

Bolster

The Smarter Way to Renovate

10027
12/20/17

What others paid in NYC

For your project type and location

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

Low	High
\$640,519	\$881,814
2000	
Area being renovated	

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

\$572,860

\$286
Bolster estimates are guaranteed by a financial institution not to go over budget

Est. Final Price with typical contractor

\$916,576

\$458
Traditional renovation projects experience an average cost overrun of 60%.

Est. Savings with Bolster

\$343,315

\$172
Owners using Bolster save an average of \$56,721 compared with typical contractors

Summary

Amount

Architect fees (CA)	\$16,000
Special inspections (estimate)	\$5,500
Direct Job Costs	\$273,639
Allowances	\$39,384
Project Management	\$27,238
Site Management	\$45,497
General labor	\$21,527
Worker's Compensation Insurance	\$16,035
General Liability Insurance	\$9,991
Overhead	\$44,339
Profit	\$53,650
Sub Total Job Cost	\$551,360
Bolster Financial Guarantee	\$0
Total Job Cost	\$572,860

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 to learn more about insuring the success of your project.

Schedule

Earliest possible start date	February 3, 2018
Duration (months)	6.0
Earliest possible completion date	August 4, 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

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

AREA							\$145,685	\$145,687	
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	AMOUNT	STATUS
throughout	Direct Cost	Demolition	Demolition	Demolition and removal as per plans	\$22,132.00	1	\$22,132	\$22,132	ON
front and back of house	Direct Cost	Finishes	Masonry	Remove window and replace with insulated metal panel	\$685.00	1	\$685	\$685	ON
throughout	Direct Cost	Wood & Metal	Metal framing	Supply and install metal framing as per plans	\$10,108.00	1	\$10,108	\$10,108	ON
throughout	Direct Cost	Wood & Metal	Wood framing	Supply and install wood framing and blocking as per plans	\$8,364.00	1	\$8,364	\$8,364	ON
first floor, second floor, third fl	Direct Cost	Wood & Metal	Stairs	Supply and install stairs and railings as per plans	\$37,100.00	1	\$37,100	\$37,100	ON
throughout	Direct Cost	Thermal & Moisture protection	Insulation and water proofing	Supply and install insulation, fireblocking and water proofing and per plans	\$3,540.00	1	\$3,540	\$3,540	ON
interior doors	Allowance	Doors & Windows	Door type A	Supply	\$300.00	6	\$1,800	\$1,800	ON
interior glass door	Allowance	Doors & Windows	Door type B	Supply	\$800.00	2	\$1,600	\$1,600	ON
interior double doors	Allowance	Doors & Windows	Door type C	Supply	\$750.00	1	\$750	\$750	ON
interior	Allowance	Doors & Windows	Door type D	Supply	\$300.00	1	\$300	\$300	ON
throughout	Allowance	Doors & Windows	Hardware	Supply	\$45.00	10	\$450	\$450	ON
throughout	Direct Cost	Doors & Windows	Install doors and hardware	Install	\$275.00	10	\$2,750	\$2,750	ON
rear door	Direct Cost	Doors & Windows	Rear entry door	Supply	\$3,100.00	1	\$3,100	\$3,100	ON

