Bid Packet – 1005 Dover Rehab

Project information

Property	1005 Dover, Centralia, IL 62801
Year built	1913
Owner	Eric Kelly
Submit bids to	dover@erickel.ly
Walkthrough	By appointment through dover@erickel.ly
Bid due	ASAP
Start of work	Monday, Nov 16, 2026

Budget note: Propose good-value, durable materials (name the brand/line and warranty for each) and show any upgrades separately as alternates. Bids are compared on value and durability, not only on the lowest number.

How to bid: visit the site, field-verify all quantities, and submit your price. List any assumptions or clarifications. **Email your bid to dover@erickel.ly.** Questions? Call 618-292-6446 (leave a message). Photos of existing conditions are at the end of this packet (photo numbers appear in brackets below).

Scope of Work

All quantities come from the owner's field measurements (inches, except where marked ft). They're for comparing bids only. **Bidders must field-verify every quantity** and state any differences in their bid.

General requirements (all work)

- **Materials:** Propose good-value, durable products (brand/line and warranty) for every material, and price any upgrades as alternates.
- **Permits:** the contractor obtains and pays for all required permits and inspections from the City of Centralia (or whichever jurisdiction applies). Include the cost in the base price.
- **Site:** daily cleanup, debris haul-off, and protection of finished work.
- **Utilities:** the main electrical panel is on the back porch, off the kitchen.

1. Whole house: structural leveling (basement shoring)

#	Item	Qty	Unit	Notes
1.1	Shore and jack from the basement to level the main-floor framing so it's ready for new flooring. Supply and install permanent adjustable steel columns on proper footings, plus beams or sister joists as needed	1	LS	Bidder to inspect and state the number of columns and the footing method
1.2	The basement slab stays as is. No slab work	—	—	Exclusion

2. Durable hard flooring

One durable, water-resistant hard-surface product (for example, rigid-core LVP or similar; bidder proposes the product) used in every area below. Price includes subfloor prep after leveling, underlayment, transitions, thresholds, and reinstalling or replacing the baseboard/shoe that is disturbed.

#	Area	Size (ft-in)	Sq ft	Notes
2.1	Entry (assumed Front Porch, **to confirm**)	13' 5" x 7' 5"	99.5	[#1–2, #24]
2.2	Living Room (Room 1)	13' 4" x 13' 4"	177.8	[#3–6]
2.3	Second Living Room (Room 2, bay room)	13' 4" x 13' 4" + bay	177.8 + bay	The bay's depth hasn't been measured. Bidder to field-measure the bay floor [#8–9]
2.4	Kitchen	14' 1" x 13' 7"	191.3	Close the existing floor opening first [#25–28]
2.5	Laundry	7' 0" x 3' 9"	26.2	Flooring only [#31–32]
2.6	Stairs Hallway	11' 8" x 13' 6"	157.5	The measurement may include the stair footprint, so field-verify [#18, #20–21]
2.7	Stairs Closet	6' 3" x 3' 8"	22.9	[#22]
	Total (without the bay)		**853.0**	About 940 sq ft with 10% waste, plus the bay

3. Entry, Living Room and Second Living Room

#	Item	Qty	Unit	Notes
3.2	Reinstall the ceiling fan in Room 2 on a fan-rated box (the removed fan is on site)	1	EA	[#8–9]

4. Kitchen

#	Item	Qty	Unit	Notes
4.1	Flooring	191.3	sq ft	See section 2
4.2	Supply and install a full set of base and wall cabinets; bidder proposes the layout and the LF	1	LS	Room is 14' 1" x 13' 7". Water supply lines are stubbed up under the double window [#26–27]
4.3	Supply and install countertops	1	LS	Bidder states the material and the sq ft
4.4	Supply and install the sink and faucet, with drain/trap/vent tie-in and the supply hookup (complete and working)	1	EA	
4.5	Close and repair the floor opening (and the joists) before flooring	1	LS	[#26–27]

5. Laundry

#	Item	Qty	Unit	Notes
5.1	Flooring only	26.2	sq ft	See section 2

6. Bathroom: finish out

Size: 6' 0" x 6' 6" = 39.0 sq ft [#12–13]

#	Item	Qty	Unit	Notes
6.1	Waterproof, **non-tile** flooring (it can be a different product from section 2)	39.0	sq ft	
6.2	Finish the outlets and switches into the walls: secure the devices in boxes and add cover plates. GFCI as required by code	1	LS	Open box and a switch hanging out of the wall are visible [#12–13]
6.3	Supply and install a good-quality vanity with top, faucet, and drain/supply hookup	1	EA	Supply stubs are in the wall

#	Item	Qty	Unit	Notes
6.4	Supply and install the tub/shower valve trim, spout, and showerhead (complete and working)	1	SET	The valve/spout stub-outs have no trim [#12]
6.5	The toilet stays. Reset it on the new floor with a new wax ring and supply line	1	EA	

7. Bedroom 1 (Front Bedroom) and Bedroom 2

#	Item	Size	Sq ft	Notes
7.1	Carpet and pad: Bedroom 1 (Front Bedroom)	11' 4" x 12' 0"	136.0	[#10–11]
7.1a	Carpet and pad: hall in front of the bathroom (continuous with Bedroom 1)	2' 9" x 7' 0"	19.2	Same carpet as Bedroom 1
7.2	Carpet and pad: Bedroom 2	11' 8" x 10' 10"	126.4	[#7, #15–16]
	Carpet total		**281.6** (about 31.3 sq yd before waste)	Bidder states the seam plan and the yardage

8. Chimney, open flue, and closet plaster (Bedroom 2 closet)

#	Item	Qty	Unit	Notes
8.1	**Before sealing anything, verify the water-heater and furnace venting.** The water heater's vent connector appears to run into the brick chimney [#36]. If any appliance vents into this chimney, the flue must stay serviceable and code-compliant, so state the corrective work	1	LS	Required first step (carbon-monoxide safety)
8.2	Repair the chimney masonry inside the closet	1	LS	[#16]
8.3	Seal/cap the open flue thimble (only once 8.1 confirms it's not in use)	1	EA	
8.4	Patch the plaster/lath around the chimney and the closet back wall, ready for paint (lead-safe)	1	LS	[#7, #16]

9. Basement: wall waterproofing

#	Item	Qty	Unit	Notes
9.1	Remove the loose sheeting/coating, scrub and clean the foundation walls, and apply a Drylok Extreme-type masonry waterproofing coating per the manufacturer's instructions	field-measure	sq ft	The basement hasn't been measured. Bidder states the wall sq ft [#33–37]

10. Doors

#	Item	Qty	Unit	Notes
10.1	Supply and install new pre-hung (or slab-and-hardware) interior doors: 2 bedroom doors, 1 door between the bedrooms, 1 bathroom door (privacy lock). Includes casing and hardware	4	EA	Contractor proposes the style. Field-measure the openings
10.2	Supply and install a door at the top of the basement stairs, with casing and hardware, if one isn't already there	1	EA	[#23]. Field-verify whether a door exists

11. Porches: railings (front and back)

#	Item	Qty	Unit	Notes
11.1	Repair or replace the railings at the **front porch** entry: code-compliant (height, graspable handrail, baluster spacing) and durable. Bidder proposes the material (e.g., powder-coated steel/aluminum or similar)	field-verify	LF	The existing steel pipe railing at the stoop has peeling paint [#38].

#	Item	Qty	Unit	Notes
11.2	Repair or replace the railings at the **back porch** entry: code-compliant and durable. Bidder proposes the material	field-verify	LF	The concrete entry steps (about 5 risers) currently have **no handrail** [#42–43]. Confirm which porch they serve
11.3	Anchor the railings securely to sound concrete/framing. Note any step repair needed for solid anchoring as a clarification	incl.	—	Step masonry repair is otherwise excluded

Reference photos: exterior entry steps and railings, #38–43.

12. Stairs to upstairs: handrail

#	Item	Qty	Unit	Notes
12.1	Supply and install a code-compliant handrail on the stairs to the upstairs (graspable, proper height, returned ends, anchored to framing/blocking). Bidder proposes the material and finish	field-verify	LF	The stairs currently have **no handrail on either side** [#17, #20]. State whether code requires a rail on one side or both

Optional and separate items (price separately; owner may accept, defer, or decline)

#	Item	Type	Notes
S-1	Bay window repair (Room 2): re-secure or replace the loose panel under the bay, and repair any framing/insulation behind it	**Separate quote, may be deferred**	[#39–41]. Bay cantilevers past the foundation

Photos

Existing conditions, numbered to match the references above.



#1 – Front Porch



#2 – Front Porch



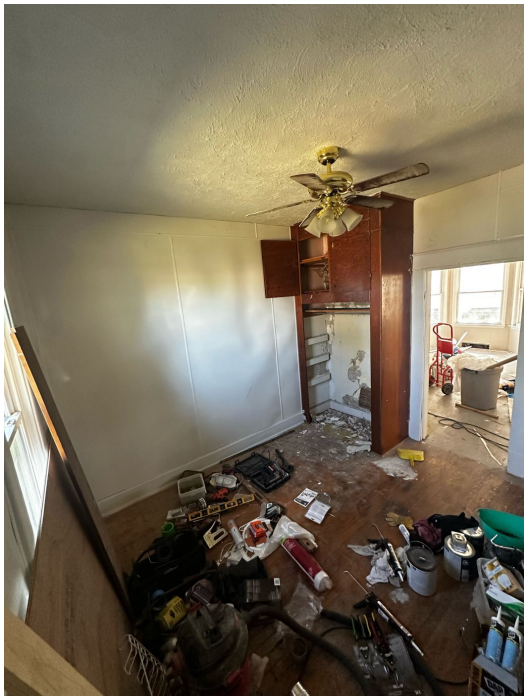
#3 – Rooms 1 & 2



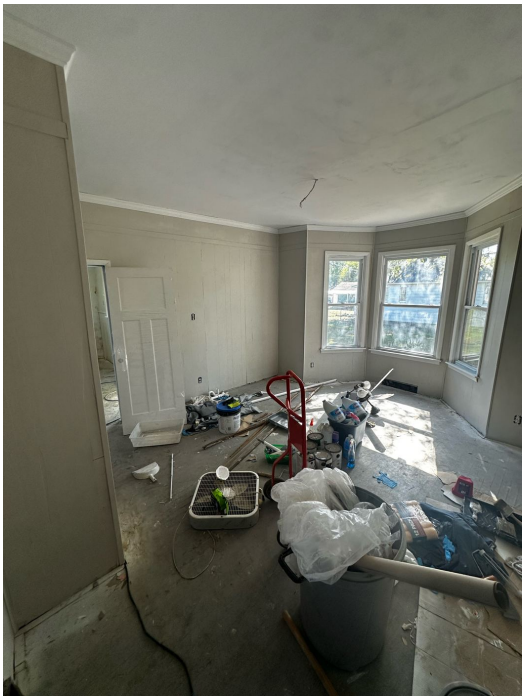
#4 – Rooms 1 & 2



#5 – Room 1



#7 – Bedroom 2



#8 – Room 2



#9 – Room 2 → Room 1



#10 – Bedroom 1 (Front Bedroom)



