



▼ Bid Summary

Sub Total Build Cost	\$705,707
Bolster Financial Guarantee (Optional)	\$0
Total Build Cost	\$705,707
Design Fees	\$51,259
Design Oversight from Bolster Architect	\$20,174
Compliance Fees Est.	\$16,720
Total Project Cost Est.	\$793,860

\$750,000

Your Budget

\$43,860

Difference 6%

\$793,860

Current Total Est.

► Summary Breakdown

Direct Build Costs	\$319,014	Bid Refund	\$0
Allowances	\$141,927	Bolster Financial Guarantee (Optional)	\$0
Project and Site Management	\$63,000	Design Oversight from Bolster Architect	\$20,174
General labor	\$27,000	Design Fees	\$51,259
Mandatory Insurances	\$32,287	Compliance Fees Est.	\$16,720
Overhead	\$58,323		
Profit	\$64,155		

► Schedule & Stats

Earliest Possible Start Date	15-Oct-17	Area (Square Feet)	1738
Duration (months)	6.0	Ceiling Height (Linear Feet)	10
Earliest Possible Completion Date	15-Apr-18	Price Per Square Foot	\$10

Direct Costs

Area	Activity	Description	Price	Status
► General Requirements			\$10,485	ON
► Apartment where Required	Provide	Temporary Water	\$500	ON
► Apartment where Required	Provide	Temporary Electric	\$750	ON
► Entire Apartment	Provide	Blueprinting	\$1,000	ON
► Entire Apartment	Removal	Rubbish Containers	\$3,128	ON
► Entire Apartment	Install	Interior Protections	\$2,500	ON
► Entire Apartment	Clean	Professional Clean	\$2,607	ON
► Allowances			\$0	ON
► None			\$0	ON

Area	Activity	Description	Price	Status
► Site Prep & Demolition			\$41,269	ON
► 2nd Floor Apartment Gut	Remove	Flooring, wall finishes and partitions	\$12,166	ON
► 2nd Floor Apartment Gut	Remove	Bathrooms	\$5,000	ON
► 2nd Floor Apartment Gut	Remove	Sink between bedrooms	\$1,000	ON
► 2nd Floor Apartment Gut	Remove	Kitchens	\$4,500	ON
► 2nd Floor Apartment Gut	Remove	Radiator	\$1,500	ON
► 2nd Floor Apartment Gut	Remove	Doors and frames	\$1,275	ON
► 2nd Floor Apartment Gut	Remove	Electrical panel, to be relocated	\$750	ON
► 2nd Floor Apartment Gut	Remove	Gas meter	\$500	ON
► 2nd Floor Apartment Gut	Remove	Cabinetry and built ins	\$200	ON
► 2nd Floor Apartment Gut	Remove	Window	\$250	ON
► 2nd Floor Apartment Gut	Supply	Containers	\$3,128	ON
► Temporary shoring	Supply	Shoring	\$11,000	ON
► Allowances			\$0	ON
► None			\$0	ON

Area	Activity	Description	Price	Status
► Metals			\$22,155	ON

▶ Entire Apartment	Install	Metal Joists	\$9,550	ON
▶ Entire Apartment	Install	Metal Joists	\$955	ON
▶ Entire Apartment	Install	Metal Joists	\$3,500	ON
▶ Entire Apartment	Install	Metal Joists	\$1,600	ON
▶ Entire Apartment	Install	Metal Joists	\$500	ON
▶ Entire Apartment	Install	Wall	\$3,300	ON
▶ Entire Apartment	Install	Wall	\$450	ON
▶ Entire Apartment	Install	Wall	\$150	ON
▶ Entire Apartment	Install	Wall	\$1,075	ON
▶ Entire Apartment	Install	Wall	\$1,075	ON
▶ Allowances			\$1,740	ON
▶ Double stud walls upcharge			\$450	ON
▶ Heavy gauge upcharge			\$1,290	ON