rear door	Allowance	Doors & Windows	Rear entry door	Install	\$600.00	1	\$600	\$600	ON
front of house	Direct Cost	Doors & Windows	Front door	To be refinished	\$1,500.00	1	\$1,500	\$1,500	ON
front and rear of house	Allowance	Doors & Windows	Front and rear exterior door hardware	supply	\$500.00	2	\$1,000	\$1,000	ON
front and rear of house	Direct Cost	Doors & Windows	Front and rear exterior door hardware	Install	\$125.00	2	\$250	\$250	ON
windows throughout	Allowance	Doors & Windows	Windows #2, #3,#4,#5,#6,#9,#10,#11,#12,#1:	Supply (to be respecified)	\$850.00	10	\$8,500	\$8,500	ON
front and back of house	Direct Cost	Doors & Windows	Windows	Install	\$600.00	10	\$6,000	\$6,000	ON
throughout	Direct Cost	Thermal & Moisture protection	Drywall	Supply and install	\$22,300.00	1	\$22,300	\$22,300	ON
throughout	Direct Cost	Finishes	Wood flooring	Patch and refinish. Includes stain	\$7.00	1485	\$10,395	\$10,395	ON
kitchen backsplash	Allowance	Finishes	Tile - T1	Supply	\$24.70	20	\$494	\$494	ON
bathroom 2 shower walls	Allowance	Finishes	Tile - T2	Supply	\$7.99	95	\$759	\$760	ON
bathroom 2 floor	Allowance	Finishes	Tile - T3	Supply	\$8.05	50	\$403	\$403	ON
bathroom 3	Allowance	Finishes	Tile - T4	Supply Still TBD (leak to be fixed)			\$0	\$0	ON
powder room floor	Allowance	Finishes	Tile - T5	Supply	\$10.25	20	\$205	\$206	ON
laundry	Allowance	Finishes	Tile - Laundry	Supply	\$0.00	1	\$0	\$0	ON
powder room	Allowance	Finishes	Wall paper	supplied by home owner	\$0.00	1	\$0	\$0	ON
powder room	Direct Cost	Finishes	Wall paper	Install	\$600.00	1	\$600	\$600	ON

AREA						\$188,769	\$187,336		
REF CODE	COST TYPE	CATEGORY	LABOR / MATERIAL	ACTIVITY	UNIT COST	QTY	AMOUNT	AMOUNT	STATUS
kitchen backsplash	Direct Cost	Finishes	Install tile T1	Install	\$50.00	20	\$1,000	\$1,000	ON
bath 2 shower walls	Direct Cost	Finishes	Install tile T2	Install	\$15.00	95	\$1,425	\$1,425	ON
bath 2 floor	Direct Cost	Finishes	Install tile T3	Install	\$20.00	50	\$1,000	\$1,000	ON
bath 3	Direct Cost	Finishes	Install tile T4	tdb by leak	\$0.00	80	\$0	\$0	ON
200.50	Direct Cost	Finishes	Install tile T5	Install	\$20.00	20	\$400	\$400	ON
throughout	Direct Cost	Finishes	Base molding	Supply and install	\$10.00	495	\$4,950	\$4,950	ON
first floor, kitchen, dining, living	Direct Cost	Finishes	Crown molding	Supply and install	\$20.00	120	\$2,400	\$2,400	ON
throughout	Direct Cost	Finishes	Door casing	Supply and install	\$250.00	20	\$5,000	\$5,000	ON
shoe closet/linen closet/maste	Direct Cost	Finishes	Closet poles and shelves	Supply and install	\$50.00	25	\$1,250	\$1,250	ON
throughout	Direct Cost	Finishes	Paint	Supply and install	\$21,000.00	1	\$21,000	\$21,000	ON
powder room, bath 2	Allowance	Finishes	Accessories	Supply	\$894.00	1	\$894	\$894	ON
powder room, bath 2	Direct Cost	Finishes	Accessories	Install	\$300.00	2	\$600	\$600	ON
bath 2	Direct Cost	Finishes	Shower enclosure	Supply and install	\$1,500.00	1	\$1,500	\$1,500	ON
laundry	Allowance	Finishes	Appliances package	Supply (washer dryer inc but still TBD)	\$5,829.00	1	\$5,829	\$5,829	ON
laundry	Direct Cost	Finishes	Appliances package	Install	\$1,500.00	1	\$1,500	\$1,500	ON
kitchen, powder, bath 2	Direct Cost	Plumbing	Install rough and finish plumbing	Supply and install rough plumbing	\$28,000.00	1	\$28,000	\$28,000	ON
kitchen, powder, bath 2	Allowance	Plumbing	Finishes/ fixtures	Supply	\$2,998.00	1	\$2,998	\$2,998	ON
throughout	Direct Cost	Electrical	Install rough and finish electrical	Supply and install	\$33,575.00	1	\$33,575	\$33,575	ON
throughout	Allowance	Electrical	Finishes / fixtures	Supply all electrical fixtures	\$6,584.00	1	\$6,584	\$6,584	ON
kitchen	Allowance	Finishes	Kitchen cabinets	Supply	\$18,116.00	1	\$18,116	\$18,116	ON
kitchen	Direct Cost	Finishes	Kitchen cabinets	Install	\$3,800.00	1	\$3,800	\$3,800	ON
shoe closet	Direct Cost	Finishes	Shoe closet	Supply and install shoe closet	\$1,500.00	1	\$1,500	\$1,500	ON
linen closet	Direct Cost	Finishes	Linen closet shelves	Supply and install	\$400.00	1	\$400	\$400	ON
master bedroom	Direct Cost	Finishes	Built in radiator cover	Supply and install in master bedroom	\$1,500.00	1	\$1,500	\$1,500	ON
kitchen	Allowance	Finishes	Kitchen countertop	Supply and install white carrara mist ceasarstone	\$6,600.00	1	\$6,600	\$6,600	ON
bath 2	Allowance	Finishes	Vanity	Supply	\$1,500.00	1	\$1,500	\$1,500	ON
bath 2	Direct Cost	Finishes	Vanity top	Supply and install corian sparkling white	\$1,000.00	1	\$1,000	\$1,000	ON
guest, master, dressing room	Direct Cost	Mechanical & HVAC	Ductless units	Supply and install ductless units as per plans	\$28,500.00	1	\$28,500	\$28,500	ON
powder room	Direct Cost	Mechanical & HVAC	Bathroom exhaust fan	Supply and install as per plans	\$900.00	1	\$900	\$900	ON
kitchen	Direct Cost	Mechanical & HVAC	Kitchen exhaust vent	Supply and install	\$1,500.00	1	\$1,500	\$1,500	ON
bath 2,bath3	Direct Cost	Mechanical & HVAC	Diffuser and grill	Supply and install	\$600.00	1	\$600	\$600	ON
Laundry	Direct Cost	Mechanical & HVAC	Diffuser and grill	Supply and install	\$300.00	1	\$300	\$300	ON
living/dining	Direct Cost	Mechanical & HVAC	Radiator Runtal	4'	\$586.96	1	\$587	\$0	OFF
kitchen/dressing room	Direct Cost	Mechanical & HVAC	Radiator Runtal	5'	\$607.26	2	\$1,215	\$1,215	ON
master bedroom	direct cost	Mechanical & HVAC	Radiator Runtal	10'	\$846.51	1	\$847	\$0	OFF
203.70	Select	Select	XXX	XXX	\$0.00	1	\$0	\$0	ON
203.80	Select	Select	XXX	XXX	\$0.00	1	\$0	\$0	ON
203.90	Select	Select	XXX	XXX	\$0.00	1	\$0	\$0	ON
204.00	Select	Select	XXX	XXX	\$0.00	1	\$0	\$0	ON

