



Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2025 Google 1 mi

Tahlequah
Oklahoma 74464

- ↑ 1. Head north on S Muskogee Ave toward W Downing St
62 ft
- ↑ 2. Continue straight to stay on S Muskogee Ave
0.2 mi
- ↑ 3. Continue onto N Grand Ave/Valley Ave
 - ➊ Continue to follow N Grand Ave
1.4 mi
- ↶ 4. Turn left onto State Hwy 82 N
2.5 mi
- ↷ 5. Turn right onto E Steely Hollow Rd
1.9 mi
- ↷ 6. Turn right
377 ft

20351 E Steely Hollow Rd
Tahlequah, OK 74464

WorkWrite-Up and Bid Document/By Trade

J D Webster (HAF)
 20351 Steely Hollow Rd Tahlequah, OK 7-
 (918) 708-4686
 Contractor Name: _____
 Contractor Signature: _____

This document must be signed to be a valid bid.

PROJECT TYPE: Rehabilitation **Bid Due Date:**

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Appliances				
1	Area: KITCHEN Oven/Range/Gas/30"/ 4 Burner Free Standing. Replace existing oven with new 30" free standing gas range/oven with clock, oven window and supply lines, shutoff valve and one-year manufacturer's warranty. The stove is natural gas.	Div.# 10.F	1 Ea	<input style="width: 50px; height: 30px;" type="text"/>
Carpentry				
2	Area: KITCHEN Countertop/New/Post Form Top. Install new countertop and backsplash.	Div.# 6.0.4.	12.6 LF	<input style="width: 50px; height: 30px;" type="text"/>
3	Area: EXTERIOR Door/Exterior/6-Panel Steel/Pre-Hung/Replace. Replace exterior entrance door with new pre-hung-steel six panel door. Work shall include paint-both sides, lockset, deadbolt Install at back entrance and room behind the house where pressure tank is located	Div.# 8.A.	2 Ea	<input style="width: 50px; height: 30px;" type="text"/>

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Carpentry				
4	Area: EXTERIOR 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. Replace at front entrance.	Div.# 8.A.	1 Ea	
5	Area: INTERIOR Fire Extinguisher/Install. Install new fire extinguisher.	Div.# 10.G	1 Ea	
6	Area: STORAGE BUILDING Siding/Replace. Replace siding with new SMART SIDE PRODUCT. 4'x 8' textured. Paint 2- coats or untill full coverage Replace the siding on the room behind the house.	Div.# 15	155 SF	
7	Area: EXTERIOR Storm Door/White Vinyl Clad/Install. Install new storm door, vinyl clad.Use Larson model 298-SS or written approved equal. Install front and back of house.	Div.# 8.B	2 Ea	
8	Area: BATHROOM #1 Towel Bar/Replace. Replace existing towel bar with new towel bar. Match existing size or as specified in Comments below. Move towel bars over to allow for new shower if needed.	Div.# 10.E. 2.	2 Ea	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<u>Carpentry</u>				
9	Area: EXTERIOR	Div.# 8.G	9 Ea	<input type="text"/>
Window/Replace/Vinyl Thermopane/Low-E. Replace window, White Vinyl./ American Craftsman, or use written approved equal. Includes frame, sill, sash, trim, hardware, screen. East side has 1 double and 2 singles, West side has 3 singles and North side has 2 singles.				
<u>Drywall & Finish</u>				
10	Area: BATHROOM #1	Div.# 9.D	32 SF	<input type="text"/>
Drywall/Moisture Resistant/Replace. Replace existing drywall with new moisture resistant drywall- 1/2". Interior Drywall or written approved equal. Install around new shower.				
<u>Electrical</u>				
11	Area: INTERIOR	Div.# 13.D. 11	1 Ea	<input type="text"/>
Carbon Monoxide Detector/Direct Plug Type/Install. Install a new direct plug type carbon monoxide detector.				
12	Area: INTERIOR	Div.# 13.D. 11	4 Ea	<input type="text"/>
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.				
<u>Flooring</u>				

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Flooring				
13	Area: BATHROOM #1 Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal.	Div.# 9.L	55 SF	<input type="text"/>
14	Area: BATHROOM #1 Vinyl/VCT tile Flooring Remove existing Vinyl flooring/VCT tile See comments.	Div.# 9.L	6 SY	<input type="text"/>
HVAC				
15	Area: HVAC HVAC Equipment/Replace Central Cooling & Nat. Gas Heating 3 TON/16 SEER HVAC System. INSIDE AND OUTSIDE EQUIPMENT/INCLUDING FURNACE /CONDENSOR/ CONDENSOR LINES & AC Coil, Thermostat, and Venting. The home has natural gas Furnace only. Install new central heating and cooling complete installation includes electric.	Div.# 12	1 Ea	<input type="text"/>
Paint & Finish				
16	Area: BATHROOM #1 Walls/Paint walls / Two coats. Make all repairs to wall before painting. includes shelves.	Div.# 9.N.3	230 SF	<input type="text"/>
Plumbing				
17	Area: BATHROOM #1 Commode/High Rise/Handicap /Replace commode with new high rise/Handicap commode with Seat & two (2) grab bars. include new shutoff, supply line and wax ring. Examine condition of the flange and report if damaged. Consult owner for location of grab bars	Div.# 16.C.	1 Ea	<input type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
Plumbing				
18	Area: KITCHEN Faucet/Kitchen sink/Single Handle/Goose Neck. Replace kitchen sink and faucet with new single handle goose neck faucet, supply lines, escutcheon plates & shutoffs. Includes Sprayer.	Div.# 11.A	1 Ea	<input type="text"/>
19	Area: BATHROOM #1 Lavatory Sink & faucet./Replace existing lavatory sink & faucet. Delta fixture, drain lines, supply lines & shut offs.	Div.# 11.A	1 Ea	<input type="text"/>
20	Area: BATHROOM #1 Lavatory-Vanity Cabinet/Replace. Replace existing lavatory-vanity cabinet with new vanity cabinet (pre-finished oak). Match existing size.	Div.# 11.A	2.6 LF	<input type="text"/>
21	Area: BATHROOM #1 Shower/Handicap/Pre-Fab/Install new 32" x 60" x 74" /Pre-fab 3 or 4 piece with grab bars, Fold down/Portable shower seat, and pressure balanced shower valve with glide bar. Includes all necessary Plumbing. Make all repairs needed for installation.	Div.# 16.C.	1 Ea	<input type="text"/>
22	Area: PLUMBING 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	<input type="text"/>
Sheetmetal & Gutters				
23	Area: EXTERIOR Gutters/Install/K-Style Aluminum/6". Install new "K" style Aluminum gutter (6" wide) with downspouts. Install behind the house and the room addition.	Div.# 7.F.	44 LF	<input type="text"/>

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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: