

# Bolster

The Smarter Way to Renovate

What others paid in NYC  
For your project type and location

Low **\$213,553**  
High **\$444,794**  
**1150**  
Area being renovated

Bolster's algorithms compare your project with other Bolster customers to tell you what others paid for your project

## About this Estimate

This Estimate 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.

Guaranteed Maximum Price with Bolster

**\$191,080**

\$166

Bolster estimates are guaranteed by a financial institution not to go over budget

Est. Final Price with typical contractor

**\$305,728**

\$266

Traditional renovation projects experience an average cost overrun of 60%.

Est. Savings with Bolster

**\$114,514**

\$100

Owners using Bolster save an average of \$56,721 compared with typical contractors

## Summary

## Amount

Direct Job Costs	\$75,866
Allowances	\$37,257
Project Management	\$2,600
Site Management	\$15,166
General labor	\$10,833
Worker's Compensation Insurance	\$4,862
General Liability Insurance	\$5,565
Overhead	\$17,590
Profit	\$21,342
<b>Sub Total Job Cost</b>	<b>\$191,080</b>
Bolster Financial Guarantee	\$0
<b>Total Job Cost with Financial Guarantee</b>	<b>\$191,080</b>

All prices are valid for 30 days

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](http://bolster.us/guarantee) to learn more about insuring the success of your project.

## Schedule

Earliest possible start date	January 8, 2018
Duration (months)	2.0
Earliest possible completion date	March 9, 2018

Lock-in your Bolster Pro to a future start date with a 10% non-refundable deposit



**Best Price, Guarantee**

We're so confident in our pricing that if you receive a bid from another contractor that meets our transparency and accountability guidelines, we'll beat it by \$1,000.

[bolster.us/best-price](http://bolster.us/best-price)

## This estimate also comes with the following unique Guarantees:

**Perfect quality**

We will deliver your project exactly as promised and, if anything goes wrong, pay up to its full value to fix it.

**On budget**

We will lock-in your budget and, if we are the cause of any additional costs, absorb the cost up to the full value of your project.

**On time**

We will deliver your project on time and, if we are the cause of any delays, compensate you in full for your inconvenience.

## Direct Cost

General Conditions								\$7,500
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
100.10	Direct Cost	General Requirements	Sitework Protection		\$600.00	2	\$1,200	ON
100.20	Direct Cost	General Requirements	Interior Protection		\$400.00	2	\$800	ON
100.30	Direct Cost	General Requirements	Blueprints		\$100.00	1	\$100	ON
100.40	Direct Cost	General Requirements	Final Cleaning		\$2,200.00	1	\$2,200	ON
100.50	Direct Cost	General Requirements	Debris Removal		\$3,200.00	1	\$3,200	ON
Sitework								\$10,000
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
200.10	Direct Cost	Demolition	General Demo		\$3,400.00	1	\$3,400	ON
200.20	Direct Cost	Demolition	Floor Removal		\$4.00	1000	\$4,000	ON
200.30	Direct Cost	Demolition	Rubbish Removal		\$2,600.00	1	\$2,600	ON
Metal								\$810
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
500.10	Direct Cost	Wood & Metal	General Framing	Bedroom soffit	\$810.00	1	\$810	ON
Wood								\$0
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS

800.10	Direct Cost	Wood & Metal	Rough Blocking	\$0.00	1	\$0	ON
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### Finishes \$45,628

REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
800.10	Direct Cost	Finishes	Plaster Repair		\$2,800.00	1	\$2,800	ON
800.30	Direct Cost	Paint & Trim	Painting		\$15,000.00	1	\$15,000	ON
800.60	Direct Cost	Finishes	Floor Installation	Glue Down - 5"	\$6.25	1100	\$6,875	ON
800.62	Direct Cost	Finishes	Cabinet Installation		\$5,200.00	1	\$5,200	ON
800.63	Direct Cost	Finishes	Base trim Install		\$1,836.00	1	\$1,836	ON
800.64	Allowance	Finishes	Kitchen Countertop	Installation only / Material by HB	\$1,170.00	1	\$0	ON
800.66	Allowance	Finishes	Base Trim Material	\$3 per ft	\$3.00	308	\$924	ON
800.70	Allowance	Finishes	Wood Floor	PID flooring	\$12,993.21	1	\$12,993	ON