Indirect Costs

Mandatory Insurances	Applied	Applied to	Days / Week	Rate / Day	\$26,025	\$26,026		
General Liability Insurance	3.0%	Direct Costs	N/A	N/A	\$9,991	\$9,991	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	17.0%	All Labor	N/A	N/A	\$16,035	\$16,035	ON	
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Project & Site Management	% Applied	Applied to	Days / Week	Rate / Day	\$72,794	\$72,795		
Project Manager	N/A	N/A	3.0	\$350	\$27,298	\$27,298	ON	
Site Manager	N/A	N/A	5.0	\$350	\$45,497	\$45,497	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	\$21,526	\$21,527		
General Labor # 1	N/A	N/A	4.0	\$207	\$21,526	\$21,527	ON	
General Labor # 2	N/A	N/A	0.0	\$0	\$0	\$0	ON	
General Labor # 3	N/A	N/A	0.0	\$0	\$0	\$0	ON	
General Labor # 4	N/A	N/A	0.0	\$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	\$44,338	\$44,339		
Overhead	10%	N/A	N/A	N/A	\$44,338	\$44,339	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				\$53,649	\$53,650	
Profit	11%	N/A	N/A	\$53,649	\$53,650	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				\$0	\$0	
100% Performance & Payment Bond	0.0%	N/A	N/A	\$0	\$0	ON

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.