

On time, on budget and beautiful.

Lucy G. Moses Award from  
the New York Landmarks  
Conservancy for  
contributions to historic  
preservation



2009 Remodeling  
Magazine's Big 50 as one  
of the 50 best renovators in  
the US

The only residential  
renovation firm in McGraw  
Hill's 2009 Top Contractors  
in New York

*Hand-carved  
bas-relief Celtic  
Knot*



Featured in:

*Elle Décor,*

*Metropolitan Home*

*The New York Times*

*Newsweek*

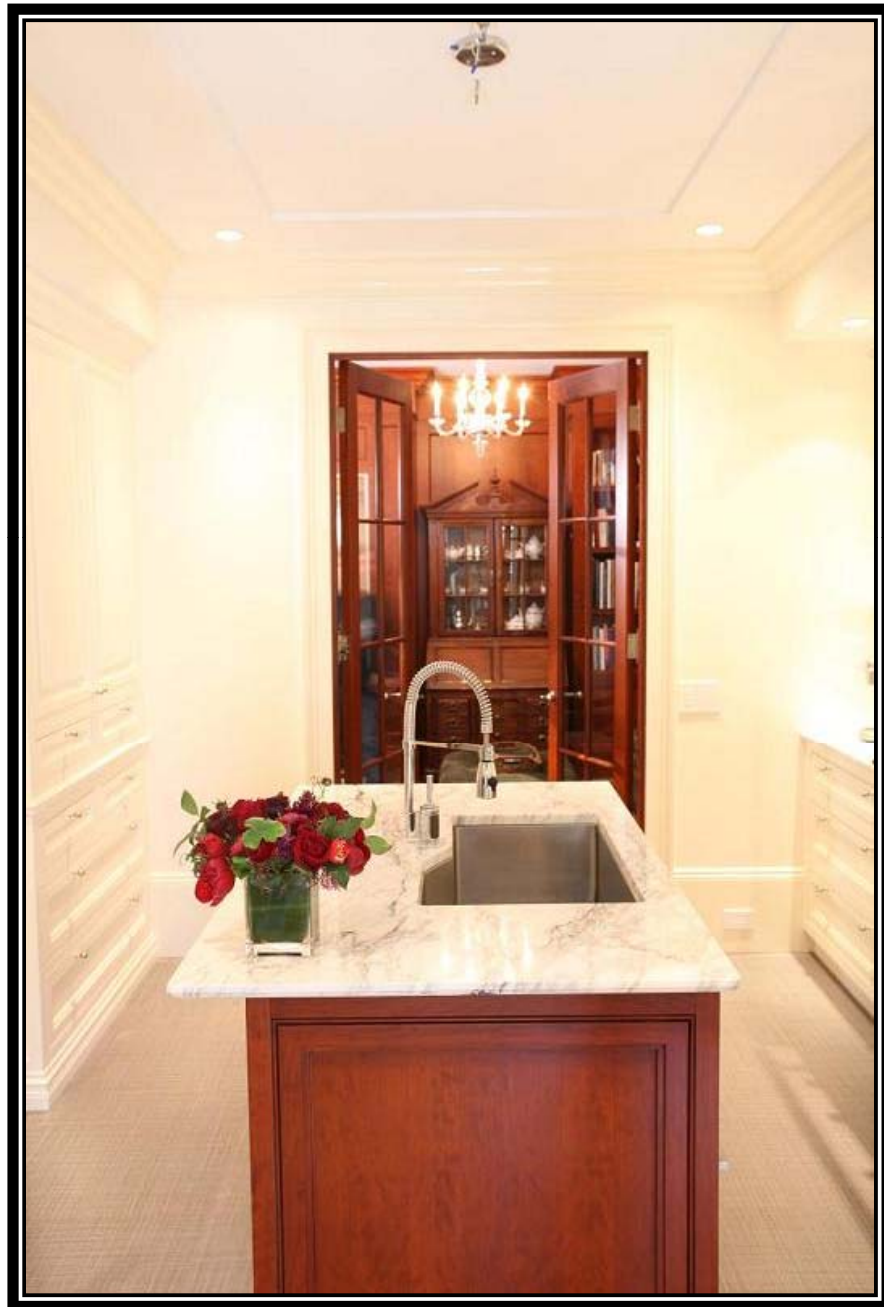
*Wall Street Journal*

*The New City Home*

*Remodeling*

*The Today Show*

*Details, texture and color  
transform this area into a  
sanctuary*





From historically accurate interiors with fresh  
details...

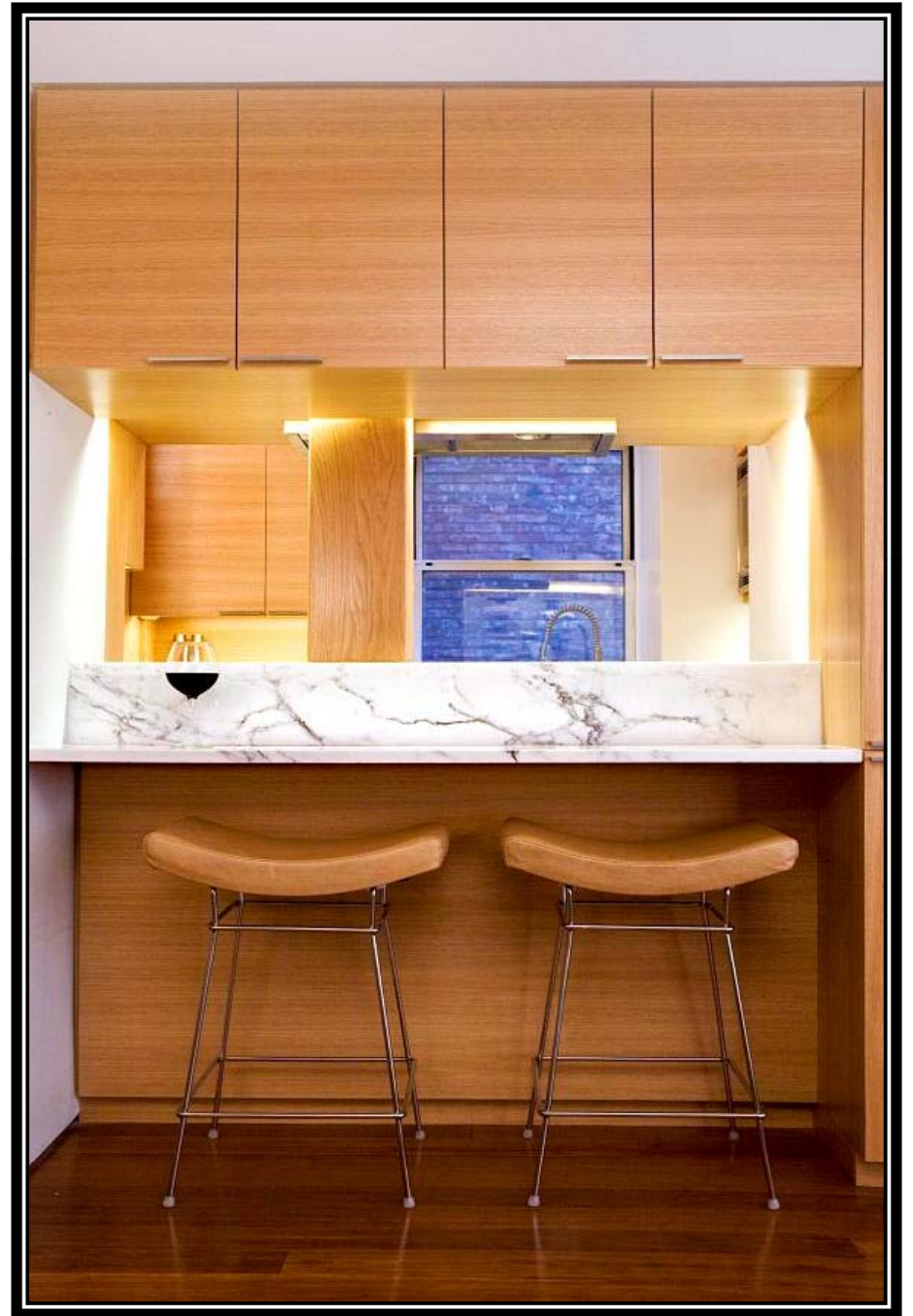




...to modern interiors that maintain the  
comfort of home.

For 23 years, the Rusk  
team starts every  
project by listening  
carefully to the client  
and their design staff.

*A perfect place for a young couple  
and their children to chat while  
dinner is made*



*The coffered ceiling subtly disguises spotlights, speakers, and air grilles.*



From Park Avenue apartments to nuclear camera facilities, we help architects find the best strategies for lighting, sound, heat and air-conditioning.



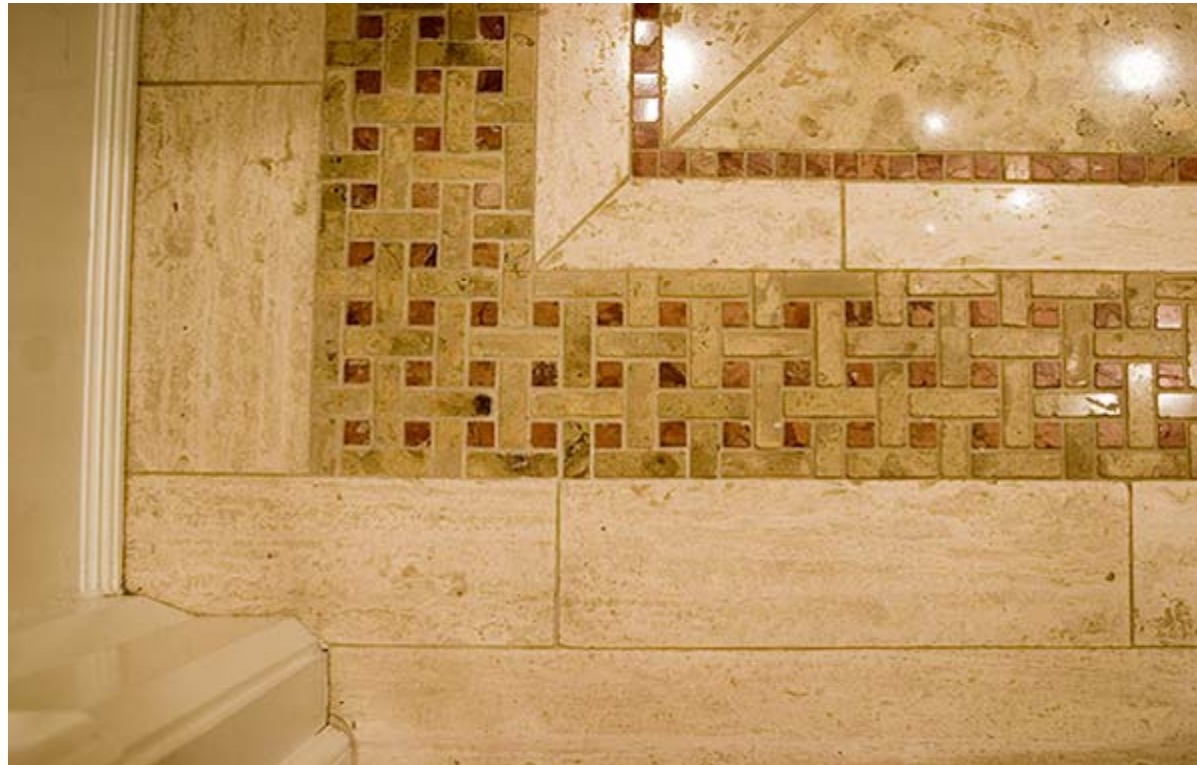


Continuous research into ancient techniques and modern materials yield pristine results that last a lifetime.



While our artisans build according to their own  
sense of pride.

*Here, a floor mosaic is so carefully planned  
that not a single mosaic tile is cut.*



Dentil blocks meet in  
symmetry while each line  
of molding aligns with the  
next.



Together, these details create an overall effect.

They transform the measure of the value of the apartment from square footage to beauty.





Rusk has a trained staff of the finest craftsmen in the world.  
We employ our own project managers, job site supervisors,  
carpenters and laborers.



And with over two decades of history, Rusk has long term relationships with many of the city's finest subcontractors.

*According to Dunn and Bradstreet, Rusk is rated in the 98<sup>th</sup> percentile in timely payments to suppliers and subcontractors*



Our typical client has a tight deadline and high expectations. They are looking for someone to work with them to achieve their goals

*It's rare for a photograph to capture the quality of a hand brushed paint job*



They expect us to manage  
the budget, schedule, and  
quality so that they don't  
have to.



[illegible]

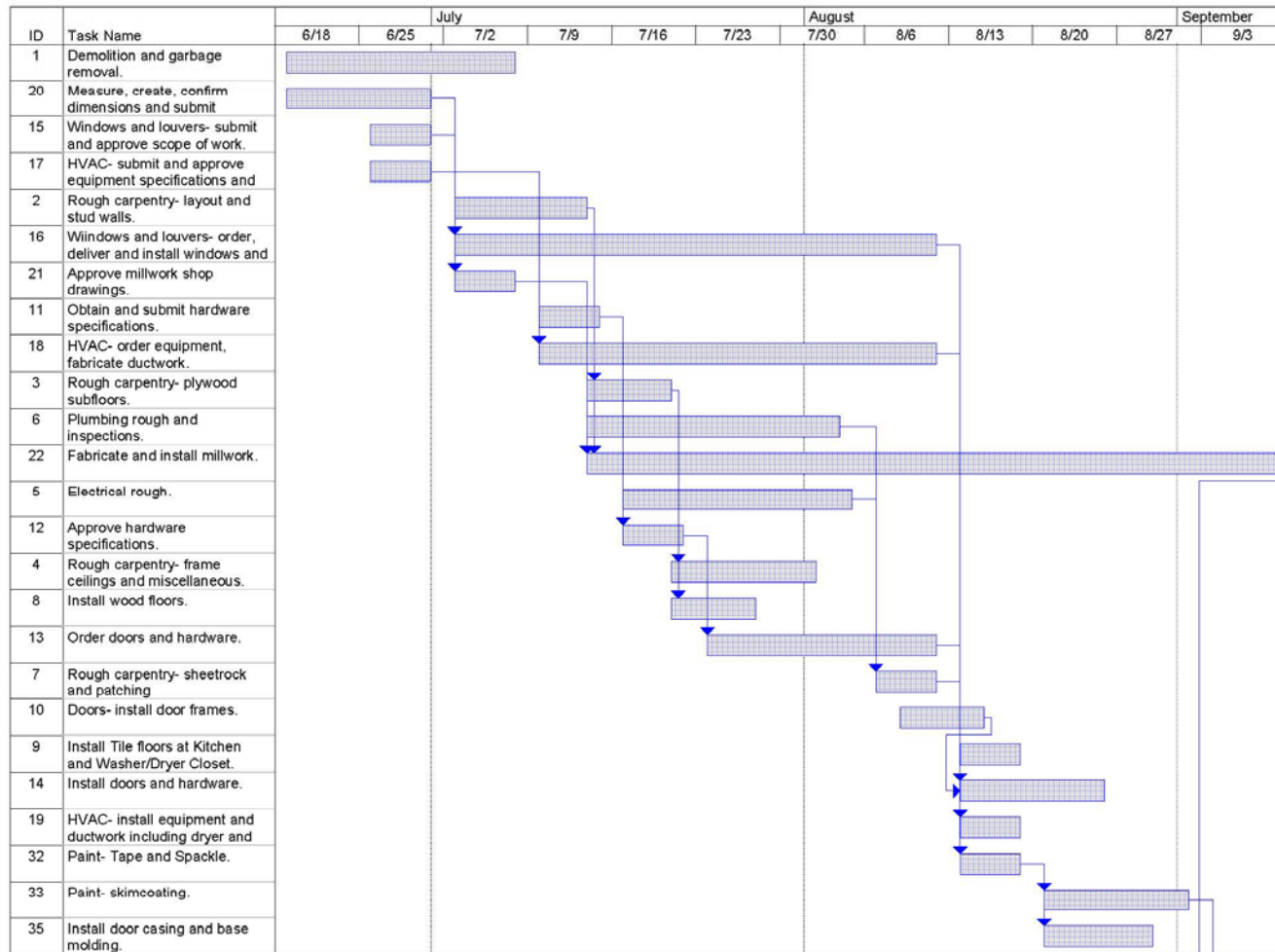
## Bid Proposal

	Line Items	extended price
<b>Demolition and Site Conditions</b>		<b>\$19,800</b>
All demolition below includes lead safe practices, IE., HEPA face masks on all workers on site and the use of garden mist sprayers for dust control.		
Demolition items as listed below;	\$15,400	
Remove all walls as indicated.		
Remove all doors and frames as indicated.		
Remove all appliances and plumbing fixtures as required.		
Remove all wood floor finishes as indicated.		
Remove all tile finishes as indicated.		
Remove all cabinetry, radiator covers, vanities, etc... as indicated.		
Garbage pickup for demolition items.	\$4,400	
<b>Site Conditions</b>		<b>\$10,230</b>
Protection throughout project.	\$3,300	
Garbage pickup throughout project.	\$6,930	
<b>Framing and rough carpentry</b>		<b>\$44,450</b>
Furnish and install new steel stud(of varying thicknesses) and sheetrock walls throughout as indicated.	\$39,501	
Furnish and install wood blocking as required for doors, cabinetry, accessories, etc....	\$2,200	
Furnish and install Structolite patching to existing walls as required at electrical and plumbing locations.	\$2,750	
<b>Ceilings</b>		<b>\$22,580</b>
Furnish and install new drop ceilings as indicated at the following areas.	\$18,183	
Kitchen.		
Foyer (one (1) closet has been included)		
Living Room (No soffits have been included)		
Dining Room, including one (1) false Beam.		
Front Hall.		
Master Bathroom (No soffits have been included)		
<b>Den- No soffits or ceilings included in lieu of no ductwork.</b>		
<b>Allowance to furnish and install patchwork as required for specified lighting. New ceiling have not been included and are assumed to be existing drop ceilings.</b>		
	\$4,400	

Purish and install 3/8" thick, clear, tempered glass shower enclosure as indicated including sills, etc. hardware. If c-channels, door hinges and steel pins are to be finished separate.	\$3.74%
<b>HVAC</b>	<b>\$2.50%</b>
Purish and install duct work as required for exhaust hood including installation of hood	1600%
Cut and install metal dryer vent.	85%
<b>Project Subtotal</b>	<b>\$424,916</b>
<b>Profit and overhead @20%</b>	<b>\$82,983</b>
<b>Project Total</b>	<b>\$497,812</b>
<p>Reviewing of and delivery of owner supplied materials to apartment as well as quality inspections of these materials at time of delivery.</p> <p><b>Exclusions:</b></p> <p>Removal of and delivery of owner supplied materials to apartment as well as quality inspections of these materials at time of delivery.</p> <p>Light fixtures except for (1) closet fixture as indicated.</p> <p>Upgrade of electrical service includes new general circuit. Transformer was upgrade has not been installed.</p> <p>Purifying fixtures and delivery to apartment.</p> <p>Between accessories and delivery to apartment.</p> <p>Installation or supplying of electric shaves and switching.</p> <p>Fit and delivery of equipment.</p> <p>Apparatus and delivery to apartment.</p> <p>For conditioning.</p>	
<p>Cleaning of apartment after post construction, see alternate/additions.</p> <p>Work cost to be based upon agreements and single phase construction.</p> <p>Warning: electrical work for plumbing fixtures.</p> <p>Installation of glass tile.</p> <p>Stone slab, installation, tiling.</p>	
<p><b>Alternates/Additional/Required items not listed in Drawings</b></p> <p><b>and see separate cost comparison</b></p> <p>Lead safe cleaning involves and includes special cleaning services, HEPA vacuums and independent lead testing.</p> <p>\$2.60%</p>	
<p><b>Financing</b></p> <p>Term and rates 3 1/2 months, applying on financing at exposed building exterior. (may be necessary after demolition)</p> <p>\$2.34%</p>	
<p><b>Sound insulation</b></p> <p>Form and install sound attenuation material at new walls and partitions.</p> <p>\$3.45%</p>	

To manage the budget, we prepare detailed, line-item bids.





To manage time, we schedule “Critical Path Method” goals and use full time supervision to meet them.

To manage quality,  
we use a “Best  
Practices” manual  
which describes how  
tile is laid out,  
molding is joined,  
and sinks are  
plumbed.



## *Best Practices Manual*

### **Project Managers**

#### **1. Drawings**

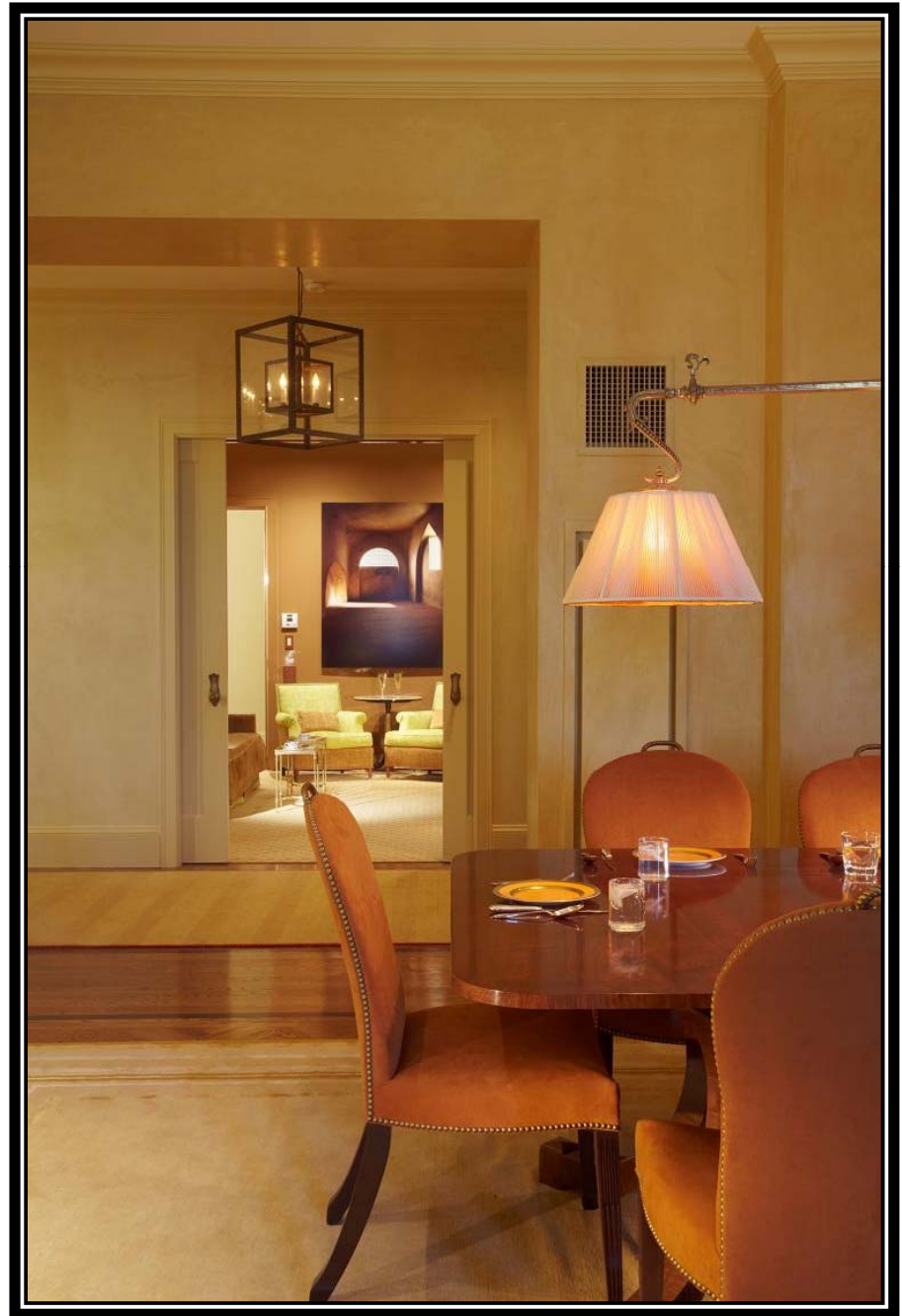
- Electrical drawings must be complete before we begin construction. This includes HVAC; AC; computer network and or other media; decorative lighting; lighting control. Drawings must include location of the devices.
- Our practice is to provide our shop drawings to the client's design professionals for approval or mark-up rather. By providing the shop drawings we're sure to include all details we need to make a bid most efficiently.

#### **2. Contract Notes**

- Humidity
  - i. All contracts must include the following note: Maintain a relative humidity of 30% to 50% and a room temperature of 60 to 80 degrees Fahrenheit throughout the winter months to prevent molding from cracking and floor boards from separating.
- Tile
  - i. All contracts must include the following note: All tile for the project must be of consistent and "squared" dimensions. If it is not, the manufacturer must make the correction or Rusk Renovations, Inc. will correct it at the owner's expense.
  - ii. When tile labor is specified as an allowance and no tile is yet specified, our contracted labor charges cover the installation of machine made, ceramic tile laid in a square grid. No border or trim on the floor is included. Wall tile includes only a trim piece at the top of the wainscot and around the front of the shower stall.
- Moldings

As a result, we  
work in some of  
New York's finest  
addresses again and  
again.

