

Bolster

The Smart Way to do Major Home Renovations

Winning Bid

\$267 / SF

1000

Upper West Side

10023

September, 2016

Bid Summary

Amount

Direct Job Costs	\$158,229
Allowances	\$37,600
Mandatory Insurances	\$12,437
Project and Site Management	\$29,565
General labor	\$15,674
Overhead & Profit	\$46,180
Bid Refund	\$0
Design Oversight from Bolster Architect	\$4,600
Sub Total Job Cost	\$266,685

Financial Guarantee (optional)

Bolster Financial Guarantee	\$13,104
Total Job Cost with Financial Guarantee	\$279,789

Schedule

Earliest possible start date	April 10, 2017
Duration (months)	2.0
Earliest possible completion date	June 9, 2017



Direct Costs

Amount

Direct Costs	Amount
Kitchen	\$53,100
Demolition and removal of existing kitchen cabinets, countertops, appliances, fixtures. Remove plaster to accommodate rough plumbing and rough electrical work. Does not include ceiling at this time.	\$3,500
Supply and install rough plumbing as per plans. All plumbing is to go back to the original riser. Does not include any plumbing work for the clothes washer.	\$5,500
Supply and install rough electrical as per plans. Electrical is to include new outlets, switches and LED under cabinet lighting. All outlets and switches are to be Decora complete with hidden fastener finish plates.	\$3,500
Complete drywall and or plaster repair were necessary	\$3,200
Supply and install kitchen cabinets as per plans complete with door hardware	\$21,000
Supply and install kitchen stone counter top as per plans	\$4,500
Supply and install tile backsplash. Tile is to be installed on a straight or running bond pattern. Any glass or stone tile may occur additional costs for labor.	\$2,300
Supply and install new appliances	\$9,200
Final clean	\$400
Allowances (these are accounted for in the above but disclosed here to help you control your budget)	\$30,500
Cabinets	\$17,000
Plumbing Fixtures	\$1,000
Electrical Fixtures : GC to provide under cabinet lights outlets and plugs.	\$8,000
Appliances	\$4,500
Countertop	\$0

Bathroom 1	0	0	\$21,150
Demolition - Removal as per plans. Demolition included opening block walls to install rough plumbing.			\$3,500
Plumbing - Supply and install rough and finish plumbing to accommodate one lavatory sink, Floor mount toilet, tub , shower body and shower head.			\$8,000
Supply and install sound deadening insulation, where applicable.			\$500
Supply and install water proofing on wet walls and floor.			\$800
Supply and install framing where walls are opened up to remove old supply and waste lines. Patch and repair subfloor where pipes were removed.			\$1,500
Apply and level 5 plaster finish throughout.			\$3,000
Supply and install 12x12 white carrara tiles on walls and floors as per plans.			\$2,250
Supply and install 3/8" tempered sliding glass shower door. Low iron glass will be an additional cost.			\$1,600
Allowances (these are accounted for in the above but disclosed here to help you control your budget)			\$3,500
Allowances for all plumbing fixtures			\$2,000
Allowances for tile and grout			\$1,500
Living Room Built Ins	0	0	\$24,441
Demolition and removal of all built in cabinetry			\$2,000
Supply and install new built in cabinetry as per plans			\$22,441
Bedroom #1 Built Ins	0	0	\$7,850
Supply and install built in cabinetry as per plans			\$7,850
Bedroom #2 Built Ins	0	0	\$15,455
Demolition and removal of existing cabinetry			\$2,000
Supply and install built ins as per plans			\$13,455
Does not include any drywall or plaster repair at this time			\$0
Painting	0	0	\$12,350
Spackle all holes from picture frames and sand			\$0
Recaulk all existing moldings where needed to fill any voids between moldings a walls and or ceilings			\$0
Apply 2 coats of Benjamin Moore Paint throughout. All walls are to be painted with a matte finish, all ceiling and closets are to be painted flat white and all doors and moldings are to be painted in a pearl finish. All walls in each room are to be one color per room.			\$12,350
Includes wall repair form A/C			\$0
Also includes pitching the AC correctly to prevent future damage			\$0
Reglaze Tubs	0	0	\$2,000
Reglaze existing bathtubs			\$2,000
Medicine Cabinets	0	0	\$4,250
Supply and install new medicine cabinets in existing openings or install surface mounts over existing openings			\$1,600
Demolition and removal of existing vanities .Supply and install (2) new vanities and tops . Price includes installing new plumbing fixtures and new trap			\$2,650
Allowances (these are accounted for in the above but disclosed here to help you control your budget)			\$2,900
Medicine cabinets			\$1,000
Vanities and tops			\$1,500
Faucets			\$400
Upgrade all outlets and switches	0	0	\$1,250
Supply and install new outlets and switches throughout. All switches and outlets are to be a Decora finish with hidden fasteners \$55.00 Per outlet and switch			\$0
Supply and install (2) ceiling fans			\$800
Supply and install (1) new light fixture			\$450
Allowances (these are accounted for in the above but disclosed here to help you control your budget)			\$700
Ceiling fans			\$400
Light fixture			\$300
Wood Floors	0	0	\$6,500
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 the office area. Poly coating is to be water based BONA brand poly			\$1,450
Sand, stain seal and Poly existing hardwood floors in master bedroom. Poly coating is to be water based BONA brand poly			\$1,450
Level 5 Finish	0	0	\$6,708
Remove all loose plaster throughout apartment and install fiberglass mesh completed with plaster weld and 3 coats of plaster to a smooth and paint ready finish			\$6,708
Washing Machine	0	0	\$2,625
Remove washing machine from closet and install the following following: Washing machine pan with sensor, automatic shut off valves and replace supply and waste lines back to vent stack.			\$2,625
Final Cleaning	0	0	\$550
Final Cleaning			\$550

Indirect Costs	% Applied	Applied To	Days per Week	Day Rate	Requested
Mandatory Insurances	4114	4114			\$12,437
General Liability Insurance	3.00%	All Direct Costs	N/A	N/A	\$4,747
Workers' Compensation Insurance	17%	All Labor	N/A	N/A	\$7,691
Project & Site Management	16500	16500			\$29,565
Project Manager	N/A	N/A	5	\$300	\$12,999
Site Manager	N/A	N/A	5	\$350	\$16,566
General Labor	7700	7700			\$15,674
General Labor # 1	N/A	N/A	5	\$238	\$10,528
General Labor # 2	N/A	N/A	2.5	\$238	\$5,145
Profit & Overhead	11326	11326			\$46,180
Profit & Overhead	21%	All Other Costs	N/A	N/A	\$46,180

Glossary

General Liability Insurance - 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 - 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.

Project Manager and Site Manager - 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.

Labor for Site Protection and Maintenance - 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.

Contractor Overhead - 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.

Contractor Profit – 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.
