-	-	-	43
44			Budget	-	-	-	44
45			Budget	-	-	-	45
46			Budget	-	-	-	46
47			Budget	-	-	-	47
48			Budget	-	-	-	48
49			Budget	-	-	-	49
50			Budget	-	-	-	50

Tomas Ridge Awarded

Trade ID	Trade Description	Awarded Sub	Plan #	1580	1580	1580	1780	1780	1780	2180	2180	2180							
			Plan Sq.Ft.	1580	1580	1580	1780	1780	1780	2180	2180	2180							
			Elev	A	B	C	A	B	C	A	B	C							
00	Double-Click on Trade ID		1	1	1	1	1	1	1	1	1	1							
CONC	Concrete	Charmac Bldr Services	7,200	7,200	7,200	8,400	8,400	8,400	9,700	9,700	9,700								
FRAME	Framing	Pratt Framing	17,000	17,000	17,000	19,000	19,000	19,000	21,000	21,000	21,000								
PLUMB	Plumbing	Budget	4,300	4,300	4,300	5,200	5,200	5,200	5,500	5,500	5,500								
ELECT	Electrical	Acme Electric	2,700	2,700	2,700	2,600	2,600	2,600	3,300	3,300	3,300								
HVAC	Heating & Air	Budget	2,400	2,400	2,400	2,800	2,800	2,800	3,400	3,400	3,400								
ROOF	Roofing	Budget	3,200	3,200	3,400	3,800	3,800	3,900	4,300	4,300	4,700								
WINDW	Windows	Budget	1,700	1,700	2,000	2,200	2,200	2,300	2,800	2,800	3,000								
DOORS	Doors	Budget	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500								
GARGDR	Garage Doors	Budget	650	650	650	650	650	650	650	650	650								
INSUL	Insulation	Budget	600	600	600	800	800	800	2,200	2,200	2,200								
STUCC	Stucco	Budget	2,900	2,900	2,900	3,200	3,200	3,200	3,700	3,700	3,700								
DW	Drywall	Budget	3,200	3,200	3,200	3,400	3,400	3,400	3,600	3,600	3,600								
FLOOR	Flooring	Budget	1,600	1,600	1,600	1,900	1,900	1,900	2,400	2,400	2,400								
CABIN	Cabinets	Budget	1,200	1,200	1,200	1,200	1,200	1,200	1,600	1,600	1,600								
CTILE	Counter Tile	Budget	400	400	400	600	600	600	900	900	900								
APPL	Appliances	Budget	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250								
MIRROR	Mirrors / Shower Doors	Budget	290	290	290	290	290	290	290	290	290								
PAINT	Painting	Budget	1,300	1,300	1,300	1,400	1,400	1,400	1,500	1,500	1,500								
FIXT	Electrical Fixtures	Budget	350	350	350	550	550	550	550	550	550								
CLEAN	Clean	Budget	400	400	400	480	480	480	550	550	550								
LANDS	Landscaping	Budget	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800								
FLAT	Flatwork	Budget	850	850	850	850	850	850	850	850	850								
BLKW	Block Walls	Budget	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000								
24		Budget																	
25		Budget																	
26		Budget																	
27		Budget																	
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45		Budget																	
46		Budget																	
47		Budget																	
48		Budget																	
49		Budget																	
50		Budget																	
Total Direct Construction Cost			58,790	58,790	59,290	65,870	65,870	66,070	75,340	75,340	75,940								
Cost per Sq.Ft.			37.21	37.21	37.53	37.01	37.01	37.12	34.56	34.56	34.83								
Base Sales Price																			
Direct Construction Costs / Base Sales Pri																			

Tomas Ridge

BID SPREADSHEET

Electrical
Trade ID: ELECT

Phase 00

Electrical Subcontractor:

Subcontractor ID:

Proposal Date:

Phone/Contact:

				Fred's Electric fred			Dan's Electric dan			General Electric ge			Acme Electric acme						
Plan #	Plan SF	Elev	Qty	Bid	to Bgt	\$ / Sqft	Bid	to Bgt	\$ / Sqft	Bid	to Bgt	\$ / Sqft	Bid	to Bgt	\$ / Sqft	Bid	to Bgt	\$ / Sqft	Budget
1580	1580	A	1	2,800.00	100	1.77	2,600.00	(100)	1.65	3,000.00	300	1.90	2,700.00	-	1.71				2,700.00
1580	1580	B	1	2,800.00	100	1.77	2,600.00	(100)	1.65	3,000.00	300	1.90	2,700.00	-	1.71				2,700.00
1580	1580	C	1	2,800.00	100	1.77	2,600.00	(100)	1.65	3,000.00	300	1.90	2,700.00	-	1.71				2,700.00
1780	1780	A	1	3,000.00	100	1.69	2,800.00	(100)	1.57	2,900.00	-	1.63	2,600.00	(300)	1.46				2,900.00
1780	1780	B	1	3,000.00	100	1.69	2,800.00	(100)	1.57	2,900.00	-	1.63	2,600.00	(300)	1.46				2,900.00
1780	1780	C	1	3,000.00	100	1.69	2,800.00	(100)	1.57	2,900.00	-	1.63	2,600.00	(300)	1.46				2,900.00
2180	2180	A	1	3,600.00	100	1.65	3,000.00	(500)	1.38	3,400.00	(100)	1.56	3,300.00	(200)	1.51				3,500.00
2180	2180	B	1	3,600.00	100	1.65	3,000.00	(500)	1.38	3,400.00	(100)	1.56	3,300.00	(200)	1.51				3,500.00
2180	2180	C	1	3,600.00	100	1.65	3,000.00	(500)	1.38	3,400.00	(100)	1.56	3,300.00	(200)	1.51				3,500.00
Release Totals			9	28,200.00	900	1.70	25,200.00	(2,100)	1.52	27,900.00	600	1.68	25,800.00	(1,500)	1.55	-	-	-	27,300.00
Percent Variance						3.30%			-7.69%			2.20%			-5.49%				

Tomas Ridge

BID SPREADSHEET

Electrical

Trade ID: ELECT

Phase 00

Electrical Subcontractor:

Subcontractor ID:

Proposal Date:

Phone/Contact:

