

# Bolster

The Smarter Way to Renovate

### What others paid in NYC

For your project type and location

**Low** \$367,615  
**High** \$464,133  
 1200  
 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

**\$295,785**

\$246

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

### Est. Final Price with typical contractor

**\$473,256**

\$394

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

### Est. Savings with Bolster

**\$177,264**

\$148

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

### Summary

### Amount

Direct Job Costs	\$89,000
Allowances	\$58,246
Project Management	\$7,973
Site Management	\$34,664
General labor	\$30,332
Worker's Compensation Insurance	\$12,405
General Liability Insurance	\$6,919
Overhead	\$29,083
Profit	\$27,163
<b>Sub Total Job Cost</b>	<b>\$295,785</b>
Bolster Financial Guarantee	\$0
<b>Total Job Cost with Financial Guarantee</b>	<b>\$295,785</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](https://bolster.us/guarantee) to learn more about insuring the success of your project.



### Schedule

Duration (months) **4.0**

## 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 Costs

General Conditions								\$7,450
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
100.10	Direct Cost	General Requirements	Hall and Dust Protection	Runner, Air Scrubber, Zip Door Kit, Tack Mat	\$1,800.00	1	\$1,800	ON
100.20	Direct Cost	General Requirements	BluePrinting		\$250.00	1	\$250	ON
100.21	Direct Cost	General Requirements	Rubbish Removal	Allow 4 Pick ups	\$800.00	4	\$3,200	ON
100.30	Direct Cost	General Requirements	Interior Protection	Floor Protection, Cabinets,	\$1,400.00	1	\$1,400	ON
100.40	Direct Cost	General Requirements	Final Cleaning		\$800.00	1	\$800	ON
Existing Kitchen								\$35,246
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
200.10	Direct Cost	Demolition	Labor	Demo entire kitchen area including center wall	\$1,500.00	1	\$1,500	ON
200.20	Direct Cost	Mechanical & HVAC	M & L	Relocate Mech Vent	\$800.00	1	\$800	ON
200.30	Direct Cost	Plumbing	Rough and Trim	DR - Sink, Stove, Faucet, DW, Water Line for Fridge	\$4,500.00	1	\$4,500	ON
200.40	Direct Cost	Finishes	M & L	Repair Wall and Ceiling from Demo	\$1,500.00	1	\$1,500	ON
200.50	Direct Cost	Finishes	Labor	Appliance Install	\$900.00	1	\$900	ON
200.60	Direct Cost	Finishes	M & L	Kitchen floor tiles	\$15.00	140	\$2,100	ON
200.70	Allowance	Finishes	Material	Kitchen floor tiles	\$6.00	140	\$840	ON
200.90	Direct Cost	Finishes	Labor/Material	Kitchen Backsplash Install	\$15.00	40	\$600	ON
201.00	Allowance	Finishes	Material	Kitchen Backsplash Material	\$20.00	40	\$800	ON
201.10	Allowance	Finishes	Appliances	As per sch	\$7,206.00	1	\$7,206	ON
201.20	Direct Cost	Thermal & Moisture protection	Labor/Material	Waterproofing - Latacrete, Kitchen and 2 Bath	\$2,500.00	1	\$2,500	ON
201.40	Allowance	Finishes	Material	Kitchen Counter Top	\$8,000.00	1	\$8,000	ON
201.50	Allowance	Finishes	Material - (6) L1, (3) L3 Strips	Kitchen Lighting Fixtures	\$2,800.00	1	\$2,800	ON
201.60	Allowance	Finishes	Material	Kitchen Sink/Faucet	\$1,200.00	1	\$1,200	ON
Kitchen Cabinets								\$39,500
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
300.10	Direct Cost	Finishes	Materials	Kitchen Cabinets from German Kitchen Center	\$35,000.00	1	\$35,000	ON

300.20	Direct Cost	Finishes	Labor	Installation of kitchen cabinets and hood	\$4,500.00	1	\$4,500	ON
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Existing Bathroom (2)								\$41,950
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
400.10	Direct Cost	Demolition	Labor	Demolition of existing bathroom	\$1,400.00	2	\$2,800	ON
400.20	Allowance	Finishes	Guest / Master Bath Fixtures	As per sch	\$4,000.00	2	\$8,000	ON
400.30	Allowance	Finishes	Bath lighting - (L2, L4, L5)	As per sch	\$300.00	7	\$2,100	ON
400.40	Direct Cost	Finishes	Guest / Master Bath Tile Labor		\$15.00	200	\$3,000	ON
400.50	Allowance	Finishes	Guest / Master Bath Tile Allowance		\$6.00	200	\$1,200	ON
400.60	Direct Cost	Finishes	Accessory Install / Vanity Install	Towel bar, Rob Hook, Shower Rod, Mirror	\$550.00	2	\$1,100	ON
400.70	Allowance	Finishes	Furnish	Fixed Glass Panel - Frosted	\$1,100.00	1	\$1,100	ON
400.80	Direct Cost	Finishes	Labor	Install Shower Panel	\$350.00	1	\$350	ON
400.90	Direct Cost	Plumbing	Rough and Trim	3 Fixture Bathroom - DR, to include new shut off valves	\$7,500.00	2	\$15,000	ON
301.00	Direct Cost	Paint & Trim	M & L	Taping - Bathrooms	\$450.00	2	\$900	ON
301.10	Direct Cost	Wood & Metal	M & L	Wallboard	\$1,600.00	2	\$3,200	ON
301.20	Direct Cost	Wood & Metal	M & L	Bath Framing	\$1,600.00	2	\$3,200	ON

MISC								\$37,300
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	STATUS
500.10	Allowance	Electrical	Labor/Material	Rough and trim - Assume (6) Smoke/CO2	\$18,400.00	1	\$18,400	ON
500.12	Direct Cost	Paint & Trim	Furnish and Install	Base and Door Trim - 1x flat stock	\$4,200.00	1	\$4,200	ON
500.13	Direct Cost	Paint & Trim	M & L	Patch and Paint throughout	\$6,500.00	1	\$6,500	ON
500.20	Allowance	Finishes	VCT TILES - Allowance	Allowance	\$6.00	100	\$600	ON
500.21	Direct Cost	Finishes	VCT TILES - Install	Labor - VCT in closets	\$4.00	100	\$400	ON
500.22	Allowance	Doors & Windows	Material	Interior Door - 1 3/4 Door - 7/0 x ?	\$550.00	12	\$6,600	ON
500.30	Direct Cost	Doors & Windows	Material	Baldwin HW	\$175.00	12	\$2,100	ON

### Indirect Costs

Mandatory Insurances	% Applied	Applied to	Days / Week	Rate / Day	\$19,323
General Liability Insurance	3%	All Costs	N/A	N/A	\$6,919 ON

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	\$12,405 ON
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Project & Site Management	% Applied	Applied to	Days / Week	Rate / Day	\$42,637
Project Manager	N/A	N/A	1.0	\$460	\$7,973 ON
Site Manager	N/A	N/A	5.0	\$400	\$34,664 ON

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	\$30,331
General Labor # 1	N/A	N/A	5.0	\$200	\$17,332 ON
General Labor # 2	N/A	N/A	3.0	\$250	\$12,999 ON
General Labor # 3	N/A	N/A	0.0	\$0	\$0 ON
General Labor # 4	N/A	N/A	0.0	\$0	\$0 ON

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	% Applied	Applied to	Days / Week	Rate / Day	\$21,797
Overhead	12.5%	N/A	N/A	N/A	\$21,797 ON

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	% Applied	Applied to	Days / Week	Rate / Day	\$25,432
Profit	12.5%	N/A	N/A	N/A	\$25,432 ON

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	% Applied	Applied to	Days / Week	Rate / Day	\$0
100% Performance & Payment Bond	3.0%	N/A	N/A	N/A	\$0 OFF

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.