

Rooftop Renovation

\$533 / SF

Area being renovated: 765 SF

TriBeCa, NYC

10013

November, 2016

About this Bid:

This Bid follows Bolster's Pricing Guidelines: All direct costs are raw without padding; all time-based resources have been calculated from the bottom-up to successfully deliver your project and all insurances, Overhead and Profit have been set against current market rates.

Your

Target Budget	Maximum Budget
\$350,000	\$400,000
-14%	-13%
Initial Budget	
\$300,000	\$350,000

Your Bolster Contractor's

Forecasted Minimum	Guaranteed Maximum
\$393,091	\$412,746
46%	-8%
Previous from Algorithm	
\$270,000	\$450,000

Your Financial Exposure

With a Typical Contractor	With a Bolster Contractor & Guarantee
\$334,652	\$0
View Full Risk Report	

Bid Summary

Amount

Direct Job Costs	\$243,212
Allowances	\$41,500
Mandatory Insurances	\$17,756
Project and Site Management	\$42,463
General labor	\$19,065
Profit	\$39,345
Overhead	\$32,250
Bid Refund	(\$1,000)
Design Oversight from Bolster Architect	\$0
Sub Total Job Cost	\$393,091

Financial Guarantee (optional)

Bolster Financial Guarantee (5%)	\$19,655
Total Job Cost with Financial Guarantee	\$412,746

Bids from a Bolster Contractor are eligible to be backed by an 8-billion dollar insurer who financially guarantee your project is delivered on schedule, to quality and within budget. Visit [bolster.us/guarantee](#) to learn more about insuring the success of your project.

Schedule

Earliest possible start date	November 23, 2016
Duration (months)	4.0
Earliest possible completion date	March 24, 2017

Direct Costs

Amount

Preparation	0	0	\$21,500
Site protection			\$2,500
Demolition and removal as per plans. Includes removal of existing stand in seam on sides of bulk head. This line item includes weekly site clean up.			\$19,000
Allowances:			\$0
N/a			\$0
Framing / Plumbing / Electrical	0	0	\$31,475
Supply and install rough framing lumber, misc. metals and fasteners as per plans. Framing does not include changing any structural support for existing curbs. GC would like to purchase skylights to exact existing curb sizes if possible. This will minimize the cost of roof repairs. This scope of work will create work on the interior of the home. All furnishings from this area are to be removed by other.			\$22,975
Supply and ins install proper flashing and membrane to new curbs as per plans			\$8,500



Allowances:	\$0
N/a	\$0

Windows / Doors / Bulk Head Veneer	\$46,300
---	-----------------

Supply and install skylights as per plans and specifications. Final selection is still TBD. Does not include skylight on the rear of home. Large skylight is to be approx. 3'6"x10". Still to be revised on final plans	\$34,000
Supply and install NANA doors and window as per plans. Door specifications are still TBD	\$10,500
Reinstall existing door and install new window on bulkhead wall as per plans. This line item is assuming the door is in good condition. If the existing bulkhead door cannot be reused please note an allowance ok \$500.00 will be given for the new door. Labor to remain the same.	\$600
Supply and install new 1/2 certainteed foam insulation, flashing ice and water shield, drip cap and veneer on sides of bulkhead (veneer is to be Hardi Board. Color and texture is still TBD)	\$1,200
Allowances:	\$37,000
Skylights	\$29,000
NANA Doors and Bulk Head Window	\$8,000

Masonry Wall	\$7,800
---------------------	----------------

Supply and install new masonry wall as per plans. Brick selections to be presented and approves before ordering and installation. Mortar joints are not guaranteed to be an exact match	\$7,800
Allowances:	\$0
N/a	\$0

Metals / Appliances	\$54,150
----------------------------	-----------------

Supply and install glass partitions in lieu of metal railings. Posts are to be painted aluminum or steel and painted to match pergola	\$3,000
Supply and install pergola as per plans and specifications. This line item is to be substituted with a painted stainless steel and welded on site. Lounge area to be completed with aluminum flat roof (not stand in seam as discussed) with a slight pitch. Under side is to be insulated as per specifications and capped with aluminum to match structure. Structure to be welded. To be painted with an automotive paint as per color specifications. All tubing is to be 14 gauge 304 Stainless Steel dull satin finish	\$45,500
Supply and install cabinets . Final design is still TBD	\$1,950
Supply and install grill	\$1,300
Supply and install refrigerator as per plans and specifications	\$1,200
Supply and install counter tops	\$1,200
Allowances:	\$4,500
Cabinets	\$1,500
Appliances	\$800
Grill	\$1,000
Counter tops	\$1,200

Plumbing and Electrical	\$21,950
--------------------------------	-----------------

Supply and install rough and finish electrical as per plans and specification	\$11,150
Supply and install rough and finish plumbing as per plans and specification. Does not include drip irrigation	\$10,800
Allowances:	\$3,000
Electrical Finishes	\$2,000
Plumbing Finishes	\$1,000

Pavers and Decking	\$24,937
---------------------------	-----------------

Supply and install Hanover pavers as per plans and specification	\$16,537
Supply and install IPA tiles on pedestals in lieu of decking specifications. Plans to be revised	\$6,800
Supply and install bluestone steps as per plans and specifications	\$1,600
Allowances:	\$0
N/a	\$0

Interior Repairs	\$2,300
-------------------------	----------------

Supply and install interior repairs from plumbing and electrical rough. Includes 6 man days of labor and material.	\$2,300
--	---------

Allowances:	\$500
Materials (drywall, paint etc.)	\$500

Millwork	0	0	\$32,800
Supply and install trellis, fence, gate and lounge wall as per plans and specification			\$11,700
Supply and install opaque panel and awning windows in lounge area. Material selections are still TBD			\$800
Supply and install bench as per plans and specifications. Hinges are still TBD. A hydraulic hinge is advises. Approx. cost would be \$100.00 per hinge.			\$6,100
Supply and install IPA planters as per plans and specifications . Plans are to be revises			\$13,200
Plastic / Neoprene sleeves			\$1,000
Allowances:			\$800
Opaque glass			\$800

Notes	0	0
Does not include any asbestos or lead paint testing and or abatement at this time.		
Time frame does not include any bad weather or holidays		
All selections are to be made prior to start of construction		
Does not include and bridging or hoisting		
If a \$10,000,000.00 insurance umbrella is requires additional fees will apply		

Indirect Costs

Mandatory Insurances	% Applied	Applied to	Days / Week	Rate / Day	\$17,756
General Liability Insurance	3.00%	All Direct Costs	N/A	N/A	\$7,296
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	17%	All Labor	N/A	N/A	\$10,460
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.					

Project & Site Management	% Applied	Applied to	Days / Week	Rate / Day	\$42,463
Project Manager	N/A	N/A	2	\$350	\$12,132
Site Manager	N/A	N/A	5	\$350	\$30,331
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.					

General Labor	% Applied	Applied to	Days / Week	Rate / Day	\$19,065
General Labor # 1	N/A	N/A	2	\$275	\$9,533
General Labor # 2	N/A	N/A	2	\$275	\$9,533
General Labor # 3	N/A	N/A	0	\$275	\$0
General Labor # 4	N/A	N/A	0	\$275	\$0
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.					

Overhead - as recommended by Bolster and NFP (Financial Guarantee Underwriter)					\$39,345
Overhead	12.2%	All Other Costs	N/A	N/A	\$39,345
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.					

Profit - as recommended by Bolster and NFP (Financial Guarantee Underwriter)					\$32,250
Profit	10.00%	All Other Costs	N/A	N/A	\$32,250

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.
