



# VOYAGER CONSTRUCTION MANAGEMENT™

## CONSTRUCTION MANAGEMENT SOFTWARE

Yardi Voyager Construction Management is a full-service, job-costing system designed to track all types of construction projects through all construction phases. It is ideal for commercial managers to help them track tenant improvement jobs, as well as developers who build from the ground up.

The primary benefit of Yardi Voyager Construction Management is its ability to track all budgets, job budget revisions, job bids, expenses, receipts, draws on construction loans, subcontracts, lien waiver controls, retention, and more.

### Integrated

Voyager Construction Management automatically tracks actual cost totals and compares them to the budget.

The program updates the job cost and general ledger whenever a transaction is entered.

Contract	Job	Property	Amount	Retent	Categ	C	Account	Notes	Chk P0# 0
l0max-11	l0max617	l0max617	11,625.00	1,162.50	1000-50 (Doors &		1310-0000 (Work)		920
l0max-11	l0max617	l0max617		-1,162.50	1000-50 (Doors &		2220-0000 (Retent)	Less Retention	920
Unapplied									

## KEY FEATURES

- ▶ Web-based program access
- ▶ Detailed recording capabilities by job or subcontract including: job budgets, budget revisions, change orders, draw worksheets, accounts payable, and accounts receivable
- ▶ Ability to record and calculate draws and receivables in AIA G702/G703 format or non-AIA format
- ▶ Monthly, yearly, and multi-year budgets per job
- ▶ Automatic over-budget checking
- ▶ Ability to create critical date tracking memos and attach scanned documents
- ▶ Unlimited database expansion for all job cost records
- ▶ Detailed tracking of all job change order elements including: budgeting, revisions, estimated dates, and actual invoices
- ▶ Contract change orders
- ▶ Subcontract links to jobs and user-definable subcategories
- ▶ Retention calculation for subcontracts
- ▶ Lien waiver control
- ▶ Purchase orders
- ▶ Ability to select vendors used exclusively for job costing
- ▶ Payable approvals and check processing
- ▶ Microsoft® Word™ and Excel™ compatibility for one-click report manipulation
- ▶ Crystal Reports compatibility
- ▶ Drill-down report access with underlying transactions of job cost summary data
- ▶ Detailed subtotal and total roll-ups reports
- ▶ Job management reports

**Yardi Voyager**

Charge From Costs

Draw Job:  Office Max #617

Inv/Draw Date:

Retention%:

Markup%:

Gross Charges:

Less Retention:

Net Charges:  [Update Total](#)

Partial charges: Split detail on original tran

Ctrl#	Payee	Job/CO	Inv#	Inv Date	Exp Amt	Chg Amt	Ret	Categ	Due/Chk#	Remarks	Post?
P-729	sub-opn	omax617	1329285	12/13/2003	3,250.00	3,250.00	162.50	1010-20	1789		<input checked="" type="checkbox"/>
P-729	sub-opn	omax617	1329285	12/13/2003	9,515.00	9,515.00	475.75	1010-40	1789		<input checked="" type="checkbox"/>
P-763	sub-ogdc	omax617	2349086	02/01/2004	9,202.00	9,202.00	920.20	1000-10	02/01/2004		<input checked="" type="checkbox"/>
P-765	sub-dc	omax617	969696	02/10/2004	6,675.00	6,675.00	667.50	1000-35	02/20/2004		<input type="checkbox"/>
P-765	sub-dc	omax617	969696	02/10/2004	1,100.00	1,100.00	110.00	1000-40	02/20/2004		<input type="checkbox"/>
P-765	sub-dc	omax617	969696	02/10/2004	1,725.00	1,725.00	172.50	1000-45	02/20/2004		<input type="checkbox"/>
P-765	sub-dc	omax617	969696	02/10/2004	975.00	975.00	97.50	1000-50	02/20/2004		<input type="checkbox"/>
P-764	sub-idbe	omax617	975875	02/10/2004	3,078.00	3,078.00	307.80	1000-65	02/10/2004		<input type="checkbox"/>
P-781	ace	omax617	148	03/01/2004	100.00	100.00	0.00	1000-10	03/06/2004		<input type="checkbox"/>

### Advanced Features

Immediately catch all charges within the system relative to job cost transactions.

To bill for a specified invoice or draw, automatically create charge amounts based on a user-defined budget amount and a percentage of selected categories.

**Yardi Voyager**

JobCost Summary

Job=omax617 AND Post Date mm/yy=04/2004-06/2004

Description	Revised Budget	Original Contract	Change Orders	Revised Contract	Prior Billed	Billed This Period	Billed To Date	Cost To Complete	% Complete
omax617									
1000-10 General Conditions	165,800.00	165,800.00	0.00	165,800.00	165,898.00	0.00	165,898.00	-98.00	100.00
1000-15 Architectural/Engineering Fees	34,700.00	34,700.00	1,275.00	35,975.00	32,415.98	0.00	32,415.98	3,559.02	90.11
1000-20 Site Work	289,500.00	289,500.00	45,600.00	335,100.00	334,063.33	0.00	334,063.33	1,036.67	99.69
1000-25 Concrete	109,000.00	109,000.00	12,763.00	121,763.00	121,514.00	0.00	121,514.00	249.00	99.80
1000-30 Masonry	111,500.00	111,500.00	3,275.00	114,775.00	109,677.74	0.00	109,677.74	5,097.26	95.56
1000-35 Metals	133,650.00	133,650.00	0.00	133,650.00	133,434.00	0.00	133,434.00	216.00	99.84
1000-40 Wood & Plastics	26,200.00	26,200.00	0.00	26,200.00	26,189.00	0.00	26,189.00	11.00	99.96
1000-45 Thermal & Moisture Protection	70,800.00	70,800.00	0.00	70,800.00	70,779.00	0.00	70,779.00	21.00	99.97
1000-55 Doors & Windows	46,500.00	46,500.00	0.00	46,500.00	46,460.98	0.00	46,460.98	39.02	99.92
1000-55 Finishes	163,200.00	163,200.00	0.00	163,200.00	123,511.78	0.00	123,511.78	39,688.22	75.68
1000-60 Specialties	18,400.00	18,400.00	0.00	18,400.00	18,363.76	0.00	18,363.76	36.24	99.80
1000-65 Equipment	21,450.00	21,450.00	0.00	21,450.00	21,302.76	0.00	21,302.76	147.24	99.31
1000-85 Mechanical	141,000.00	141,000.00	0.00	141,000.00	118,132.72	0.00	118,132.72	22,867.28	83.78
1000-90 Electrical	161,250.00	158,500.00	0.00	158,500.00	158,011.38	0.00	158,011.38	488.62	99.69
1010-10 Architecture	1,915.00	1,915.00	0.00	1,915.00	1,915.00	0.00	1,915.00	0.00	100.00
1010-20 Engineering	26,700.00	26,700.00	0.00	26,700.00	26,700.21	0.00	26,700.21	-0.21	100.00
1010-30 Building Permits & Fees	7,500.00	7,500.00	0.00	7,500.00	7,442.00	0.00	7,442.00	58.00	99.23
1010-40 Other Consultants/Permits/Fees	33,000.00	33,000.00	0.00	33,000.00	32,799.29	0.00	32,799.29	200.71	99.39
1020-10 Land Purchase Cost	603,276.00	603,276.00	0.00	603,276.00	603,276.00	0.00	603,276.00	0.00	100.00
1020-30 Taxes	215.00	215.00	0.00	215.00	215.00	0.00	215.00	0.00	100.00
1030-10 Leasing Commissions	53,400.00	53,400.00	0.00	53,400.00	50,674.00	0.00	50,674.00	2,726.00	94.90
1040-10 Legal	5,300.00	5,300.00	0.00	5,300.00	4,500.00	0.00	4,500.00	800.00	84.91
1050-10 Supervision	11,100.00	11,100.00	0.00	11,100.00	10,070.00	0.00	10,070.00	1,030.00	90.72
1060-10 Loan Fees & Closing Costs	43,290.00	43,290.00	0.00	43,290.00	43,290.00	0.00	43,290.00	0.00	100.00
1060-20 Construction Interest	53,700.00	53,700.00	0.00	53,700.00	53,700.00	0.00	53,700.00	0.00	100.00
1060-30 Appraisal	8,000.00	8,000.00	0.00	8,000.00	7,867.57	0.00	7,867.57	132.43	98.34
1060-40 Title & Escrow Fees	13,400.00	13,400.00	0.00	13,400.00	13,300.00	0.00	13,300.00	100.00	99.25
<b>Total omax617</b>	<b>2,353,746.00</b>	<b>2,350,996.00</b>	<b>62,913.00</b>	<b>2,413,909.00</b>	<b>2,335,503.50</b>	<b>0.00</b>	<b>2,335,503.50</b>	<b>78,405.50</b>	<b>96.75</b>

### Job Management

The program reports all related change order budget amounts, amounts billed to date per category and the draw budget as well as budget, revisions, and bid fields. Automatic over-budget monitoring occurs with every transaction.

### Flexibility

You can enter contracts and subcontracts for multiple jobs and/or properties. You can also choose to automatically update the job budget when you enter contract amounts and changes.

**Yardi Voyager**

Contract Info

Contract#

Description

Notes: Scope: parking lot lights, signage lights, landscaping lights, TI interior electrical changes for Vincents, Darla's and Dollar Store.

Contract Info

Status:

Vendor:

Retention%:

Square Feet:

Require Lien Release

Schedule Dates

Start Date:

Sched Cmpl:

Revised Cmpl:

Actual Cmpl:

Add'l Insurance Expiration

Insurance Exp 1:

Insurance Exp 2:

Insurance Exp 3:

Contract Info Budget Detail Change Orders Payments

Total Contract Amount

[More Rows](#)

[Add Change Order](#) [Prompt Defaults](#)



### Yardi Headquarters

Yardi Systems, Inc.  
430 South Fairview Avenue  
Santa Barbara, CA 93117  
Phone: +1 800 866 1144  
sales@yardi.com  
www.yardi.com

### Global Locations

- ▶ United States
- ▶ Canada
- ▶ Europe
- ▶ Asia-Pacific

### Award Winning Software

**Best Provider of Property Management Software**  
Apartment Finance Today – 2005, 2004, 2003, 2002  
Multi-Housing News – 2005, 2004

**Most Innovative Technology, Building Automation Technology**  
RealComm "Digie" Award - 2005, 2004