RIVERWAKE CONSTRUCTION & RESTORATION

Monday job review

November 23, 2026 · prepared by Otty from Procore, QuickBooks, Outlook and Teams

10 jobs

of 44 open jobs are slipping on margin, 3 points or more under plan

$9,318

billed by the Turner electrician over their subcontract, with no change order

3 promises

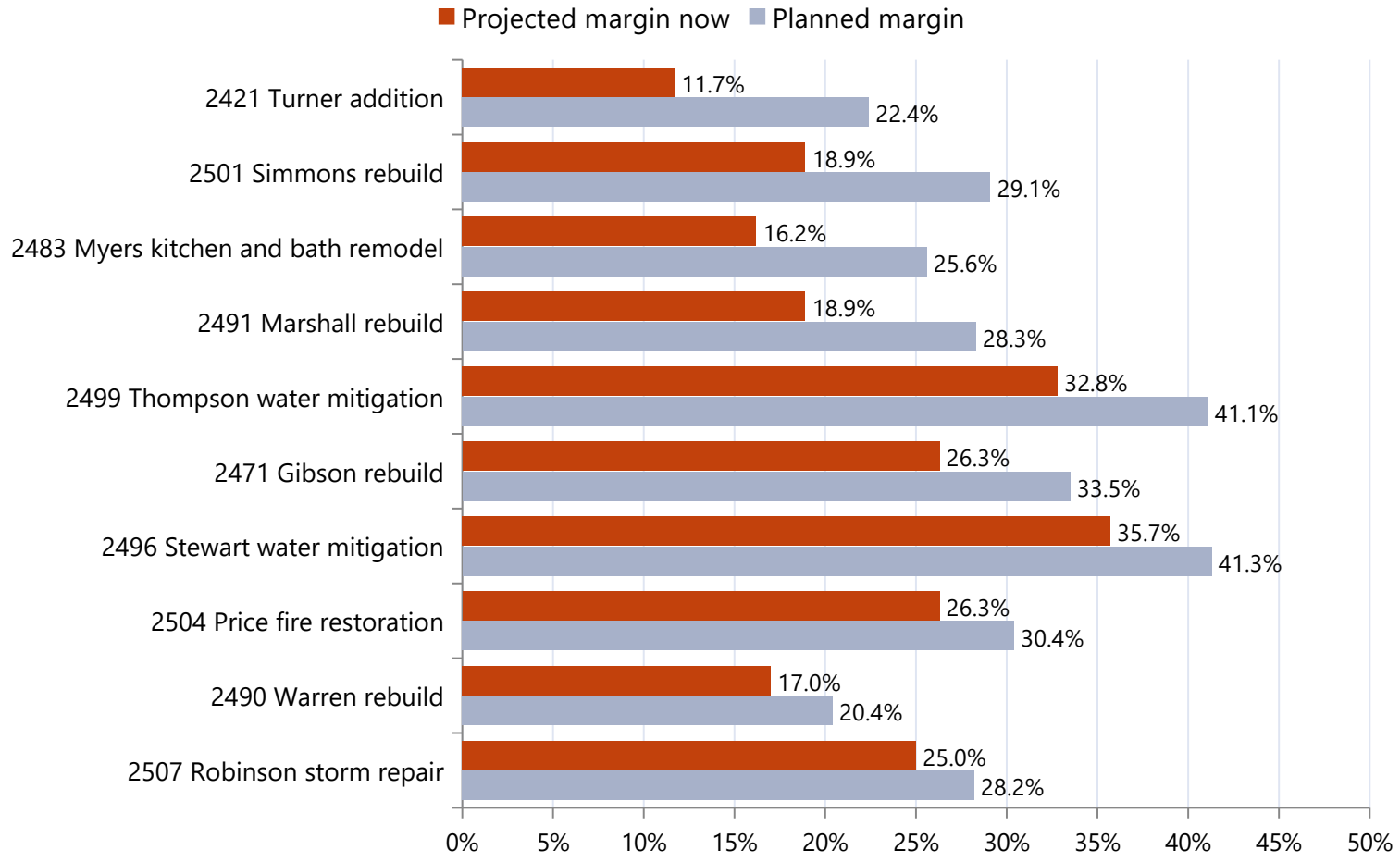
of a finish date to a customer have already passed on open jobs

$47,535

of cash waiting on insurance carriers: past-due invoices and pending supplements

Agenda Jobs slipping · Turner electrical · Henderson · Cash waiting on carriers · Customer promises and decisions

10 open jobs are slipping on margin. Turner and Simmons dropped the most.



