



Quality Construction Management
VALUE ADD

3F CONSTRUCTION

3F VALUE ADD

3F Construction (3F) executes comprehensive renovation programs for institutional, multi-family real estate owners. We help our clients achieve targeted return on investment (ROI) goals by evaluating the rent benefit of various renovation options and customizing a scope of work that maximizes value.

3F helps you meet your ROI objectives by establishing the framework of a valued partnership, leveraging industry best practices, procuring materials directly to avoid unnecessary markup, communicating clearly through cutting edge technology and executing work with the most qualified yet cost effective subcontractors in the market.

Since 2009, We have successfully renovated thousands of multi-family units. With the capacity to digest projects of any scale and type, our experienced team continues to grow and is committed to being the best partnership choice for programmatic multi-family renovations in the Chicagoland area.

Whether it is a new project acquisition, renovation, or repositioning of an existing asset, **3F** has a skilled team of dedicated professionals ready to assist you in making your vision a reality. We are experts at identifying value, coordinating and executing on all project phases for a successful and timely completion.



OUR APPROACH:

CONTROLLING COSTS

Controlling construction costs during the design development phase is critical to keeping the project on time and on budget. We utilize a comprehensive, transparent approach when evaluating/estimating costs which is imperative for the project team communication. **3F** enhances value by providing value engineering services including alternate material recommendations based on price as well as availability.

Our transparent approach allows Ownership to make accurate comparisons with previous projects. We use historic costs from completed projects, provide detailed cost assumptions and clearly outline the scope of work so Ownership can minimize costly budget and design changes after construction starts. Our goal is to provide value, streamline execution, and optimize the ROC for each project.



BEFORE



AFTER



CURRENT & RECENTLY COMPLETED PROJECTS

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RIVER CITY 800 S. WELLS, CHICAGO IL

UNITS: 448

SCOPE:

Design + Renovation Services to evaluate and identify concept layouts, brand identity, finishes and budget.

Strategic involvement in planning and execution of permitting based on various scopes of work and renovation plans.

Comprehensive units renovations including:

- Update layouts to accommodate modern living
- Replace kitchens
- Replace bathrooms
- Replace lighting package
- Replace flooring
- Replace and Update Doors/Trim/Millwork
- Design and Install customized closet systems
- Replace fan coil(s), thermostat, & Installation of individual shut off valves
- Add Laundry Units including new waste/vent risers, gray box, branch supply and ventilation

Material Procurement & Value Engineering Performance Metrics:

- Prefabricated quartz countertops saved 50%
- Buyout savings from material procurement efforts exceeds 50%
- Negotiated protection from foreign suppliers including; tariffs, shipping and sales tax
- Value engineered unit layouts resulting in cost savings exceeding 15%

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3F was selected as the renovation partner to execute the value-add strategy on this pair of vintage high-rise apartment buildings in Uptown and Rogers Park consisting of 300+ units.

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THE EDISON 5200 N. SHERIDAN CHICAGO, IL

Style, substance and sustainability are the pillars of quality living at The Edison. This unparalleled location in Chicago, IL and a lavish collection of amenities make The Edison a lifestyle from the inside, out.

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Update Electrical; Including Add/Replace Switches, Outlets, and Fixtures

Paint

THE VIVIAN 6801 N. SHERIDAN CHICAGO, IL

Artfully renovated to preserve its 1917 character, Vivian brings downtown style and Gold Coast amenities to Chicago's most eclectic neighborhood. Timeless mid-century style, dazzling spaces to hang out, and incredible views make The Vivian uncompromisingly comfortable and unconventionally chic.