*We are currently  
renovating our  
seventh apartment  
at the Plaza*



So while we're  
building flawless  
cabinets, we're just as  
careful with your  
reputation.





We are responsible to the environment, recycling many of our demolished materials to a non-profit, re-use center that provides tax deductions to our clients.



And we're aware of the environments we're building for our clients. We use care to limit post construction "off-gassing," exposure to lead and other hidden threats.





We offer a two year  
warrantee for defect, a  
year longer than the  
industry standard.

Consistently, our  
price is within 5% of  
our competitors who  
also use documented,  
insured labor and  
licensed  
subcontractors.






# The Franklin Report Rates Rusk:

*“Outstanding Quality”*

*“..high standards, exceptional integrity, he is a pleasure to work with.”*



**THE FRANKLIN REPORT**  
The Insider's Guide to Home Services

New York

Los Angeles

Chicago

Conf West

**FRANKLIN RATING CARD**

**Rusk Renovations Inc.**  
3611 Henry Hudson Parkway ~ Ste # LA  
Riverdale , NY 10463-1545  
(212)544-0986  
[www.ruskrenovations.com](http://www.ruskrenovations.com)


**SUMMARY OF MOST FREQUENT RATINGS**

Customer Recommendation: ★ ★ ★ ★ ½

Work Quality: + + + + ½

Cost Evaluation: \$ \$ \$ ½

Value Analysis: ♦ ♦ ♦ ♦ ½

  
click on portfolio icon above  
to see a sample of this  
service provider's work

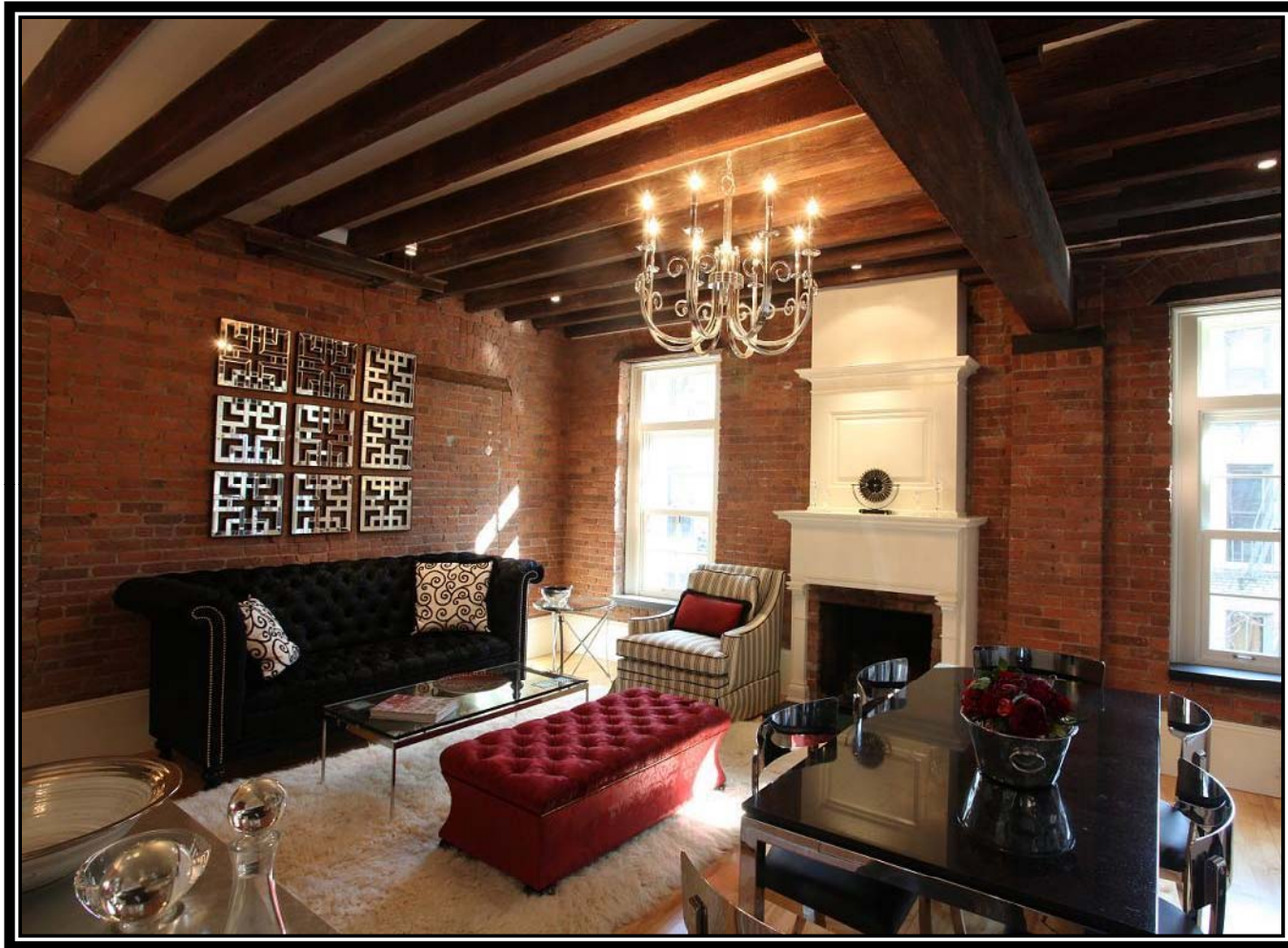
**SERVICES AND SPECIALITIES:**  
General contracting and kitchen and bath remodels