Area	Activity	Description	Price	Status
▶ Wood and Plastics			\$17,752	ON
▶ Entire Apartment	Install	Rough Carpentry	\$605	ON
▶ Entire Apartment	Install	Rough Carpentry	\$450	ON
▶ Entire Apartment	Install	Rough Carpentry	\$0	ON
▶ Entire Apartment	Install	Rough Carpentry	\$6,083	ON
▶ Entire Apartment	Install	Rough Carpentry	\$5,214	ON
▶ Entire Apartment	Install	Millwork	\$2,500	ON
▶ Entire Apartment	Install	Millwork	\$300	ON
▶ Entire Apartment	Install	Millwork	\$2,600	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ Thermal and Moisture Protection			\$5,610	ON
▶ Building Insulation	Install	Wall type P31	\$1,650	ON
▶ Building Insulation	Install	Wall type P61	\$225	ON
▶ Building Insulation	Install	Wall type F21	\$75	ON
▶ Building Insulation	Install	Waterproofing	\$2,310	ON
▶ Building Insulation	Install	XXX	\$1,350	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ Doors and Windows			\$13,040	ON
▶ Entire Apartment	Install	All Allowances	\$11,500	ON
▶ Bathroom X	Install	Glazing	\$550	ON
▶ Bathroom X	Install	Glazing	\$990	ON
▶ Allowances			\$21,832	ON
▶ Entire Apartment	Supply	Interior doors	\$2,700	ON
▶ Entire Apartment	Supply	Interior doors glass transom	\$882	ON
▶ Entire Apartment	Supply	Interior doors	\$300	ON
▶ Entire Apartment	Supply	Interior doors	\$0	OFF
▶ Entire Apartment	Supply	Interior pocket door	\$300	ON
▶ Entire Apartment	Supply	Interior glass doors	\$1,068	ON
▶ Entire Apartment	Supply	Interior doors	\$1,800	ON
▶ Entire Apartment	Supply	Interior pocket doors w/ glass	\$3,200	ON
▶ Entire Apartment	Supply	Interior french doors	\$2,133	ON
▶ Entire Apartment	Supply	French door side lights	\$2,400	ON
▶ Entire Apartment	Supply	Door Hardware	\$980	ON
▶ Entire Apartment	Supply	Door Hardware	\$327	ON
▶ Entire Apartment	Supply	Door Hardware	\$980	ON
▶ Entire Apartment	Supply	Door Hardware	\$163	ON
▶ Entire Apartment	Supply	Door Hardware	\$163	ON
▶ Entire Apartment	Supply	Door Hardware	\$163	ON
▶ Entire Apartment	Supply	Door Hardware	\$14	ON
▶ Entire Apartment	Supply	Hinge / Track	\$932	ON
▶ Entire Apartment	Supply	Hinge / Track	\$2,797	ON
▶ Entire Apartment	Supply	Hinge / Track	\$109	ON

▶ Entire Apartment	Supply	Door Stop	\$107	ON
▶ Entire Apartment	Supply	Door Stop	\$21	ON
▶ Entire Apartment	Supply	Door Stop	\$294	ON

Area	Activity	Description	Price	Status
▶ Wall and Ceiling Finishes			\$30,235	ON
▶ Walls	Install	Wall type F31	\$3,960	ON
▶ Walls	Install	Wall type F61	\$540	ON
▶ Walls	Install	Wall type F21	\$90	ON
▶ Walls	Install	Patch and repair gypsum board on existing walls	\$3,435	ON
▶ Ceilings	Install	Patch gypsum board attached to ceilings	\$4,179	ON
▶ Ceilings	Install	Gypsum suspended	\$3,900	ON
▶ Ceilings	Install	Soffit	\$2,040	ON
▶ Ceilings	Install	Taping	\$9,423	ON
▶ Bathroom 1	Install	Tile	\$1,123	ON
▶ Bathroom 2	Install	Tile	\$1,065	ON
▶ Kitchen	Install	Tile	\$480	ON
▶ Allowances			\$3,018	ON
▶ Bathroom 1	Supply	Tile	\$1,228	ON
▶ Bathroom 2	Supply	Tile	\$1,150	ON
▶ Kitchen	Supply	Back Splash	\$640	ON
▶ Finish	Supply	Level 5 Finish	\$0	OFF

