



SAMPLE UNIT RENOVATION BID

56-Unit Renovation with Laundry Additions

Garden apartments & townhomes | Denver metro

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.

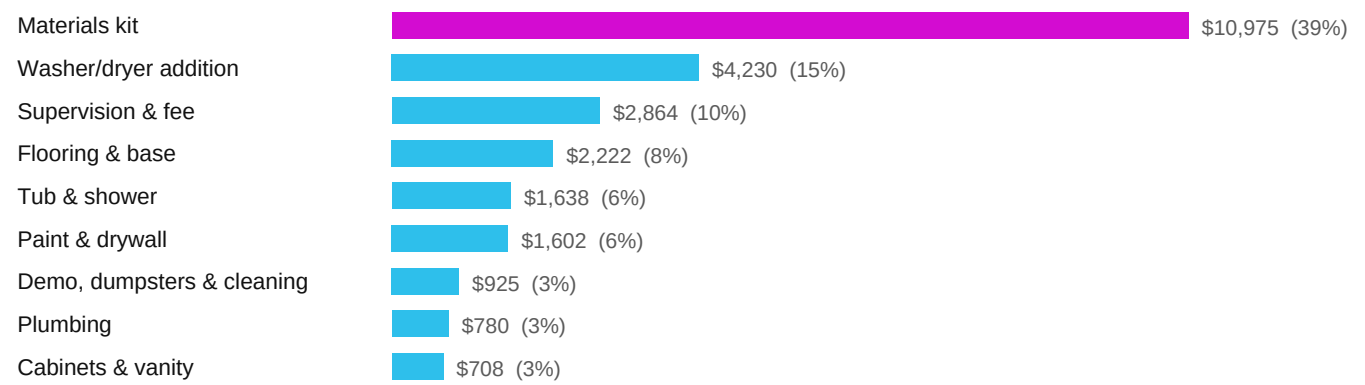
PROJECT SNAPSHOT

56-Unit Renovation with Laundry Additions

A 56-unit community: 40 two-bedroom garden apartments in three layouts and 16 two-story townhomes. Every unit received a full interior refresh with tub-to-ceiling tile showers and new through-the-wall A/C. The townhomes also got in-unit washers and dryers, which meant new plumbing, a 220V circuit, a dryer vent and a reframed closet in each one.

UNITS 56	FLOOR PLANS 4	PER UNIT \$19,032-\$28,235	PROGRAM TOTAL \$1.21-1.26M
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Where the money goes, per unit (Townhome 2 bed / 1.5 bath)



Why this bid works for ownership

- **In-unit laundry is priced as its own line.** The townhome washer/dryer addition is a significant add, so ownership could weigh its cost against the rent premium.
- **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	New vanity with top; paint kitchen boxes and install new kitchen doors and fronts.
Countertops	Resurface kitchen counters and 4" splash.
Paint & drywall	Walls, doors, ceilings and trim in white; handrails in black.
Flooring & base	Vinyl plank throughout except bedrooms and stairs, carpet and pad in bedrooms and on stairs, quarter round in vinyl areas.
Electrical & life safety	New outlet and switch plates, GFCIs in kitchen and bath.
HVAC	Replace through-the-wall A/C with a new unit and sleeve, finish exterior brickmold with metal flashing; new smoke and CO detectors and thermostat.
Bath hardware & blinds	New bath accessories and mirror; four 2" faux wood blinds.
Doors & hardware	New six-panel interior doors, closet sliders and entry hardware.
Lighting	Replace vanity bar, ceiling flush mounts and two bedroom fans.
Plumbing	New vanity, faucets, toilet, shower trim with valve, kitchen sink, disposal and dishwasher hookup.
Tub & shower	Tub-to-ceiling 12" x 24" porcelain tile over HardieBacker HydroDefense board, plus tub resurfacing.
Appliances	Install range, refrigerator and range hood.
Washer/dryer addition	Townhomes only: new water and drain lines to the stack below, 220V circuit and breaker, exterior dryer vent, reframed closet with new door, drywall and paint.
Demo, dumpsters & cleaning	Demo and haul-off, dumpsters scheduled four units at a time, move-in-ready cleaning.
Supervision & fee	Superintendent, material management and fee.
Materials kit	Per-unit renovation kit: LVP, carpet, tile, paint, lighting, fixtures, hardware, appliances and, in townhomes, a stacked washer/dryer.

PRICING

Per-unit price by floor plan

Category	Townhome 2 bed / 1.5 bath 1,040 SF 16 units	Garden 2/1, regular 713 SF	Garden 2/1, large 950 SF	Garden 2/1, mud room 850 SF
Cabinets & vanity	\$708	\$694	\$694	\$828
Countertops	\$264	\$264	\$264	\$264
Paint & drywall	\$1,602	\$1,098	\$1,463	\$1,309
Flooring & base	\$2,222	\$1,301	\$1,868	\$1,669
Electrical & life safety	\$270	\$270	\$270	\$270
HVAC	\$552	\$552	\$552	\$552
Bath hardware & blinds	\$300	\$270	\$270	\$270
Doors & hardware	\$516	\$558	\$558	\$558
Lighting	\$270	\$312	\$312	\$312
Plumbing	\$780	\$720	\$720	\$720
Tub & shower	\$1,638	\$1,638	\$1,638	\$1,638
Appliances	\$120	\$120	\$120	\$120
Washer/dryer addition	\$4,230	-	-	-
Demo, dumpsters & cleaning	\$925	\$870	\$870	\$870
Supervision & fee	\$2,864	\$1,893	\$2,014	\$1,986
Materials kit	\$10,975	\$8,473	\$8,473	\$8,473
Total per unit	\$28,235	\$19,032	\$20,085	\$19,839

Program total: about \$1,213,040 to \$1,255,160 for all 56 units, depending on how the 40 garden apartments split across the three layouts. Townhomes alone: \$451,760 (16 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 AREA | BEFORE



LIVING AREA | AFTER



After photos are marketing photography; some rooms include virtual staging of furniture and decor.

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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