**SUMMARY OF COMMENTS:**  
John Rusk of Rusk Renovations excels in customer service, "consulting with clients every step of the way." Architects note that Rusk is the kind of dedicated contractor who they can depend on. Skilled in both traditional and modern interiors, the company does its core business in guts and kitchen and bathroom remodels. With assignments all over town, Rusk is pleased to be one of the in-house contractors for famed El Dorado. In 2000, the firm won the Lucy G. Moses Award from the New York Landmarks Conservancy for its work.  
  
After teaching himself carpentry, Rusk opened the firm in 1986. Rusk has written about his experiences in the book "On time and On Budget," and he and his ten "professional craftsmen" practice what he preaches, delivering three to four major projects simultaneously and efficiently. Rusk's clientele, primarily young families, appreciate rational budgets from \$200,000 to \$600,000.

**CLIENT COMMENTS:**  
"The man is a mensch, one of the best. I give a copy of his book to everyone of my kitchen clients. I suggest they read it before they hire him." "John works well with both architects and clients. He is honest and determined to meet both budget and schedule." "Rusk is willing to take on medium jobs which are just as difficult as large jobs, but not as desirable to larger firms." "The firm provided me with an excellent experience. The crew was reliable, professional, trustworthy and extremely competent." "If you value your peace of mind, you can't do better than Rusk Renovations. John has high standards, exceptional integrity, and he is a pleasure to work with." "He inspired confidence at our first meeting, it stayed on budget, and we were very happy with the results. Since then we've recommended Rusk to everyone we know who was planning a renovation, and everyone has thanked us."

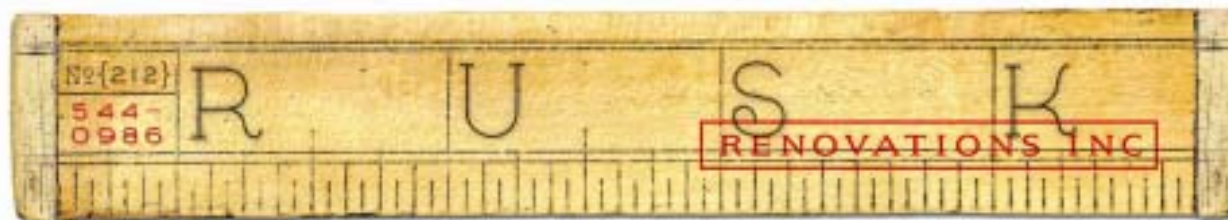
*“..honest and determined to meet both budget and schedule.”*

*“If you value your peace of mind, you can't do better than Rusk Renovations”*



Thoughtful, honest,  
intelligent, skillful.





To speak with us, please contact:

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See the [Franklin Report Review of Rusk Renovations](#)