Area	Activity	Description	Price	Status
▶ Floor Finishes			\$20,929	ON
▶ Washer/dryer closet	Install	Porcelain	\$160	ON
▶ Powder Room	Install	Tile	\$475	ON
▶ Bedroom 1, 2, 3 & 4, Foyer, Hallway, Kitchen, Dining Room, Living Room, Den	Install	Wood	\$10,440	ON
▶ Bedroom 1, 2, 3 & 4, Foyer, Hallway, Kitchen, Dining Room, Living Room, Den	Install	Wood Borders	\$6,580	ON
▶ Bathroom 1	Install	Tile	\$2,394	ON
▶ Bathroom 2	Install	Tile	\$420	ON
▶ Bathroom 2 shower floor	Install	Tile	\$200	ON
▶ Fireplace tile insert and surrounding	Install	Tile	\$260	ON
▶ Allowances			\$22,610	ON
▶ Washer/dryer closet	Supply	Porcelain	\$36	ON
▶ Washer/dryer closet	Shipping	Porcelain	\$75	ON
▶ Powder Room	Supply	Tile	\$517	ON
▶ Bedroom 1 thru 4, Fyr, Hllwy, Ktchn, Dnng Rm, Lvng Rm, Den	Supply	Wood	\$12,267	ON
▶ Bedroom 1 thru 4, Fyr, Hllwy, Ktchn, Dnng Rm, Lvng Rm, Den	Supply	Wood Boarders	\$7,732	ON
▶ Bathroom 1	Supply	Tile	\$976	ON
▶ Bathroom 2	Supply	Tile	\$718	ON
▶ Bathroom 2 shower floor	Supply	Tile	\$119	ON
▶ Fireplace tile insert and surrounding	Supply	Tile	\$170	ON

Area	Activity	Description	Price	Status
▶ Kitchen			\$10,900	ON
▶ Kitchen	Install	Kitchen	\$8,400	ON
▶ Kitchen	Install	Appliances	\$2,500	ON
▶ Allowances			\$55,742	ON
▶ Kitchen	Supply	Kitchen Cabinets	\$21,000	ON
▶ Kitchen	Supply	Stone Tops	\$9,200	ON
▶ Kitchen	Supply	Refrigerator	\$8,140	ON
▶ Kitchen	Supply	Freezer	\$6,430	ON
▶ Kitchen	Supply	Stove	\$6,345	ON
▶ Kitchen	Supply	Hood	\$1,498	ON
▶ Kitchen	Supply	Dishwasher	\$1,420	ON
▶ Kitchen	Supply	Washer / Dryer	\$1,709	ON

Area	Activity	Description	Price	Status
▶ Specialties			\$6,500	ON
▶ Per Bathroom	Install	Toilet Accessories	\$2,400	ON
▶ Powder Room and Bathroom 1 & 2	Install	Vanities	\$3,600	ON
▶ Bathroom X	Install	Shower enclosure	\$250	ON

▶ Bathroom Y	Install	Bathtub enclosure	\$250	ON
▶ Allowances			\$22,253	ON
▶ Per Bathroom	Supply	Medicine Cabinet	\$5,000	ON
▶ Powder Room	Supply	Medicine Cabinet Change to mirror w LED	\$762	ON
▶ Bathroom W	Supply	Swing up medicine cabinet	\$1,738	ON
▶ Bathroom W	Supply	Kohler verdera slow-close mirror cab 15x30	\$327	ON
▶ Powder Room	Supply	Kohler poplin mirror cabinet surround 15"- Linen white	\$256	ON
▶ Bathroom 1	Supply	Lav Vanity	\$3,456	ON
▶ Bathroom 1	Supply	Lav Countertop	\$1,267	ON
▶ Bathroom 2	Supply	Vanity	\$1,068	ON
▶ Bathroom 2	Supply	Door pulls	\$36	ON
▶ Bathroom 2	Supply	Vanity top	\$423	ON
▶ Bathroom X	Supply	Shower enclosure	\$3,394	ON
▶ Bathroom Y	Supply	Bathtub enclosure	\$3,026	ON
▶ Bathroom Z	Supply	Metal drip pan/Sensor	\$1,500	ON

