

# HACN HOUSING REHAB SITE DIRECTIONS

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**Name:** Roger Lunsford

**Telephone:** (918)576-4218

**Address:** 205 E Alta Ave  
Oologah, OK 74053

**County:** Rogers                      **Year Built:** 1965

**GPS Coordinates:** 36.44571,-95.70690 **Drive Time:** 1:25min

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**Directions:** From Cherokee Nation, From Claremore take 88 N/W 12.6 mi to S 4100 rd in Oologah turn right go 0.5 mi turn left on Alta Ave go 0.1 mi house on the left

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Maurice Gifford 918-506-9860  
Cost Estimator/Inspector

3/7/24  
Date

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# WorkWrite-Up and Bid Document/By Trade

**Roger Lunsford**

205 E. Alta Ave. Oologah, OK 7-4053

(918) 576-4218

*Contractor Name:*

*Contractor Signature:*

*This document must be signed to be a valid bid.*

**Bid Due Date:**

**PROJECT TYPE: Rehabilitation**

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<b>Appliances</b>				
1	<b>Area: KITCHEN</b> Oven/Single Wall/Gas/Replace. Replace existing gas wall oven with new gas single wall oven. Work shall include replacement of gas flex line and shutoff. Install oven bigger than existing	Div.# 10.F	1 Ea	
<b>Carpentry</b>				
2	<b>Area: CRAWLSPACE</b> Floor/Repair. Repair floor/See comments. Shim up girder beam under floor to stop squeaking	Div.# 6.M.2	200 SF	
3	<b>Area: BEDROOM #3</b> HWT/HVAC closet/ Repair. See comments. Remove closet and build back bigger to get 40 gal hot water tank in	Div.# 6.HH.	5 SF	
4	<b>Area: KITCHEN</b> Base Cabinets/Countertops/Replace/Oak. Replace base cabinets with new cabinets, pre-finished oak. Includes countertops, door and drawer pulls. Includes cabinet for oven and pantry	Div.# 6.O.1	21 LF	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<b>Carpentry</b>				
5	<b>Area: BEDROOM #3</b> Closet Door, Jamb & Trim/Luan Hollow Core/Replace closet door and lockset/Luan hollow core/Pre-hung. Work shall include paint both sides. <b>Hot water tank closet</b>	Div.# 8.A	1 Ea	
6	<b>Area: LIVING ROOM #1</b> Door/Exterior/Fan Light Faced/Pre-Hung Metal Insulated/Replace. Replace exterior entrance door with new pre-hung steel, door. Work shall include paint-both sides, lockset, deadbolt & peephole.	Div.# 8.A.	1 Ea	
7	<b>Area: DINING ROOM #1</b> Door/Exterior/Half-Glass/Pre-Hung Steel/Replace. Replace exterior entrance door with new pre-hung-steel two panel with 1/2 glass. Work shall include paint-both sides, lockset, deadbolt & peephole.	Div.# 8.A.	1 Ea	
8	<b>Area: DINING ROOM #1</b> Fire Extinguisher/Install. Install new fire extinguisher.	Div.# 10.G	1 Ea	
9	<b>Area: BATHROOM #1</b> Grab Bar/Stainless Steel. Install new stainless steel grab bar. Owner shall determine location.	Div.# 11.A. 3	2 Ea	
10	<b>Area: ATTIC</b> Roof/Brace. Install purlin bracing (2" x 4" flat against rafters with 2" x 6" nailed perpendicular to rafters-braced every 4' to load bearing wall). <b>on each side over carport</b>	Div.# 6.I.	24 LF	



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Carpentry</u></b>				
11	<b>Area: EXTERIOR</b> Siding/Replace. Replace siding with new SMART SIDE PRODUCT. 4'x 8' textured, Paint 2- coats, or until full coverage. <b>Replace siding on all 3 gabilis</b>	<i>Div.# 15</i>	360 SF	<input type="text"/>
12	<b>Area: EXTERIOR</b> Stairs/Exterior/Wood/Replace. Replace existing stairs with new exterior wood stairs/ 4' wide. Work shall include 2"X6" handrails & Balusters on each side.	<i>Div.# 6.R</i>	1 Ea	<input type="text"/>
13	<b>Area: EXTERIOR</b> Storm Door/Vinyl Clad/Install. Install new self storming storm door, vinyl clad. Use Larson model 298-SS or written approved equal. <b>Living room and dining room</b>	<i>Div.# 8.B</i>	2 Ea	<input type="text"/>
14	<b>Area: KITCHEN</b> Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s).	<i>Div.# 6.O.2</i>	16 LF	<input type="text"/>
15	<b>Area: EXTERIOR</b> Window/Replace/Vinyl Thermopane/Low-E. Replace window, White Vinyl./ American Craftsman, or use written approved equal. Includes frame, sill, sash, trim, hardware, screen.	<i>Div.# 8.G</i>	8 Ea	<input type="text"/>
<b><u>Carpentry/Plumbing</u></b>				
16	<b>Area: BATHROOM #1</b> Shower Seat/Free standing. Supply new free standing shower seat.	<i>Div.# 16.C.</i>	1 Ea	<input type="text"/>
<b><u>Drywall &amp; Finish</u></b>				

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Drywall &amp; Finish</u></b>				
<b>17 Area: BEDROOM #3</b>	Drywall/Wall/Install new 1/2" drywall on wall/Finish completely. Work shall include tape, bed and texture to match existing surfaces. <b>Hot water tank closet</b>	<i>Div.# 9.D</i>	40 SF	<input type="text"/>
<b>18 Area: KITCHEN</b>	Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape,bed,texture and paint to match existing surfaces. <b>Replace drywall behind bottom cabinets and add insulation repair any sheetrock needed after tearing cabinets out</b>	<i>Div.# 9.D</i>	60 SF	<input type="text"/>
<b><u>Electrical</u></b>				
<b>19 Area: HALLWAY #1</b>	Carbon Monoxide Detector/Direct Plug Type/Install. Install a new direct plug type carbon monoxide detector.	<i>Div.# 13.D. 11</i>	1 Ea	<input type="text"/>
<b>20 Area: INTERIOR</b>	Smoke Detector/Battery Operated/Install new smoke detector, battery operated (10 year lithium battery). All bedrooms and hallways adjacent to bedrooms. Use Firex #4015 or written approved equal.	<i>Div.# 13.D. 11</i>	4 Ea	<input type="text"/>
<b><u>Flooring</u></b>				
<b>21 Area: BATHROOM #1</b>	Vinyl Sheet Flooring/Install new vinyl floor (sheet) covering & shoe mold. Minimum 12 mil wear layer and 10 year manufacturer year warranty.	<i>Div.# 9.L</i>	3 SY	<input type="text"/>



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b>Flooring</b>				
<b>22 Area: DINING ROOM #1</b>	Vinyl Sheet Flooring/Install new vinyl floor (sheet) covering & shoe mold. Minimum 12 mil wear layer and 10 year manufacturer year warranty. <i>Dining room and kitchen</i>	<i>Div.# 9.L</i>	20 SY	<input type="text"/>
<b>HVAC</b>				
<b>23 Area: HVAC</b>	HVAC System/Service. Remove/Replace Parts Needed.	<i>Div.# 12.M.</i>	1 Ea	<input type="text"/>
<b>Paint &amp; Finish</b>				
<b>24 Area: KITCHEN</b>	Paint Interior /Ceilings, Walls, & Trim /Paint Two coats, . Work shall include minor repairs to surfaces. SF=ACTUAL SURFACE AREA OF WALLS & CEILING. <i>Intire kitchen</i>	<i>Div.# 9.N.3</i>	300 SF	<input type="text"/>
<b>25 Area: EXTERIOR</b>	House/Paint/Two Coats. Paint exterior of the house (two coats). Include cleaning, caulking and filling of small holes. <i>intire house siding soffit and fascia</i>	<i>Div.# 9.N.4</i>	1500 SF	<input type="text"/>
<b>Plumbing</b>				
<b>26 Area: CRAWLSPACE</b>	Pipe/Cast-Iron Drainline/Replace Section/Crawl Space. Replace section of Cast-Iron DWV pipe in crawl space. <i>Replace any 3" 90 degree joints with 45s under floor</i>	<i>Div.# 11.A</i>	16 LF	<input type="text"/>

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<b><u>Plumbing</u></b>				
27 Area: KITCHEN	Sink & Faucet/Kitchen. Install new stainless steel kitchen sink (33" x 22" x 7") & Faucet (Use Delta single-handle model 100-WF or written approved equal). Work shall include new drain lines, trap and shutoffs (2).	Div.# 11.A	1 Ea	
<b><u>28 Area: PLUMBING</u></b>				
Water Heater/ Natural Gas/40 Gallon. Replace water heater with a new 40 gal. Work shall include elevating to 18" (if in garage), TPR, combustion air, Gas Flex line, Flex water supply connections, and drain Pan. Code Legal Installation. Bradford White.	Div.# 11.A	1 Ea		
Needs fresh air vent				
<b><u>Roofing</u></b>				
29 Area: ROOF	Flashing/Drip Edge/Replace. Replace drip edge flashing. Match existing as closely as possible.	Div.# 7.F.	220 LF	
install metal drip edge around intire house to cover 1x4 and shingles under roof metal and lap over fascia 2"s				
<b><u>Thermal Protection</u></b>				
30 Area: ATTIC	Insulation/Add/Attic/R-19. Add R-19 Cellulose in attic. Entire attic over air conditioned & heated spaces.	Div.# 14	1000 SF	

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All construction shall be in accordance with local codes, manufacturers' recommended installation procedures, good quality workmanship practices, General Specifications and Lead-Based Paint requirements when applicable. Conflicts between requirements will be resolved by compliance with the more stringent requirement. Contractor awarded the job will be responsible for conducting safe work practices that comply with OSHA Construction Standards for Asbestos Workers. Asbestos report, where required, will be attached if areas tested are 1% or greater. See attached Asbestos Sampling Report for location and testing of Planned Work Activities.

**Total:**