



HACN HOUSING REHAB SITE DIRECTIONS

Name: Odes Allen

Telephone: (918)613-9387

Address: 815 West Tahlequah Ave
Vinita, OK 74301

County: Craig **Year Built:** 1972

GPS Coordinates: 36.64757 95.16206 **Drive Time:** 2 hours



Directions: From Cherokee Nation, take hwy 82 north to hwy 412 turn left onto hwy 412 go west to hwy 69 turn right onto hwy 69 go north to the JCT of 69/60 turn right onto hwy 60 go into Vinita then turn left onto Tahlequah Ave go 6 1/2 blocks and house will be on the left

Buffalo Sellers

Cost Estimator/Inspector

12/5/2022

Date

Work Write-Up and Bid Document/By Trade

Odes Allen (Tribal Rehab)

815 W Tahlequah Ave Vinita, OK 7-4301
 (918) 323-1875

Contractor Name:

Contractor Signature:

This document must be signed to be a valid bid.

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

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
Carpentry				
1 Area: KITCHEN	Countertop/ Plywood & Laminate/Replace. Remove existing countertop and replace with new site built Plywood & laminate countertop and backsplash. Replace countertops on the left side of the stove, the base cabinet on the left side of the stove is 2' the cabinet against the wall is 18". Match with the other countertop as close as possible.	<i>Div.# 6.O.4</i>	18 SF	
2 Area: EXTERIOR	Deck/Porch/Complete/2"x 6" Deck/Pressure Treated Wood. Install new porch deck, posts, framing, piers, guardrail, handrails, balusters and steps. All materials shall be pressure treated, and shall be fastened with recommended screws. Build the porch deck (6' x 8') between the metal post against the concrete porch in front of the door, the span is at least 8'.	<i>Div.# 6.FF</i>	48 SF	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
3	Area: UTILITY ROOM #2 Door Opening/Widen/Interior/Widen interior door to 60" opening/Install new door/ pre-hung. Work shall include new door, framing, lockset, floor transition, paint and trim. Widen the Hvac closet door for 5'0" double door, the existing door is a 3'0" for access to Hvac.	Div.# 16.B. 2.	1 Ea	
4	Area: EXTERIOR Fascia/Replace/1" x 6". Replace Fascia/1" x 6". Replace all fascia, use cedar.	Div.# 6.P	250 LF	
5	Area: BATHROOM #1 Finished floor/Replace/3/4" Plywood. Replace finish floor with new 3/4" plywood. The floor has been replaced before, some of the existing floor may be partial board. Match the size of the finish floor, may be 3/4 or less.	Div.# 6.D.	55 SF	
6	Area: INTERIOR Finished floor/Replace/3/4" Plywood. Replace finish floor with new 3/4" plywood. Replace in all rooms, match with the existing floor that will be replace, except in bedroom by the garage and area by the stairs. Homeowner said it was partial board.	Div.# 6.D.	850 SF	
7	Area: INTERIOR Fire Extinguisher/Install. Install new fire extinguisher.	Div.# 10.G	1 Ea	
8	Area: UTILITY ROOM #1 Floor System/Replace. Replace entire floor system, include rim joists, floor joist, mudseal, 3/4" T&G subflooring. Replace the floor in laundry room.	Div.# 6.D.	35 SF	

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Carpentry				
9 Area: UTILITY ROOM #2	Floor System/Replace. Replace entire floor system, include rim joists, floor joist, mudseal, 3/4" T&G subflooring. Build a new floor level with the newer floor that was built around the Hvac, the Hvac system has been block off with the newer wall and floor that was built.	<i>Div.# 6.D.</i>	20 SF	
10 Area: UTILITY ROOM #1	Passage Door, Jamb & Trim/Pre-Hung/Flush-Faced/Replace passage door & lockset with new pre-hung luan/ flush faced, stain grade jamb and trim. Work shall include Stain & Clear Coat to match.. Replace the door between laundry room and dining room	<i>Div.# 8.A</i>	1 Ea	
11 Area: EXTERIOR	Siding/Lap Siding/Replace existing siding with new smart board siding (textured), primed. The lap siding is not textured, most of the siding is behind and west side of the house.	<i>Div.# 15</i>	155 SF	
12 Area: EXTERIOR	Soffit/Replace. Replace Soffit /See comments. Replace deteriorated soffit around the house.	<i>Div.# 6.P</i>	80 SF	
13 Area: BATHROOM #1	Subfloor/ Remove the existing flooring. Replace subfloor with new 3/4" smooth plywood.	<i>Div.# 6.D.</i>	55 SF	
14 Area: INTERIOR	Trim/1" x2" trim molding /Replace. Replace trim, 1" x 2" trim molding. Install trim around and on top of the 3/4 trim to seal around the windows, the windows were measure to small for the opening. There are eight windows.	<i>Div.# 6.N</i>	130 LF	

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<u>Carpentry</u>				
15 Area: EXTERIOR	Window/Replace/Vinyl Thermopane/Low-E. Replace window, White Vinyl./ American Craftsman, or use written approved equal. Includes frame, sill, sash, trim, hardware, screen. Replace the front picture window with one on each side, the windows have been replaced, the windows that have been installed are to small for the opening.	Div.# 8.G	3 Ea	
<u>Concrete</u>				
16 Area: EXTERIOR	Wheel Chair Ramp/Wood/Install new 4' wide Inside Treated Wood wheel chair ramp, with balusters, handrails on both sides, landing at the bottom. Tie the ramp into outside corner of the new 6' x 8' deck, take the ramp to the edge of the slab where the vehicle park.	Div.# 16.A / 6.V.	14 LF	
<u>Drywall & Finish</u>				
17 Area: UTILITY ROOM #2	Drywall/Wall/Install new 1/2" drywall on wall/Finish completely. Work shall include tape, bed and texture to match existing surfaces. Install in Hvac closet.	Div.# 9.D	50 SF	
<u>Electrical</u>				
18 Area: INTERIOR	Carbon Monoxide Detector/Direct Plug Type/Install. Install a new direct plug type carbon monoxide detector.	Div.# 13.D. 11	1 Ea	

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Electrical				
19 Area: INTERIOR		<i>Div.# 13.D. 11</i>	4 Ea	
	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.			
Flooring				
20 Area: INTERIOR		<i>Div.# 9.L</i>	850 SF	
	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. Install where all the flooring was replaced.			
HVAC				
21 Area: UTILITY ROOM #2		<i>Div.# 12</i>	1 Ea	
	HVAC EQUIPMENT REPLACE/Central Cooling & Heating/Down-Flow/ System 3 TON COOLING & Natural Gas HEAT 16 SEER. New Plenum, Gas lines, Supply lines, Return air, Vents, Thermostat, Registers , and all necessary electrical wiring. Bring Hvac system to new floor level, make all repairs needed for installation for the Hvac system.			
Paint & Finish				
22 Area: EXTERIOR		<i>Div.# 9.N.4</i>	250 LF	
	Fascia/Paint fascia/two coats.			
23 Area: EXTERIOR		<i>Div.# 9.N.4</i>	1220 SF	
	House/Paint/Two Coats. Paint exterior of the house (two coats). Include cleaning, caulking and filling of small holes. Make all repairs before painting.			

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Paint & Finish				
24	Area: EXTERIOR Soffit/Paint soffit/two coats. Includes carpent ceiling and front porch ceiling, make repairs before painting.	Div.# 9.N.4	812 SF	
Plumbing				
25	Area: BATHROOM #2 Commode/Install new commode, seat, supply line, shutoff, flange and wax seal. Use American Standard Cadet or written approved equal.	Div.# 11.A	1 Ea	
26	Area: BATHROOM #1 Commode/Remove & Reinstall. Remove existing commode, replace wax ring, shutoff and supply line and when re-installing.	Div.# 11.A	1 Ea	
27	Area: BATHROOM #1 Lavatory Faucet/Install new Single Handle faucet Delta Model #22C101, drains, supply lines & shutoffs.	Div.# 11.A	1 Ea	
28	Area: PLUMBING Water Heater/Remove & Reinstall. Remove existing water heater and reinstall. Work shall include, vents, new water and gas (if applicable) connections, shutoffs and TPR discharge line and pan. Bring up the water heater to new floor level, make all repairs needed for installation.	Div.# 6.H.H.	1 Ea	

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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: