



Aaron's Bid

\$ 861,541

Direct Job Costs

\$652,639

This includes the total cost of all materials and labor for your project and assumes your contractor is responsible for ordering and purchasing and installing all materials, fixtures and fittings and sourcing and managing all skilled labor.

General Requirements

\$109,787

This includes mandatory insurances, important material, site and property protections and project management and site supervision costs as a carefully considered mix of full-time job caption and part-time principal and administrator.

Subtotal Job Costs

\$762,426

This is equal to the sum of Direct Job Costs & General Requirements

Contractor Overhead & Profit

\$99,115

This represents the cost incurred to your contractor's business in the service of your home renovation project plus a fair financial incentive as per Bolster's guidelines.

Smart Bid Refund

\$0

This represents your refund for purchasing a bid from a Bolster Contractor.

Total Job Cost

\$861,541

This represents the total cost to deliver your project

Schedule

Proposed start date

2-Feb-16

This is the date your contractor will commence on site.

Schedule (months)

6.0

This is the total duration of your project.

Guaranteed completion date

1-Aug-16

This is the date by which your project will be complete.

Section summary

| Section | Total |
|---|-----------|
| Demolition | \$43,000 |
| Rough Carpentry, Drywall, Plaster and Paint | \$93,000 |
| Insulation, Fire Stop and Water Proofing | \$8,700 |
| Plumbing, Electrical and HVAC | \$160,015 |
| Millwork and Finish Carpentry | \$267,924 |
| Tile and Stone | \$42,000 |
| Appliances, Shower Doors | \$38,000 |
| General Requirements | \$109,787 |
| Contractor Overhead & Profit | \$99,115 |

Full bid breakdown

| Demolition | \$43,000 |
|---|----------|
| Demolition and removal as per plans. | \$43,000 |
| GC will supply and install all necessary dust and floor barriers and negative air machines throughout this process. Dust filter will be changed two times per day throughout this process | \$0 |
| Allowances | \$0 |

| Rough Carpentry, Drywall, Plaster and Paint | \$93,000 |
|--|----------|
| Supply and install framing, furring, blocking , patching,dropped ceilings and drywall throughout as per plans. | \$60,000 |
| Apply level 4 ASTM drywall finish as per specifications, apply one coat of primer and two coats of paint throughout as per specifications. All moldings are to be caulked and all nail holes are to be filled prior to paint | \$33,000 |
| If a level 5 finish is to be requested there will be an additional charge of \$12,800 (on this level project a level 5 finish is highly recommended) | \$0 |
| Allowances | \$0 |

| Insulation, Fire Stop and Water Proofing | \$8,700 |
|--|---------|
| Supply and install insulation as per plans | \$3,000 |
| Supply and install water proofing as per plans | \$5,000 |
| Supply and install fire sealant as per plans | \$700 |
| Allowances | \$0 |

Plumbing, Electrical and HVAC

\$160,015

| | |
|--|-----------------|
| Supply and install rough and finish plumbing as per plans. This line item assumes that the existing waste line for the tub in kiids bathroom is in line with new tub. If any modifications have to be made in the case that it does not line up addition fees will occur. This line item does not include the allowance for fixtures. Please see allowances below. | \$55,000 |
| Supply and install rough and finish electrical as per plans. This price does not include electrical finishes. Please see allowance below | \$62,100 |
| Supply and install ductwork, grills and radiant heating as per plans. Thermostat allowance is not included in this line item. Please see allowances below | \$8,750 |
| This bid does not include the price for any audio/ visual. Any Cat5, Cat 6, Cable and HDMI wiring to be presented at a later date as we have not heard back from the electrical contractor at this moment in time. Will be written up as an additional work order. | |
| Allowances | \$34,165 |
| Plumbing fixtures | \$14,500 |
| Electrical fixtures | \$19,265 |
| Thermostats | \$400 |

Millwork and Finish Carpentry

\$267,924

| | |
|--|-----------------|
| Supply and install all doors as per plans | \$37,000 |
| Supply and install wood flooring as per plans. Does not include leveling of any subflooring at this time. To be verified in field as it is not possible to determine until existing flooring is removed. All wood flooring is to be protected after installation | \$52,500 |
| Supply and install all millwork as per plan and specifications. | \$122,000 |
| Supply and install base moldings and door casings as per plans | \$15,000 |
| Supply and install bathroom accessories | \$800 |
| Supply and install misc. metals | \$4,000 |
| Supply and install wall paper as per specs (allowance is listed below) | \$700 |
| Allowances | \$35,924 |
| Kitchen cabinets (materials only) . Final design to be approved by client | \$28,000 |
| Bathroom accessories | \$7,424 |
| Wall paper | \$500 |

Tile and Stone

\$42,000

| | |
|---|------------|
| Supply and install tile as per plans | \$30,000 |
| Supply and install countertops as per plans | \$12,000 |
| Allowances | \$0 |

Appliances, Shower Doors

\$38,000

| | |
|---|-----------------|
| Supply and install appliances. Please see allowance below | \$2,500 |
| Supply and install shower doors as per plans | \$6,500 |
| Allowances | \$29,000 |
| Appliance allowance | \$29,000 |

General Requirements

\$109,787

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. \$19,579

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. \$8,103

Project Management and daily Site Supervision - A carefully considered mix of full-time job caption and part-time principal and 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 owner oversight, your project runs the risk of being mismanaged, disorganized, delayed or even failing. \$47,630

Site Protections and Maintenance - The dedicated labor responsible for 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. \$34,475

Contractor Overhead & Profit

\$99,115

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.

\$39,646

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.

\$59,469

Exclusions and notes

Does not include any fees that associated with building management or any of its employees or representative; fees associated with elevator use; the cost of any additional professional fees included but not limited to Architects, engineers, expeditors, inspection; permit fees (to be supplied by homeowner); cleaning of hallway carpets during construction or after construction; any carpet or padding; any window treatments; the removal of any lead paint; the testing or removal of any asbestos or any hidden field conditions.

All final plans are to include all information included in all correspondence provided during the bidding process.

All units are to be delivered empty of all furnishings.

All building intercom work is to be completed by other.

Any work not stated above or in the plans is not included.

Contractor is not responsible for any existing equipment.

All work is to be non union labor.

Site visitations must be scheduled in advance to accommodate the schedule of both the contractor and home owner. Site visitations will be scheduled during 9am to 2:00 pm Monday through Friday. Does not include holidays.

Any damage to workmanship or materials caused by the building's management entering the project during or after hours may incur additional fees.

Exclusions and notes (cont'd.)

What is a level-5 finish? A level-5 finish basically means 5 layers of finish. Firstly the drywall itself has its gaps taped over (the tape creates the first layer) and then a first and second coat of spackling paste is applied (the second and third layer). It is then sanded lightly to remove any blemishes and tool marks before a thin skim coat of spackle is applied to the entire surface (the fourth layer). The wall is then sanded lightly and checked with a halogen light to look for any imperfections. Finally, the surface is coated with a drywall primer (the fifth layer - which invariably brings up some imperfections that need to be treated) before being painted. This produces a beautiful and clean finish with no visible imperfections from as close as 6 feet.



Change Orders

Change in schedule. If the change order extends the schedule of the project, the contractor will include the cost of Insurance, site supervision and profit & overhead in proportion to the change order's net value. Percent applied to these change orders is **12.74%**.

Change in work or price only. If the change order does not extend the schedule of the project, the contractor will include the cost of Insurance and profit & overhead only and in proportion to the change order's net value. Percent applied to these change orders is **11.50%**.

Please note that changes that neither involve changes in schedule or changes in work (i.e. changing a paint from blue to red) may incur a small administrative fee no greater than **\$50**.