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Install new LVT Plank Flooring

Update Electrical; Including Service, Panels, Add/Replace Switches, Outlets, and Fixtures

Paint



5410 RIDGEWOOD CHICAGO, IL

UNITS: 27 **AVERAGE COST:** \$27,000

AVERAGE DURATION: 26 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install Porcelain Tile Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Replace Electrical Panel and Circuits

Paint

5439 WOODLAWN CHICAGO, IL

UNITS: 28 **AVERAGE COST:** \$22,000

AVERAGE DURATION: 27 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install Porcelain Tile Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Replace Electrical Panel and Circuits

Paint

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5428-32 S. KIMBARK CHICAGO, IL

UNITS: 11 **AVERAGE COST:** \$20,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

1334-40 E. HYDE PARK BLVD CHICAGO, IL

UNITS: 28 **AVERAGE COST:** \$24,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install Porcelain Tile Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Bathroom 2

- Convert Walk-In Closet into Full Bathroom

Add / Install Laundry Units

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

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1310-18 E. HYDE PARK CHICAGO, IL

UNITS: 34 **AVERAGE COST:** \$30,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install Porcelain Tile Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Bathroom 2

- Convert Walk-In Closet into Full Bathroom

Add / Install Laundry Units

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

1401 E. HYDE PARK CHICAGO, IL

UNITS: 21 **AVERAGE COST:** \$23,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Install New Luxury Vinyl Plank (LVT) Flooring

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Replace Electrical Panel and Circuits

Paint

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5345 S. HARPER AVE CHICAGO, IL

UNITS: 17 **AVERAGE COST:** \$17,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

5110 S. KENWOOD CHICAGO, IL

UNITS: 25 **AVERAGE COST:** \$11,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

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5532-36 S. KENWOOD CHICAGO, IL

UNITS: 13 **AVERAGE COST:** \$11,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Appliances
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint



5107 S. BLACKSTONE CHICAGO, IL

UNITS: 37 **AVERAGE COST:** \$22,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Refinish Existing Hardwood Flooring

Install New Luxury Vinyl Plank (LVT) Flooring

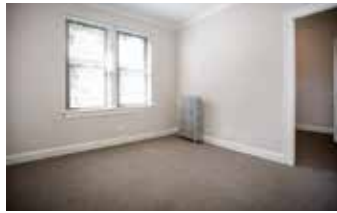
Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

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5330 S. BLACKSTONE CHICAGO, IL

UNITS: 10 **AVERAGE COST:** \$14,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Install New Luxury Vinyl Plank (LVT) Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

5455 S. BLACKSTONE CHICAGO, IL

UNITS: 18 **AVERAGE COST:** \$10,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Install New Luxury Vinyl Plank (LVT) Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

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5233-35 S. GREENWOOD CHICAGO, IL

UNITS: 27 **AVERAGE COST:** \$31,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install Porcelain Tile Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Add / Install Laundry Units

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Replace Electrical Panel and Circuits

Paint

5118 S. DORCHESTER CHICAGO, IL

UNITS: 34 **AVERAGE COST:** \$13,000

AVERAGE DURATION: 30 Days

SCOPE:

Kitchen

- Replace Appliances
- Replace Fixtures
- Install Backsplash

Bathroom

- Replace Vanity
- Refinish Existing Tile Surround and Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Sloan Valve with Tank Toilet

Install New Luxury Vinyl Plank (LVT) Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures
- Paint

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50 E. CHICAGO AVE. / 805 N. WABASH CHICAGO, IL

UNITS: 32 **AVERAGE COST:** \$24,000

AVERAGE DURATION: 30 Days

SCOPE:

Design + Renovation Services

Kitchen

- Reconfigure Kitchen Layouts with Peninsula Seating
- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install New Hardwood Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Toilet

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

1431 W. BELMONT CHICAGO, IL

UNITS: 4 **AVERAGE COST:** \$25,000

AVERAGE DURATION: 30 Days

SCOPE:

Design + Renovation Services

Kitchen

- Reconfigure Kitchen Layouts with Peninsula Seating
- Replace Cabinetry
- Replace Appliances
- Replace Countertops
- Replace Fixtures
- Install Backsplash
- Install New Hardwood Flooring

Bathroom

- Replace Vanity
- Replace Tub Surround
- Replace Bathtub
- Replace Floor Tile
- Replace Tub/Shower Valve
- Replace Toilet

Refinish Hardwood Flooring

Update Electrical

- Including Add/Replace Switches, Outlets, Fixtures

Paint

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QUALITY CONSTRUCTION MANAGEMENT

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