

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

\$250,000

Your Bolster Contractor's

Guaranteed Maximum

\$261,759

Your Financial Exposure

With a Typical Contractor With a Bolster Contractor & Guarantee

\$207,782 **\$0**

[See Risk Report for more](#)

Bid Summary

Amount

Direct Job Costs	\$153,292
Allowances	\$26,543
Mandatory Insurances	\$11,081
Project and Site Management	\$22,532
General labor	\$15,599
Overhead	\$20,250
Profit	\$27,540
Bid Refund	(\$1,000)
Design Oversight from Bolster Architect	\$0
Sub Total Job Cost	\$249,294

Financial Guarantee (optional)

Bolster Financial Guarantee (5%)	\$12,465
Total Job Cost with Financial Guarantee	\$261,759

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	January 23, 2017
Duration (months)	2.0
Earliest possible completion date	March 24, 2017

Direct Costs

Amount

Protections and Demolition	\$10,600
Supply and install necessary floor protections and dust barriers to protect hallway, and jobsite.	\$2,500
Demolition and removal of all items as per progress plans dated 12-13-16. Demolition is to include opening up necessary walls in kitchen to accommodate plumbing and electrical work.	\$8,100
Electrical	\$12,892
Supply and install rough and finish electrical as per progress plans and specifications dated 12-13-16	\$12,892
Includes all outlets and switched to be replaces as per plans and specifications.	\$0
Does not include any additional electric to accommodate medicine cabinets.	\$0
Allowances (these are accounted for in the above but disclosed here to help you control your budget)	\$2,778
Electrical Fixtures. Does not include F7 or F8 still TBD	\$2,778
Plumbing	\$6,250
Supply and install rough and finish plumbing as per plans and specifications.	\$6,250
Allowances (these are accounted for in the above but disclosed here to help you control your budget)	\$1,400
Plumbing fixtures	\$1,400
Drywall Installation, Repair and Painting	\$15,550

Supply and install drywall in kitchen area. Complete with three coats of tape and spackle (level 3 finish). Repair walls where needed throughout. Does not include a complete plaster job throughout unit. Only minor imperfections and nail holes are to be repaired \$3,200

Apply one coat of primer and two coats of paint in kitchen area. All other areas are to be spot primed where repairs occurred and (2) coats of paint are to be applied. All paint is to be a premium Benjamin Moore Paint product. Bathrooms are to be painted in BM Aura Bath and Spa Paint. All moldings are to be re caulked and nails holes are to be filled and sanded prior to painting. \$12,350

Millwork and Carpentry	0	0	\$79,785
Supply all millwork as per plans and specification. Millwork is to include the living room, kitchen, bedroom 1 and bedroom 2			\$67,785
Supply and install laundry room door as per plans. Door is to match millwork in kitchen			\$2,300
Supply and install bedroom 2 doors as per plans and specifications. Includes casings to match as per plans			\$1,450
Supply and install vanity and top as per plans. (vanity to be specified)			\$1,000
Supply and install medicine cabinets as per plans. Medicine cabinets are to be either surface mount or are to fit into the existing rough opening. Does not include any modifications to original opening and or electrical work			\$1,600
Supply and install bathroom accessories as per plans and specifications. Does not include the repair from removal of any old accessories at this time.			\$350
Supply and install countertop in kitchen			\$4,500
Repair front door and replace mortis lock			\$800
Allowances (these are accounted for in the above but disclosed here to help you control your budget)			\$6,400
Vanity and top (to be specified)			\$750
Medicine cabinets			\$1,000
Accessories			\$150
Counter tops			\$4,500

Flooring, Tile and Tubs	0	0	\$11,100
Supply and install tile backsplash on a square or running bond pattern. Pattern is still TBD and is to be specified by architect			\$2,600
Sand ,stain seal and Poly existing hardwood floors in the kitchen, living room, and hallway. Poly coating is to be water based BONA brand poly			\$3,600
Sand ,stain seal and Poly existing hardwood floors in bedroom1. Poly coating is to be water based BONA brand poly			\$1,450
Sand ,stain seal and Poly existing hardwood floors in bedroom 2. Poly coating is to be water based BONA brand poly			\$1,450
Reglaze existing bathtubs			\$2,000
Allowances (these are accounted for in the above but disclosed here to help you control your budget)			\$800
Tile			\$800

Appliances	0	0	\$16,165
Supply and install appliances as per plans			\$16,165
Allowances (these are accounted for in the above but disclosed here to help you control your budget)			\$15,165
Appliances			\$15,165

Final Cleaning	0	0	\$950
Final Cleaning			\$950

Exclusions	0	0	\$0
Lead paint remediation and or removal			\$0
Asbestos testing and or removal			\$0
Permit fees			\$0
Any building and or management fees			\$0

Indirect Costs

Mandatory Insurances	% Applied	Applied to	Days / Week	Rate / Day	\$11,081
General Liability Insurance	3%	All Direct Costs	N/A	N/A	\$4,599

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	\$6,482
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Project & Site Management	% Applied	Applied to	Days / Week	Rate / Day	\$22,532
Project Manager	N/A	N/A	4	\$300	\$10,399
Site Manager	N/A	N/A	4	\$350	\$12,132

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	\$15,599
General Labor # 1	N/A	N/A	4	\$225	\$7,799
General Labor # 2	N/A	N/A	4	\$225	\$7,799

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)					\$20,250
Overhead	10.0%	All Other Costs	N/A	N/A	\$20,250

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)					\$27,540
Profit	13.60%	All Other Costs	N/A	N/A	\$27,540

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.