Area	Activity	Description	Price	Status
▶ Trim			\$32,556	ON
▶ Entire Apartment	Install	Base- B-1 7/8" x 7-14" wood base, saw #2246 by Saw Moulding	\$5,680	ON
▶ Entire Apartment	Install	Tile base	\$1,896	ON
▶ Entire Apartment	Install	Tile base	\$330	ON
▶ Entire Apartment	Install	Crown moulding	\$10,780	ON
▶ Entire Apartment	Install	Picture rail	\$2,115	ON
▶ Entire Apartment	Install	Closet pole and shelf	\$405	ON
▶ Entire Apartment	Install	Marble saddles	\$500	ON
▶ Entire Apartment	Install	Door casing	\$5,390	ON
▶ Entire Apartment	Install	Decorative wood paneling to match existing in dining room	\$5,460	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ Painting			\$17,545	ON
▶ Entire Apartment	Apply	Paint gypsum board walls	\$6,886	ON
▶ Entire Apartment	Apply	Paint gypsum board ceilings	\$2,229	ON
▶ Entire Apartment	Apply	Paint soffits	\$680	ON
▶ Entire Apartment	Apply	Paint doors	\$4,600	ON
▶ Entire Apartment	Apply	Paint windows	\$2,400	ON
▶ Entire Apartment	Apply	Misc	\$750	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ Plumbing			\$38,375	ON
▶ Entire Apartment	Disconnect	Plumbing	\$1,200	ON
▶ Entire Apartment	Tie in	Plumbing	\$1,000	ON
▶ Entire Apartment	Install	Rough Plumbing	\$25,000	ON
▶ Entire Apartment	Install	Toilets	\$2,250	ON
▶ Entire Apartment	Install	Sinks	\$3,000	ON
▶ Entire Apartment	Install	Showers	\$1,500	ON
▶ Entire Apartment	Install	Tubs	\$1,000	ON
▶ Entire Apartment	Install	Kitchen sinks	\$750	ON
▶ Entire Apartment	Install	Dishwasher	\$175	ON
▶ Entire Apartment	Install	Washing machine	\$2,500	ON
▶ Allowances			\$10,268	ON
▶ Entire Apartment	Supply	Kitchen sink	\$706	ON
▶ Entire Apartment	Supply	Kitchen sink faucet	\$762	ON
▶ Entire Apartment	Supply	Lav faucet	\$871	ON
▶ Entire Apartment	Supply	Toilet	\$636	ON
▶ Entire Apartment	Supply	Tub CHANGE TO TILE APRON STYLE TUB	\$980	ON
▶ Entire Apartment	Supply	Tub drain	\$252	ON
▶ Entire Apartment	Supply	Tub spout	\$252	ON
▶ Entire Apartment	Supply	Shower arm	\$108	ON
▶ Entire Apartment	Supply	Shower head	\$313	ON

▶ Entire Apartment	Supply	Tub/shower trim	\$893	ON
▶ Entire Apartment	Supply	Valve	\$270	ON
▶ Entire Apartment	Supply	Lav	\$162	ON
▶ Entire Apartment	Supply	Lav faucet	\$412	ON
▶ Entire Apartment	Supply	Toilet	\$966	ON
▶ Entire Apartment	Supply	Wall carrier	\$637	ON
▶ Entire Apartment	Supply	Push plate	\$306	ON
▶ Entire Apartment	Supply	Shower trim	\$252	ON
▶ Entire Apartment	Supply	Valve	\$283	ON
▶ Entire Apartment	Supply	Shower arm	\$16	ON
▶ Entire Apartment	Supply	Shower head	\$338	ON
▶ Entire Apartment	Supply	Lav	\$462	ON
▶ Entire Apartment	Supply	Lav faucet	\$392	ON

