



SAMPLE UNIT RENOVATION BID

67-Unit Interior Renovation Program

Garden-style community | Colorado Front Range

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

Leslie Donahue (Kinson), Founder / President

720-416-1628 | leslie@forefrontrenovations.com | ForefrontRenovations.com

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

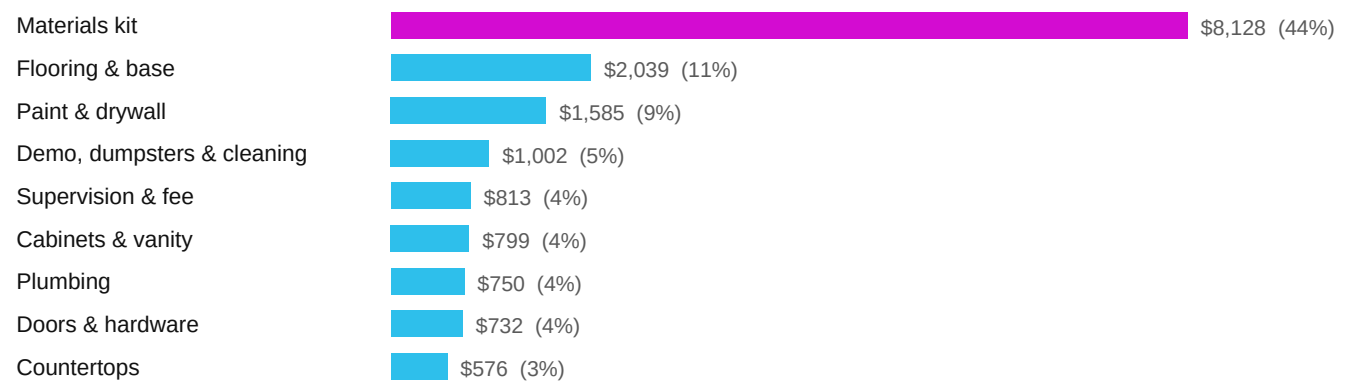
PROJECT SNAPSHOT

67-Unit Interior Renovation Program

A 67-unit garden community with three floor plans, renovated with one consistent interior scope across every unit type: new kitchen cabinet doors and fronts over painted boxes, resurfaced counters and tubs, vinyl plank and new carpet, new six-panel doors, lighting, fixtures and appliances installed in existing locations.

UNITS 67	FLOOR PLANS 3	PER UNIT \$14,104-\$18,361	PROGRAM TOTAL \$1,161,916
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Where the money goes, per unit (2 bed / 1 bath)



Why this bid works for ownership

- **One standard scope, priced separately for each floor plan so the per-unit cost ties directly to the rent roll.**
- **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 (two-tone), install new shaker doors, slab fronts and pulls; paint bath vanity face frame and doors.
Countertops	Resurface kitchen counters and 4" splash, and bath vanity top.
Paint & drywall	Walls, doors, ceilings and trim in one color, eggshell. Drywall repair up to 15 SF per unit for the new vanity top and plumbing access panel.
Flooring & base	Vinyl plank throughout except bedrooms, new carpet and pad in bedrooms, 2" MDF base and cove base in wet areas.
Electrical & life safety	Decora switches and new plates throughout, GFCIs in kitchen and bath per code, smoke detector per bedroom and a smoke/CO combo in the main area.
Bath hardware & blinds	New bath accessory set and blinds on all windows; existing mirrors and medicine cabinets stay.
Doors & hardware	New six-panel interior doors, closet sliders and bifolds with new hardware; entry door gets a SmartKey deadbolt and keyed knob.
Lighting	Replace vanity bar, ceiling flush mounts and bedroom fans in existing boxes.
Plumbing	New vanity, sink, faucets, toilet, shower trim with valve, kitchen sink and disposal, angle stops and supply lines, plus a plumbing access panel.
Tub & shower	Resurface tub and surround.
Appliances	Install range, refrigerator, range hood and dishwasher in existing locations.
Demo, dumpsters & cleaning	Demo and haul-off, dumpsters scheduled for four units at a time, move-in-ready cleaning.
Supervision & fee	Superintendent and material management.
Materials kit	Every finish, fixture and appliance purchased as a per-unit renovation kit.

PRICING

Per-unit price by floor plan

Category	1 bed / 1 bath 560 SF 13 units	1 bed + den 650 SF 10 units	2 bed / 1 bath 775 SF 44 units
Cabinets & vanity	\$712	\$799	\$799
Countertops	\$486	\$576	\$576
Paint & drywall	\$1,138	\$1,374	\$1,585
Flooring & base	\$1,267	\$1,677	\$2,039
Electrical & life safety	\$480	\$570	\$570
Bath hardware & blinds	\$210	\$240	\$270
Doors & hardware	\$504	\$804	\$732
Lighting	\$282	\$438	\$396
Plumbing	\$750	\$750	\$750
Tub & shower	\$462	\$462	\$462
Appliances	\$240	\$240	\$240
Demo, dumpsters & cleaning	\$900	\$960	\$1,002
Supervision & fee	\$607	\$743	\$813
Materials kit	\$6,067	\$7,435	\$8,128
Total per unit	\$14,104	\$17,068	\$18,361

Program total: **\$1,161,916** for 67 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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