Fred's Electric
fred

Dan's Electric
dan

General Electric
ge

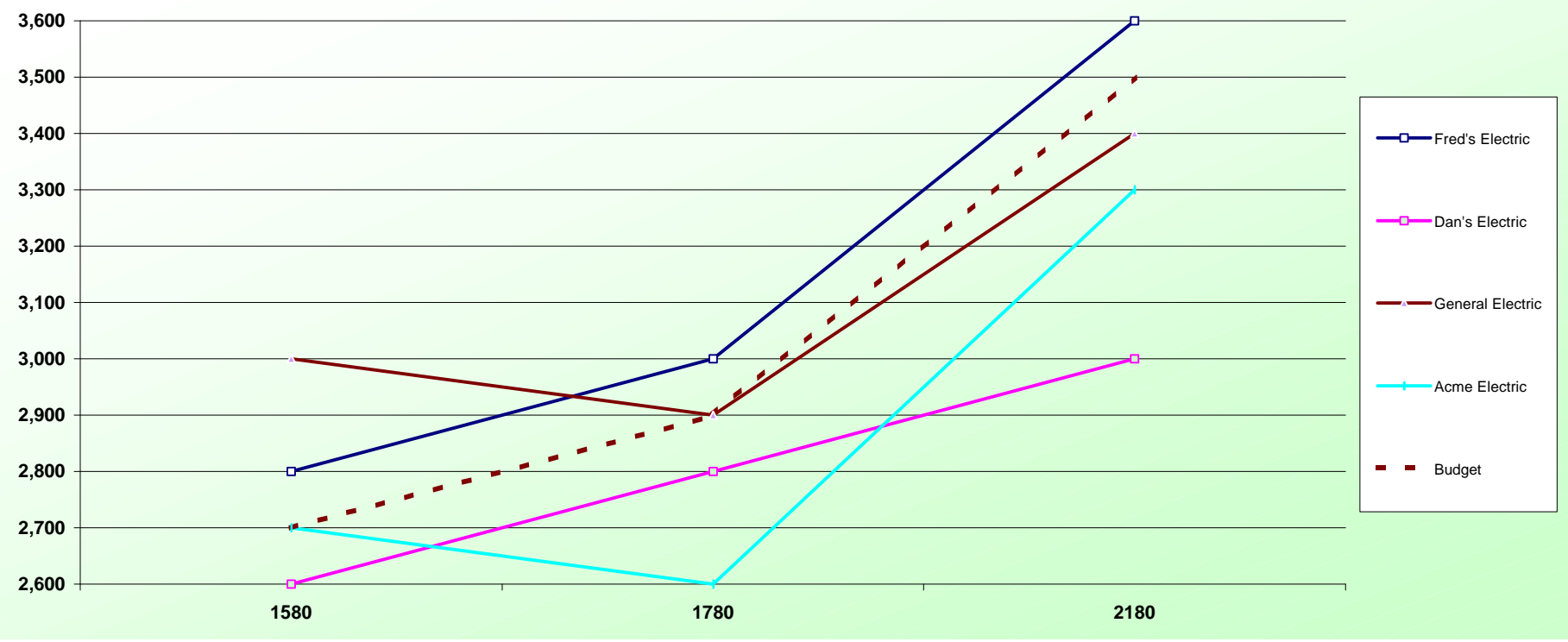
Acme Electric
acme

Weighted Averages by Plan Type

Plan #	Qty	Bid	to Bgt	Bid	to Bgt	Bid	to Bgt	Bid	to Bgt	Bid	to Bgt	Budget
1580	3	2,800.00	100.00	2,600.00	(100.00)	3,000.00	300.00	2,700.00	-	-	-	2,700.00
1780	3	3,000.00	100.00	2,800.00	(100.00)	2,900.00	-	2,600.00	(300.00)	-	-	2,900.00
2180	3	3,600.00	100.00	3,000.00	(500.00)	3,400.00	(100.00)	3,300.00	(200.00)	-	-	3,500.00
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Weighted Average	9	3,133.33	100.00	2,800.00	(233.33)	3,100.00	66.67	2,866.67	(166.67)	-	-	3,033.33

BID AWARDED TO: Acme Electric

Notes:



Contract Trade Summary

Project Name: **Tomas Ridge**
 Phase Description: **Phase 00**

Trade ID	Vendor ID	Trade Description	Vendor Name	Addendum Prepared Date	Addendum Signed Date	Effective Date	Expiration Date	Contact	Telephone	Fax Number	Email Address	Accounting Integration Assumptions				
												Contract Code	Accounting Cost Code	Accounting GL Account	Ready To Post	Acct Posted
00																
CONC	charm	Concrete	Charmac Bldr Services													
FRAME	pratt	Framing	Pratt Framing													
PLUMB		Plumbing														
ELECT	acme	Electrical	Acme Electric													
HVAC		Heating & Air														
ROOF		Roofing														
WINDW		Windows														
DOORS		Doors														
GARGDR		Garage Doors														
INSUL		Insulation														
STUCC		Stucco														
DW		Drywall														
FLOOR		Flooring														
CABIN		Cabinets														
CTILE		Counter Tile														
APPL		Appliances														
MIRROR		Mirrors / Shower Doors														
PAINT		Painting														
FIXT		Electrical Fixtures														
CLEAN		Clean														
LANDS		Landscaping														
FLAT		Flatwork														
BLKW		Block Walls														
24																
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Tomas Ridge

				Plan 1580 1,580 Sq.Ft.				Plan 1780 1,780 Sq.Ft.				Plan 2180 2,180 Sq.Ft.				Plan 0 Sq.Ft.					
<i>Brick & Mortar by Plan and Elevation</i>																					
Code	Trade Descriptio	Subcontractor	Signed	A	B	C		A	B	C		A	B	C		A	B	C			
00																					
CONC	Concrete	Charmac Bldr Serv		7,200	7,200	7,200		8,400	8,400	8,400		9,700	9,700	9,700							
FRAME	Framing	Pratt Framing		17,000	17,000	17,000		19,000	19,000	19,000		21,000	21,000	21,000							
PLUMB	Plumbing																				
ELECT	Electrical	Acme Electric		2,700	2,700	2,700		2,600	2,600	2,600		3,300	3,300	3,300							
HVAC	Heating & Air																				
ROOF	Roofing																				
WINDW	Windows																				
DOORS	Doors																				
GARGDR	Garage Doors																				
INSUL	Insulation																				
STUCC	Stucco																				
DW	Drywall																				
FLOOR	Flooring																				
CABIN	Cabinets																				
CTILE	Counter Tile																				
APPL	Appliances																				
MIRROR	Mirrors / Shower Do																				
PAINT	Painting																				
FIXT	Electrical Fixtures																				
CLEAN	Clean																				
LANDS	Landscaping																				
FLAT	Flatwork																				
BLKW	Block Walls																				
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50																					
Total Direct Construction Cost				26,900	26,900	26,900		30,000	30,000	30,000		34,000	34,000	34,000							
Cost per Sq.Ft.				17.03	17.03	17.03		16.85	16.85	16.85		15.60	15.60	15.60							
Base Sales Price																					
Direct Construction Costs / Base Sales Price																					