Area	Activity	Description	Price	Status
▶ Gas Piping			\$2,329	ON
▶ Entire Apartment	Install	Meter assembly	\$900	ON
▶ Entire Apartment	Install	Distribution	\$1,304	ON
▶ Entire Apartment	Install	Connections	\$125	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ HVAC			\$10,350	ON
▶ Entire Apartment	Disconnect	HVAC	\$1,200	ON
▶ Bathrooms	Install	Exhaust fans	\$1,800	ON
▶ Dryer	Install	Exhaust fans	\$1,250	ON
▶ Entire Apartment	Install	Exhaust ductwork	\$1,500	ON
▶ Entire Apartment	Install	Metal louver	\$750	ON
▶ Entire Apartment	Install	Radiators- new to connect to existing steam risers	\$2,800	ON
▶ Entire Apartment	Install	Radiatorw- salvaged to connect to existing steam risers	\$1,050	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ Electrical			\$29,140	ON
▶ Entire Apartment	Intsall	Temporary lighting	\$1,200	ON
▶ Entire Apartment	Intsall	Disconnect at demolition	\$1,200	ON
▶ Entire Apartment	Intsall	Upgrade electrical service	\$1,900	ON
▶ Entire Apartment	Intsall	Relocate electrical panel	\$700	ON
▶ Entire Apartment	Intsall	Risers to panels	\$2,000	ON
▶ Entire Apartment	Intsall	Panels	\$1,500	ON
▶ Entire Apartment	Intsall	Power distribution	\$3,476	ON
▶ Entire Apartment	Intsall	Lighting distribution	\$5,214	ON
▶ Entire Apartment	Intsall	Mechanical power	\$2,600	ON
▶ Entire Apartment	Intsall	Outlets	\$6,930	ON
▶ Entire Apartment	Intsall	Switches	\$2,420	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Area	Activity	Description	Price	Status
▶ Lighting			\$5,040	ON
▶ Entire Apartment	Install	Lighting fixtures	\$3,600	ON
▶ Entire Apartment	Install	Linear lighting fixtures	\$1,440	ON
▶ Allowances			\$4,464	ON
▶ Entire Apartment	Supply	Lighting Fixture - 01	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 02	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 03	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 05	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 06	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 07	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 08	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 09	\$218	ON

▶ Entire Apartment	Supply	Lighting Fixture - 10	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 11	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 12	\$397	ON
▶ Entire Apartment	Supply	Lighting Fixture - 13	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 14	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 15	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 16	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 17	\$218	ON
▶ Entire Apartment	Supply	Lighting Fixture - 04	\$800	ON

Area	Activity	Description	Price	Status
▶ Other Electrical			\$4,804	ON
▶ Where Specified	Install	Telephone / Data / Computer	\$1,304	ON
▶ Where Specified	Install	Telephone / Data / Computer	\$1,250	ON
▶ Where Specified	Install	Telephone / Data / Computer	\$1,000	ON
▶ Where Specified	Install	Smoke Detectos	\$1,250	ON
▶ Allowances			\$0	ON
▶ None			\$0	ON

Indirect Costs

Area	Activity	Description	Price	Status
▶ Project & Site Management			\$63,000	ON
▶ Project Manager			\$42,000	ON
▶ Site Manager			\$21,000	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.

Area	Activity	Description	Price	Status
▶ General Labor			\$27,000	ON
▶ General Labor # 1			\$27,000	ON
▶ General Labor # 2			\$0	ON
▶ General Labor # 3			\$0	ON
▶ General Labor # 4			\$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.

Area	Activity	Description	Price	Status
▶ Mandatory Insurances			\$32,287	ON
▶ Workers' Compensation Insurance - Applicable to Direct Costs & Labor			\$15,300	ON

A mandatory insurance coverage that your general contractor must carry that provides wage replacement and medical benefits to employees injured in the course of employment while renovating your home. Why is it necessary? If a worker has an accident on your project, the monetary exposure to a lawsuit can be devastating, not to mention stop-work orders and fines. Having a general contractor with workers compensation coverage protects you from this potential nightmare.

▶ General Liability Insurance - Applicable to Direct Costs & Workers' Comp			\$16,987	ON
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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.


Area	Activity	Description	Price	Status
▶ Overhead			\$58,323	ON
▶ Recommended By Bolster - Applicable to Direct Costs & Labor			\$58,323	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.


Area	Activity	Description	Price	Status
▶ Profit			\$64,155	ON
▶ Recommended By Bolster - Applicable to all other costs			\$64,155	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.

Area	Activity	Description	Price	Status
▶ Financial Guarantee (optional)			\$0	OFF
▶ Bolster Financial Guarantee - Applicable to all build Costs			\$21,171	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.

Learn more at <http://bolster.us/guarantee>

▶ Work Not Included in this Proposal 
Furniture
Bonding costs
Telephone systems
Security Systems
Soft costs
Architectural fees
Engineering
Rock removal
Permit fees
Dewatering
Union labor
Contaminated soils
Mixed materials
Lead or asbestos removal
Decorative window treatments

* Shipping costs are estimates only. Any changes to shipping costs will be billed or credited in your final invoice.