WHAT THE CREWS SAID IN TEAMS

2491 Marshall: Homeowner asked about adding a closet (Tasha Greene, today).

2504 Price: Waiting on the countertop template (Kevin Walsh, today).

Turner 2421: electrical and drywall drive the drop. Next slide.

Worth doing: price the Marshall closet as a change order before the crew builds it.

Sources **Procore:** Open jobs slipping on margin · **Teams:** Operations channel, Nov 20

Turner addition: the electrician has billed $9,318 over their subcontract.

$23,322.65

Bright Spark Electric's subcontract in Procore (2421-SC-43)

$32,640.44

3 pay applications billed in QuickBooks (Nov 5, Nov 11, Nov 18)

+$9,317.79

over the subcontract, and no change order covers it

- **Margin is down 10.7 points,** from 22.4% planned to 11.7% projected.
- **Electrical** is $8,820 over budget, and drywall and paint is forecast $8,811 over.
- **The only change order** is for tile, $12,330, approved Nov 3.
- **All 3 electrical bills are unpaid.** The first is due Dec 5.

RECOMMENDATION

Hold pay application 3 ($10,880.14) until Bright Spark sends a change order with backup or a corrected bill. A draft to them is ready in Outlook.

Henderson is at 18.4% after the change order, and on track for December 11.

$160,500
contract with change order 1

$130,968
projected cost (budget $127,600)

18.4%
margin now, 20.5% planned

+40 hrs
framing labor over budget

HOW IT GOT HERE

- **Oct 14, Outlook:** Paul Henderson approved change order 1, moving the plumbing wall, +$12,500.
- **Oct 29, Teams:** "framing is running long ... about 40 hours over" (Gary Scott).
- **Nov 16, Outlook:** Dana told Paul the job is on track to finish by Friday, December 11.

FOR THE MEETING

The wall move cost more labor than the change order priced. **Use the real framing hours on the next wet-wall change order.**

One-page job cost summary: Henderson job cost summary (PDF)

$47,535 is waiting on insurance carriers. None of them has answered us.

OVER 60 DAYS PAST DUE: $24,665, 5 INVOICES

Carrier	Open
Larkhaven Home Insurance	$19,295
Wexcombe Insurance (2)	$3,280
Nettlefield Mutual	$1,870
Fallowmere Insurance	$220

Larkhaven: the Wright rebuild is finished and the claim approved at $38,590. They paid the first draw; the second, invoice 13159, has had no answer since our October 1 email.

SUPPLEMENTS PENDING: $22,870, 8 OF THEM

- 4 have waited more than three weeks. Oldest: Graham storm repair, $3,960, 34 days.
- No adjuster has replied to any of them in Outlook.
- **Never followed up:** Hunt ($970) and Butler ($4,500).

Good news this morning: Lena Ortiz approved the Marsh supplement, $8,400, at 8:12 AM. Procore shows it, and Dana told the crew in Teams the hall bath is a go.

3 customers were promised a finish date that has passed. Decisions for Monday.

Customer	Job	Promised	Status
Amanda Stewart	2496 Stewart water mitigation	Nov 12	**Missed**
Michelle Coleman	2446 Coleman kitchen and bath	Nov 17	**Missed**
Rebecca Myers	2492 Myers water mitigation	Nov 17	**Missed**
Donald Owens	2464 Owens rebuild	Nov 20	Due today
Rachel Evans	2500 Evans water mitigation	Nov 23	Due Monday

Each date comes from the project manager's own email to the customer (Outlook), matched to a job Procore still shows as open.

DECISIONS FOR MONDAY

1. Hold Bright Spark pay app 3 until the $9,318 is explained.

2. Project managers call Stewart, Coleman and Myers with a new date before Monday.

3. Price the Marshall closet as a change order.

4. Second notice to Larkhaven on invoice 13159, and follow up the two supplements nobody chased.