



SAMPLE UNIT RENOVATION BID

12-Unit Budget-Conscious Unit Refresh

Apartment community | Colorado Front Range

An awarded per-unit bid, priced line by line for each floor plan.

Leslie Donahue (Kinson), Founder / President

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Client and property details have been removed. Shared as an example of our bidding detail.

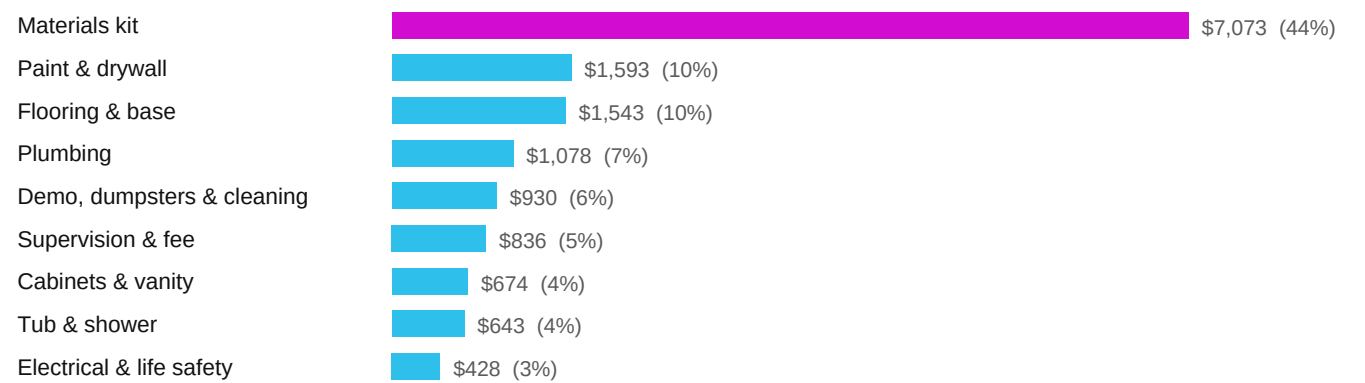
PROJECT SNAPSHOT

12-Unit Budget-Conscious Unit Refresh

A 12-unit apartment property renovated with a budget-conscious scope. Instead of replacing everything, the scope resurfaces tubs, tile surrounds and countertops, keeps fixtures that were still in good shape, and puts the budget into the items residents notice most: new cabinet doors, flooring, lighting, plumbing fixtures and appliances.

UNITS 12	FLOOR PLANS 1	PER UNIT \$15,923	PROGRAM TOTAL \$191,076
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Where the money goes, per unit (2 bed / 1 bath)



Why this bid works for ownership

- **The scope lists exactly which existing items stay, like mirrors, medicine cabinets, the A/C and some light fixtures, so ownership only pays to replace what needs replacing.**
- **Priced by floor plan.** Quantities like square feet of flooring, linear feet of base and number of doors are measured for each layout, not averaged.
- **Specified materials kit.** Every finish, fixture and appliance is a named product purchased per unit, so there are no allowance surprises.
- **Built for phased turns.** Dumpsters and crews are scheduled around renovating four units at a time, so the program can run alongside leasing.

SCOPE OF WORK

What's included in every unit

Category	Scope
Cabinets & vanity	Paint kitchen boxes, install new doors, fronts, hinges and pulls, replace the sink base; new prefab vanity with top.
Countertops	Resurface kitchen countertops.
Paint & drywall	Repair dings and nail holes (up to 15 SF), clean and seal with two coats of stain-blocking primer, then paint walls, doors, trim and ceilings.
Flooring & base	LVT throughout except bedrooms, carpet and pad in bedrooms, cove base in wet areas including the kitchen toe kick.
Electrical & life safety	Decora switches, four GFCIs, new plates throughout; smoke detectors in each bedroom and a smoke/CO combo in the living area.
Bath hardware & blinds	New 2" faux wood blinds in bedrooms, vertical blinds at the kitchen slider, and replacement window screens.
Doors & hardware	New privacy knobs and door stops.
Lighting	New vanity lights and flush mounts in the bath, hall and dining, and a patio sconce; existing kitchen light and bedroom sconces stay.
Plumbing	New toilet, shower trim with valve, bath and kitchen faucets, kitchen sink, disposal and dishwasher; re-caulk all wet areas; new five-piece bath hardware set.
Tub & shower	Remove grab bars and soap niche, repair tile for the new trim kit, then resurface the tub and tile surround.
Appliances	Install vent hood, refrigerator, range and dishwasher; clean and replace the filter on the existing A/C.
Demo, dumpsters & cleaning	Demo and haul-off (saloon doors, hall mirror, old base), move-in-ready cleaning. Existing bath mirror, cabinets and A/C stay.
Supervision & fee	Superintendent and fee.
Materials kit	Per-unit material list with specified products for every finish and fixture.

