

WHAT YOU RECEIVE

Project Setup Package

Your project structured end-to-end before a single sub swings a hammer — locked scope, vetted bids leveled apples-to-apples, a draw schedule your lender accepts, and a procurement + schedule plan.

PREPARED FOR

Sample Investor · 1,420 sf ranch rehab · Charlotte NC
Starting at \$2,500 · NC GC License #107724

PACKAGE OVERVIEW

What's in this package

Project Setup eliminates the chaos that costs investors \$10K+ mid-build — the missing scope items, the bids that priced different assumptions, the draw that doesn't match the schedule. Everything below is delivered before construction starts.

#	DELIVERABLE
1	Locked scope of work (every bid prices the same thing)
2	Subcontractor fit analysis (trade complexity vs capability)
3	Vetted sub shortlist from the Southern Cities network
4	Leveled bid comparison (normalized apples-to-apples)
5	Lender-aligned draw schedule
6	Procurement + materials plan
7	Schedule + permit coordination
8	Handoff call + single point of contact

LOCKED SCOPE OF WORK

The scope every bid prices against

AREA	SCOPE SUMMARY
Kitchen	Full reno — mid cabinets, quartz, tile backsplash, SS appliances
Bath	Gut + rebuild — tub/shower, vanity, tile floor, fixtures
Systems	Replace HVAC (3-ton), PEX re-pipe, 200A panel
Flooring	LVP throughout main, refinish 2 BR hardwood
Paint	Full interior + exterior
Envelope	Roof replace, soffit repair, partial windows

WHY THIS MATTERS

When every sub bids the exact same scope, the bids are comparable and the low number isn't hiding a missing trade. This single document prevents the most common change-order trap.

SUBCONTRACTOR FIT ANALYSIS

Right trade complexity to the right crew

TRADE	COMPLEXITY	CREW FIT
General / carpentry	Medium	Crew A — strong on 1950s framing
Plumbing (re-pipe)	High	Licensed P — poly/PEX specialist
Electrical (panel + rewire)	High	Licensed E — Mecklenburg-experienced
HVAC	Medium	Crew C — fast turn, financing-friendly
Tile / finish	Medium	Crew D — quality finish, photographs well

FIT LOGIC

Matching trade complexity to crew capability is where rehabs are won or lost. A cheap generalist on a 1950s rewire costs you twice — once on the work, once on the re-do.

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LEVELED BID COMPARISON

Three bids, same scope, normalized

Sample trade: plumbing (PEX re-pipe + 1 bath rebuild). Bids normalized so exclusions and assumptions are apples-to-apples.

SUB	RAW BID	ADJUSTMENTS	LEVELED
Sub 1	\$9,400	+ permit (excl.) + fixtures	\$11,900
Sub 2	\$11,200	incl. permit, incl. fixtures	\$11,200
Sub 3	\$12,800	incl. all + 1-yr warranty	\$12,800

RECOMMENDATION: SUB 2

Sub 1 looks cheapest raw but excludes permit + fixtures — leveled, it's the most expensive. Sub 2 is the real low bid with full scope. This is exactly the trap leveling catches.

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DRAW SCHEDULE

Lender-aligned, milestone-based

DRAW	MILESTONE	% OF BUDGET	AMOUNT
1	Demo + rough-in complete	30%	\$31,800
2	Close-up (drywall + paint)	25%	\$26,500
3	Finishes (kitchen/bath/floor)	30%	\$31,800
4	Punch + final inspection	15%	\$15,900
	TOTAL	100%	\$106,000

WHY IT'S LENDER-READY

Draws tied to inspectable milestones (not calendar dates) are what hard-money and DSCR lenders release against without friction. This schedule is built to their standard.

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PROCUREMENT + SCHEDULE

Long-lead items + the build calendar

ITEM	LEAD TIME	ORDER BY
Cabinets (semi-custom)	4 – 6 weeks	Week 1 — before demo
Windows (partial)	3 – 4 weeks	Week 1
HVAC equipment	1 – 2 weeks	Week 2
Tile + LVP	In stock	Week 4
Appliances	1 – 3 weeks	Week 6

SEQUENCING NOTE

Cabinets are the critical path — order in week 1 against the locked scope, not after demo, or finishes stall and your holding clock keeps running.

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HANDOFF + NEXT STEP

You're set up to execute clean

WHAT YOU NOW HAVE

A locked scope, leveled bids with a clear award, a lender-ready draw schedule, a procurement plan, and a build calendar — the infrastructure most investors only assemble after the first mid-build crisis.

KEEP IT ON RAILS

Project Setup gets you to day one clean. Active Oversight keeps it there — weekly tracking, draw approvals, and slippage flags so the plan you just bought actually holds.

This is an anonymized sample; figures are illustrative. Your deliverable covers your specific project. Work performed by a licensed NC General Contractor. Southern Cities Construction · NC GC License #107724.

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