Tomas Ridge

				Plan 1580 1,580 Sq.Ft.			Plan 1780 1,780 Sq.Ft.			Plan 2180 2,180 Sq.Ft.		
<i>Brick & Mortar by Plan and Elevation</i>												
Code	Trade Descriptio	Subcontractor	Signed	A	B	C	A	B	C	A	B	C
00												
CONC	Concrete	Charmac Bldr Servic		4.56	4.56	4.56	4.72	4.72	4.72	4.45	4.45	4.45
FRAME	Framing	Pratt Framing		10.76	10.76	10.76	10.67	10.67	10.67	9.63	9.63	9.63
PLUMB	Plumbing											
ELECT	Electrical	Acme Electric		1.71	1.71	1.71	1.46	1.46	1.46	1.51	1.51	1.51
HVAC	Heating & Air											
ROOF	Roofing											
WINDW	Windows											
DOORS	Doors											
GARGDR	Garage Doors											
INSUL	Insulation											
STUCC	Stucco											
DW	Drywall											
FLOOR	Flooring											
CABIN	Cabinets											
CTILE	Counter Tile											
APPL	Appliances											
MIRROR	Mirrors / Shower Do											
PAINT	Painting											
FIXT	Electrical Fixtures											
CLEAN	Clean											
LANDS	Landscaping											
FLAT	Flatwork											
BLKW	Block Walls											
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50												
Total Direct Construction Cost (Per Sq.Ft.)				17.025	17.025	17.025	16.854	16.854	16.854	15.596	15.596	15.596

Tomas Ridge

			15 /	16 /	17 /	18 /	32 /	31 /	30 /	19 /	20 /			
			B / 1580	A / 1580	C / 1580	C / 1780	A / 1780	B / 1780	A / 2180	B / 2180	C / 2180			
			Permit #											
<i>Brick & Mortar Phase Costs</i>														
Code	Trade Descriptor	Subcontractor	Signed	Amt	Amt	Amt	Amt	Amt	Amt	Amt	Amt	Amt	Total	
00														
CONC	Concrete	Charmac Bldr Servic		7,200	7,200	7,200	8,400	8,400	8,400	9,700	9,700	9,700	75,900	
FRAME	Framing	Pratt Framing		17,000	17,000	17,000	19,000	19,000	19,000	21,000	21,000	21,000	171,000	
PLUMB	Plumbing													
ELECT	Electrical	Acme Electric		2,700	2,700	2,700	2,600	2,600	2,600	3,300	3,300	3,300	25,800	
HVAC	Heating & Air													
ROOF	Roofing													
WINDW	Windows													
DOORS	Doors													
GARGDR	Garage Doors													
INSUL	Insulation													
STUCC	Stucco													
DW	Drywall													
FLOOR	Flooring													
CABIN	Cabinets													
CTILE	Counter Tile													
APPL	Appliances													
MIRROR	Mirrors / Shower Do													
PAINT	Painting													
FIXT	Electrical Fixtures													
CLEAN	Clean													
LANDS	Landscaping													
FLAT	Flatwork													
BLKW	Block Walls													
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40														
41														
42														
43														
44														
45														
46														
47														
48														
49														
50														
Total Direct Construction Cost				26,900	26,900	26,900	30,000	30,000	30,000	34,000	34,000	34,000	272,700	