PRICING

Per-unit price by floor plan

Category	2 bed / 1 bath 750 SF 12 units
Cabinets & vanity	\$674
Countertops	\$242
Paint & drywall	\$1,593
Flooring & base	\$1,543
Electrical & life safety	\$428
Bath hardware & blinds	\$294
Doors & hardware	\$96
Lighting	\$294
Plumbing	\$1,078
Tub & shower	\$643
Appliances	\$198
Demo, dumpsters & cleaning	\$930
Supervision & fee	\$836
Materials kit	\$7,073
Total per unit	\$15,923

Program total: **\$191,076** for 12 units.

Category prices include labor and installation; the materials kit is shown as its own line. Small rounding differences may appear between categories and totals.

RESULTS

Before and after

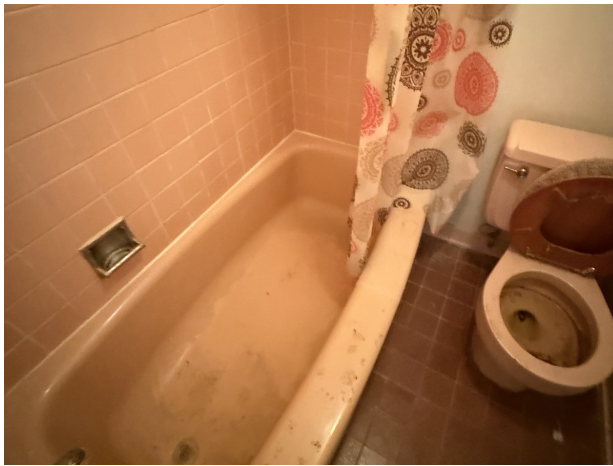
KITCHEN | BEFORE



KITCHEN | AFTER



BATHROOM | BEFORE



BATHROOM | AFTER



LIVING ROOM & PATIO DOOR | BEFORE



LIVING ROOM & PATIO DOOR | AFTER



ABOUT FOREFRONT

Built for the people who own the numbers

Forefront Renovations is a Denver-based general contractor focused on value-add multifamily renovations, capital improvements and tenant improvements along Colorado's Front Range, from \$50K to \$2M.

\$8.5M+ Projects completed	320+ Units renovated	\$1.4M Largest project	20-300 Unit programs
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How we work

- **Early involvement.** We help with feasibility and value-engineering during design, so you don't pay for plans that won't fit the budget.
- **Transparent reporting.** Every client gets a live Google Drive folder with photos, scopes, change orders and invoices.
- **PMs on site daily.** Our project managers are in the field with the crews, so you get fast, straight answers.
- **Honest tradeoffs.** You can't max out speed, quality and cost. We'll tell you what you can have and build around it.
- **Trusted local trades.** Delivered by our in-house crews and a long-standing team of local trade partners, many of whom have been with us since day one.

Featured projects

- **Sienna Apartments & Native Townhomes**, Wheat Ridge: full renovation of a 1950s community, including systems, in-unit laundry and finishes
- **Student housing clubhouse repositioning**, Boulder: unused space turned into a leasing office and amenity lounge
- **Office wing tenant improvement**, Lone Tree: reception, 8 private offices, 2 conference rooms, staff kitchen and lounge

Underwriting a Front Range deal?

We'll walk the property and turn around a detailed ROM so you have real renovation numbers before you close.

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