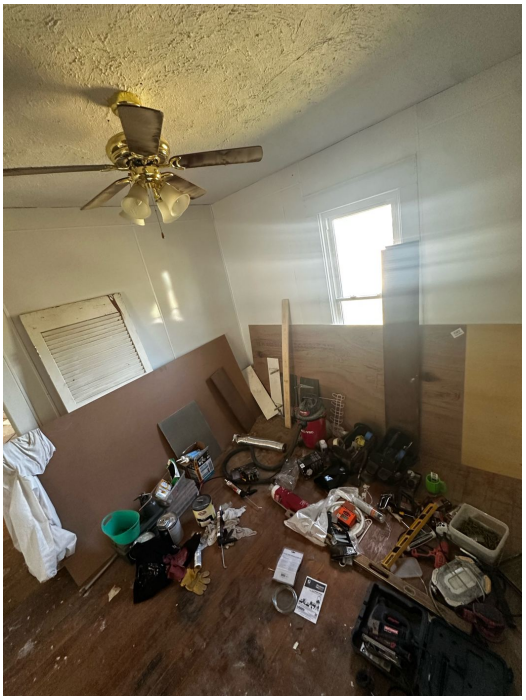
#11 – Bedroom 1 (Front Bedroom)



#12 – Bathroom



#13 – Bathroom



#15 – Bedroom 2



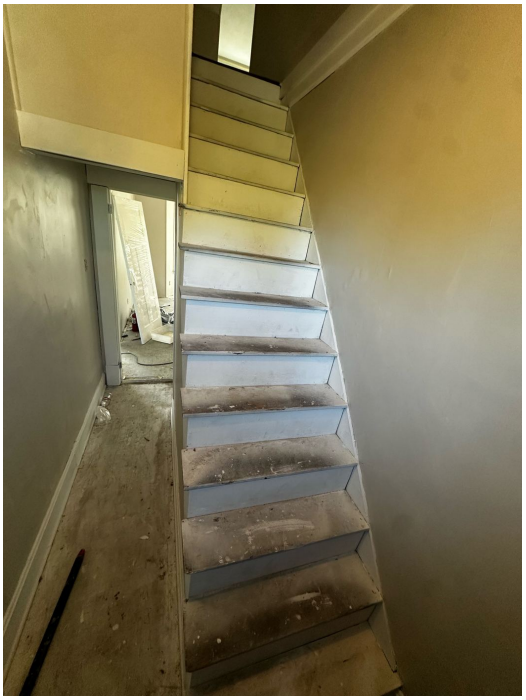
#16 – Bedroom 2 – wardrobe



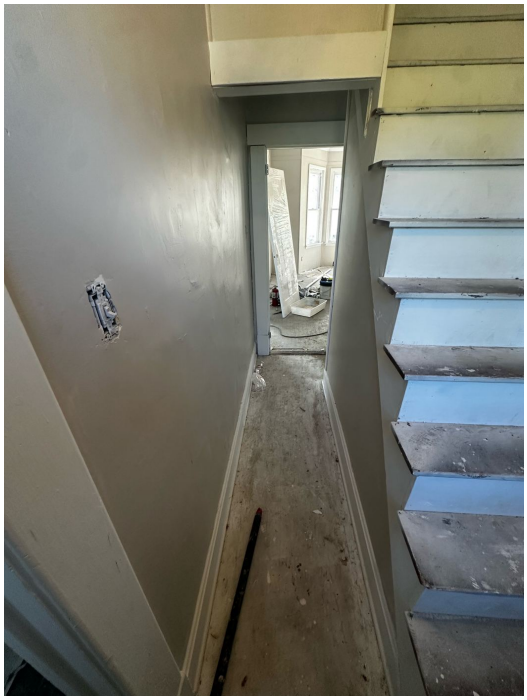
#17 – Stairs / Stairs Hallway



#18 – Stairs Hallway



#20 – Stairs / Stairs Hallway



#21 – Hallway beside the stairs



#22 – Stairs Closet (75" x 44")



#23 – Basement Stairs



#24 – Front Porch



#25 – Kitchen



#26 – Kitchen



#27 – Kitchen



#28 – Kitchen



#29 – Back Porch



#30 – Back Porch



#31 – Laundry Room



#32 – Laundry Room



#33 – Basement



#34 – Basement



#35 – Basement



#36 – Basement



#37 – Basement



#38 – Front Porch – exterior stoop



#39 – Exterior – Room 2 bay



#40 – Exterior – Room 2 bay



#41 – Exterior – under the bay



#42 – Exterior – side/back entry steps



#43 – Exterior – side/back entry steps