### Plumbing \$6,225

REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
900.10	Direct Cost	Plumbing	Permits, city fees, and inspections Install sink Install faucet Install garbage disposal Terminate gas to stove New water line with valves Connect dishwasher Any valves, shut downs or other work will be quoted separately	Direct replacement	\$6,225.00	1	\$6,225	ON

### Specialty \$42,960

REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
1000.10	Allowance	Specialties	Oven: Wolf S030TMS/TS	Wolf	\$5,307.00	1	\$5,307	ON
1000.30	Allowance	Specialties	Dishwasher	Bosch	\$1,269.00	1	\$1,269	ON
1000.40	Allowance	Specialties	Refrigerator: SubZero (IT-36-CIID-LH)	Subzero	\$8,587.53	1	\$8,588	ON
1000.50	Allowance	Specialties	Induction: Wolf C1304TS	Wolf	\$2,408.31	1	\$2,408	ON
1000.60	Allowance	Specialties	Sink	Prochef IH75-US-271810	\$595.10	1	\$595	ON
1000.70	Allowance	Specialties	Kitchen Faucet	KWC Faucets 10.231.103.700 LIVELLO	\$860.40	1	\$860	ON
1000.80	Allowance	Specialties	Food Disposal	Insink	\$200.00	1	\$200	ON
1003.50	Allowance	Electrical	Bedroom 2 Fan	Hunter	\$299.00	1	\$299	ON
1003.20	Allowance	Electrical	Switched	Lutron caseta	\$58.79	3	\$176	ON
1003.64	Allowance	Electrical	Outlets	USB	\$42.36	3	\$127	ON
1003.67	Allowance	Electrical	Recessed lighting	Fixtures and components	\$270.00	13	\$3,510	ON
1003.68	Direct Cost	Electrical	Rough In and Finishing		\$19,620.00	1	\$19,620	ON

## Indirect Costs

### Mandatory Insurances \$10,427

	% Applied	Applied to	Days / Week	Rate / Day	AMOUNT	STATUS
<b>General Liability Insurance</b>	<b>3%</b>	<b>All Costs</b>	N/A	N/A	<b>\$5,565</b>	<b>ON</b>

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.

	% Applied	Applied to	Days / Week	Rate / Day	AMOUNT	STATUS
<b>Workers' Compensation Insurance</b>	<b>17%</b>	<b>All Labor</b>	N/A	N/A	<b>\$4,862</b>	<b>ON</b>

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### Project & Site Management \$17,765

	% Applied	Applied to	Days / Week	Rate / Day	AMOUNT	STATUS
<b>Project Manager</b>	N/A	N/A	<b>2.0</b>	<b>\$150</b>	<b>\$2,600</b>	<b>ON</b>
<b>Site Manager</b>	N/A	N/A	<b>5.0</b>	<b>\$350</b>	<b>\$15,166</b>	<b>ON</b>

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 \$10,833

	% Applied	Applied to	Days / Week	Rate / Day	AMOUNT	STATUS
<b>General Labor # 1</b>	N/A	N/A	<b>5.0</b>	<b>\$200</b>	<b>\$8,666</b>	<b>ON</b>
<b>General Labor # 2</b>	N/A	N/A	<b>1.0</b>	<b>\$250</b>	<b>\$2,167</b>	<b>ON</b>
<b>General Labor # 3</b>	N/A	N/A	<b>0.0</b>	<b>\$0</b>	<b>\$0</b>	<b>ON</b>
<b>General Labor # 4</b>	N/A	N/A	<b>0.0</b>	<b>\$0</b>	<b>\$0</b>	<b>ON</b>

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 \$17,590

	% Applied	Applied to	Days / Week	Rate / Day	AMOUNT	STATUS
<b>Overhead</b>	<b>12%</b>	N/A	N/A	N/A	<b>\$17,590</b>	<b>ON</b>

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 \$21,342

	% Applied	Applied to	Days / Week	Rate / Day	AMOUNT	STATUS
<b>Profit</b>	<b>13%</b>	N/A	N/A	N/A	<b>\$21,342</b>	<b>ON</b>

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.

### Bolster Financial Guarantee \$0

Bolster projects are eligible to be backed by a leading insurer who, via the industry's first 100% Performance and Payment Bond, financially guarantee the budget, schedule and quality of your project.