

# Bolster

The Smart Way to do Major Home Renovations

# Winning Bid

Gut Reno, New Kitchen & Bath,  
Window Replacement & Structural

**\$246 / SF**

Area being Renovated. 1,200 SF

Brooklyn, NY

11225

October, 2016

## Bid Summary

## Amount

Direct Job Costs	\$159,471
Allowances	\$43,903
Mandatory Insurances	\$14,130
Project and Site Management	\$37,155
General labor	\$17,819
Overhead & Profit	\$48,915
Bid Refund	\$0
Design Oversight from Bolster Architect	\$3,450
<b>Sub Total Job Cost</b>	<b>\$280,941</b>

## Financial Guarantee (optional)

Bolster Financial Guarantee @ 5%	\$14,047
<b>Total Job Cost with Financial Guarantee</b>	<b>\$294,988</b>

## Schedule

Earliest possible start date	December 8, 2016
Duration (months)	3.5
Earliest possible completion date	March 24, 2017



## Direct Costs

## Amount

<b>Site Work and Demolition</b>	<b>\$15,000</b>
Supply and install site protection throughout duration of project. Supply (1) negative air machine to help keep airborne particles to a minimum. Filters to be changed as needed. Includes dust barriers and floor protection	\$2,500
Demolition and removal as per plans. Includes rubbish removal throughout project as needed	\$12,500
<b>Masonry</b>	<b>\$1,650</b>
Repair brick at exterior window location, Includes repointing exterior window location where steel is to be installed and chimney stack in kitchen. GC cannot guarantee existing mortar will match new mortar	\$1,650
<b>Framing</b>	<b>\$22,360</b>
Supply and install interior framing as per plans	\$20,510
Supply and install steel lintels	\$1,850
<b>Door and Windows</b>	<b>\$10,496</b>
Supply and install windows and doors as per plans	\$10,496
<b>Allowances (these are accounted for in the above but disclosed here to help you control your budget)</b>	<b>\$7,736</b>
Windows, Doors and Hardware (Windows to be Eagle Windows by Anderson. Does not include windows in front of home )	\$7,736
<b>Plumbing / Electrical / HVAC</b>	<b>\$42,817</b>
Supply and install rough and finish plumbing as per plans. Shower pan is to be vinyl and completed with tile.	\$23,685
Supply and install rough and finish electrical as per plans	\$16,632
Supply and install HVAC as per revised plans. (does not include any ventilation through chimney stack)	\$2,500
<b>Allowances (these are accounted for in the above but disclosed here to help you control your budget)</b>	<b>\$5,185</b>

Plumbing fixtures	\$1,685
Electrical fixtures	\$3,500

<b>Insulation and Drywall</b>	0	0	<b>\$9,200</b>
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Supply and install insulation as per plans	\$900
Optional: Blown in insulation in party walls \$3900 - Ground floor calling with sound attenuation insulation \$2625	\$0
Supply and install drywall as per plans and complete with a level 3 finish	\$8,300
Optional: Level 5 finish - \$7080.00	\$0

<b>Tile / Wood Flooring</b>	0	0	<b>\$12,666</b>
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Supply and install water proofing, mud and tile as per plans. Does not include water proofing as per initial plans.	\$3,646
Supply and install wood flooring as per plans . Wood floors are to be #1 or #2 Grade Oak	\$9,020

<b>Finish Carpentry</b>	0	0	<b>\$22,930</b>
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Supply and install kitchen cabinets as per plans.	\$16,080
Supply and install all moldings as per plans ( not including picture rail )	\$2,050
Supply and install Caesar Stone counter tops as per plans	\$4,800

<b>Allowances (these are accounted for in the above but disclosed here to help you control your budget)</b>	<b>\$17,880</b>
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Cabinetry	\$13,080
Countertops	\$4,800

<b>Paint</b>	0	0	<b>\$5,800</b>
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Apply 1 coat of primer and 2 coats of paint throughout as per plans. All paint is to be Benjamin Moore Zero VOC paint	\$5,800
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<b>Misc. Finishes</b>	0	0	<b>\$15,752</b>
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Supply and install bathroom accessories as per plans	\$3,382
Supply and install vanity and top	\$2,795
Supply and install appliances	\$7,475
Shower enclosure	\$1,250
Supply and install floating shelves in kitchen and living room	\$850

