

3217 W Walnut St two-flat rehab

Bid package

Scope summary

3217 W Walnut St is an existing legal two-flat that has already been gutted. The project is to repair structural issues in the basement, and build out two units on floors 1 and 2. Some exterior work is needed, including tuckpointing in various places, replacing concrete steps to the basement, and rear porch repair. A basement floor excavation and basement unit buildout is drawn but optional.

The structural issues in the basement will be resolved by replacing joists as needed and replacing the wooden beam and existing columns with a single steel I-beam and two new columns.

Various known building violations issued on 10/13/2021 will be resolved through this project.

Budget

The project will be permitted.

Budget is \$250,000 to \$350,000.

Funds may be a construction loan or a combination of construction loan and personal funds.

Documents about the house

Plans & permit drawings

- [Plans](#) (Google Drive folder)
- [Structural drawings](#) (Google Drive folder)
- [Schedule book](#) (contains the appliances, furnishings, lighting, floors, doors, windows, etc.)

Photos

- [Interior photos](#) (Google Drive folder)
- [Exterior photos](#) (Google Drive folder)

Bidding instructions

To visit the house, please email or text message Steven Vance. I will show the house on most mornings (no Mondays) at 10 AM or 11 AM. Other times may be available.

- jamesbondsv@gmail.com
- 312-945-9621

I would like bids to have the following pricing categories:

1. Basement structural issues
2. Build out of units 1 and 2 - Please provide as much detail/breakdown as possible

3. Exterior repairs - Tuckpointing, concrete steps, and porch repair
4. Basement excavation and basement unit build out

Bids that break down pricing into further categories will have more attention paid:

- General Conditions
- Basement dig and concrete
- Plumbing - breakout with and without basement unit and dig down
- Electrical
- Steel and columns
- Framing
- Flooring
- Drywall/tape/mud
- Windows
- Paint
- Trim
- Kitchen and bathroom tile
- HVAC