<b>Allowances (these are accounted for in the above but disclosed here to help you control your budget)</b>	<b>\$13,102</b>
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Bathroom accessories	\$2,382
Vanity and top	\$2,295
Appliances	\$6,575
Shower enclosure	\$1,250
Shelves	\$600

<b>Final Cleaning</b>	0	0	<b>\$800</b>
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Final Cleaning	\$800
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Indirect Costs	% Applied	Applied To	Days per Week	Day Rate	Amount
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<b>Mandatory Insurances</b>					<b>\$14,130</b>
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General Liability Insurance	3.00%	All Direct Costs	N/A	N/A	\$4,784
Workers' Compensation Insurance	17%	All Labor	N/A	N/A	\$9,346

<b>Project &amp; Site Management</b>					<b>\$37,155</b>
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Project Manager	N/A	N/A	2	\$350	\$10,616
Site Manager	N/A	N/A	5	\$350	\$26,540

<b>General Labor</b>					<b>\$17,819</b>
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General Labor # 1	N/A	N/A	5	\$235	\$17,819
General Labor # 2	N/A	N/A	0	\$235	\$0
General Labor # 3	N/A	N/A	0	\$235	\$0
General Labor # 4	N/A	N/A	0	\$235	\$0

<b>Profit &amp; Overhead</b>					<b>\$48,915</b>
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Profit & Overhead	21.40%	All Other Costs	N/A	N/A	\$48,915
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## Glossary

**General Liability Insurance** - A mandatory insurance coverage that your general Contractor must carry to protect their business and your project from a variety of claims including bodily injury, property damage, personal injury and others that can arise from their business operations while renovating your home. Why is it necessary? If your home gets damaged, or a family member hurt, by an accident during your project, you want the company you hired to be able to meet the cost, otherwise they can be shut down or go into bankruptcy. Full coverage is a mandatory requirement when renovating any co-op in New York City.

**Workers Compensation Insurance** - A mandatory insurance coverage that your general contractor must carry that provides wage replacement and medical benefits to employees injured in the course of employment while renovating your home. Why is it necessary? If a worker has an accident on your project, the monetary exposure to a lawsuit can be devastating, not to mention stop-work orders and fines. Having a general contractor with workers compensation coverage protects you from this potential nightmare.

**Project Manager and Site Manager** - A carefully considered mix of part-time project manager and full-time site manager to ensure your project is delivered successfully. Each allocation to the project is calculated as "days per week committed to project (days) \* gross daily salary (\$) \* 4.33 (weeks per month) \* duration of project (months)". Why is it necessary? Without adequate and focused site supervision and project management, your project runs the risk of being mismanaged, disorganized, delayed or failing.

**Labor for Site Protection and Maintenance** - The handling of all curb-side deliveries, bringing in / up and safe protection of all materials, protection of the property itself including the installation of dust barriers and laying of floor protections and the coordination of all waste and garbage removal. Why is it necessary? If you live in a co-op, your building's alteration agreement will hold you legally responsible for any damage done to the property and you may lose your security deposit or incur a property damage lawsuit from a neighbor. Site protections and maintenance also protect your newly finished surfaces and equipment during construction and prevent expensive repairs being needed prior to completion.

**Contractor Overhead** - The cost incurred to a professional general contractor's business in the service of your home renovation project. Justifiable overhead costs include the procurement of all materials, coordination of all deliveries, preparation of board package including the insurance certificates of all sub contractors, travel, transport and vehicle costs; the salaries and benefits of employees and personnel -- such as bookkeepers and administrative employees; the business's physical office and its expenses for rent, utilities, supplies, phone and Internet lines. Also can include miscellaneous ongoing expenses, such as marketing, advertising, legal fees, tools and equipment. Why is it necessary? General Contractors are either on site or on the road, and their back-office and business infrastructure plays an essential role in ensuring your project is administered correctly and moves along at the correct pace.

**Contractor Profit** – The financial gain the general contractor earns on your project to help sustain and grow a competitive yet healthy business. Why is it necessary? A sensible amount of profit helps justify your contractor's attention to your project and keeps them financially motivated to deliver results. Also, unlike a product company (e.g. Apple or The Home Depot), whose manufacturing risk you have been fully absolved of upon the purchase of their products, if your general contractor is under-capitalized and goes bankrupt during your project, you will almost certainly end up feeling the full force of the event in the form of delays, stress and mechanics liens being placed against your property and being forced to pay twice for the same work.