

Vacant Home
470103 E 871 Rd
Stilwell, OK 74960

South of Stilwell on HWY 59
Right on E 870 Rd
Second Left on S 4702 Loop
Right on E 871 Rd
7th home on right

WorkWrite-Up and Bid Document/By Trade

Vacant Home

470103 E 871 Rd Stilwell, OK 7-4960
 (918) 453-7932

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: UTILITY ROOM #1 Dryer Vent/Replace. Replace existing dryer vent with new louvered dryer vent and ducting. Rebuild dryer vent. Build chase through closet to exterior. New duct and vent.	Div.# 10.D. 2.D.	1 Ea	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>
2	Area: KITCHEN Fire protection/Install fire extinguisher (1-A:B:C) with wall mount bracket. Install fire extinguisher.	Div.# 10.F	1 Ea	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>
3	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. Install range oven.	Div.# 10.F	1 Ea	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>

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Appliances				
4	Area: KITCHEN Refrigerator/Top Freezer/Energy Star/20.2 C.F. Minimum Size/Replace. Replace existing refrigerator with new 20.2 C.F. (minimum size) refrigerator with top freezer. Must be Energy Star compliant. Install refrigerator.	Div.# 10.F	1 Ea	<input type="text"/>
5	Area: KITCHEN Vent-A-Hood/30"/Ext.Vented/Replace. Replace existing vent-a-hood with new kitchen vent-a-hood (ext.vent)/30" Replace vent-a-hood.	Div.# 10.D. 3.D	1 Ea	<input type="text"/>
Carpentry				
6	Area: INTERIOR Base Trim/Pine Colonial 2-1/4" Solid/Replace. Replace base trim, colonial, solid pine, 2-1/4". Replace all trim. Paint white.	Div.# 6.N	550 LF	<input type="text"/>
7	Area: BEDROOM #3 Closet Shelf Wood. Install new wood closet shelf (12"x 36") and rod. Work shall include bracing and paint (prime and two coats). Replace closet rod, shelf and braces.	Div.# 6.Z.	6 LF	<input type="text"/>
8	Area: INTERIOR Countertop/ Plywood & Laminate/Replace. Remove existing countertop and replace with new site built Plywood & laminate countertop and backsplash. Replace vanity tops, backsplash & end caps.	Div.# 6.O.4	12 SF	<input type="text"/>

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Carpentry				
9 Area: KITCHEN	Countertop/ Plywood & Laminate/Replace. Remove existing countertop and replace with new site built Plywood & laminate countertop and backsplash. Replace all countertops, backsplash, greaseguard & end caps.	Div.# 6.O.4	16 SF	<input type="text"/>
10 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 Replace entry doors.	Div.# 8.A.	3 Ea	<input type="text"/>
11 Area: EXTERIOR	Fascia/Replace/1" x 6". Replace Fascia/ Use SmartSide Textured pre-primed Fascia material. Fastnen using recommended nails. Caulk and paint. Replace all fascia.	Div.# 6.P	225 LF	<input type="text"/>
12 Area: GARAGE	Garage Vehicle Door/Repair overhead garage vehicle door/See Comments. Replace keyed lock.	Div.# 8.C	1 Ea	<input type="text"/>
13 Area: INTERIOR	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing. Install 2 bath mirrors.	Div.# 10.E.	12 SF	<input type="text"/>
14 Area: INTERIOR	Paper Holder/Replace paper holder Replace paper holders.	Div.# 10.E. 2.	2 Ea	<input type="text"/>

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Carpentry				
15 Area: INTERIOR	Passage Door, Jamb & Trim/Pre-Hung/6-Panel/Replace passage door & lockset with new pre-hung 6-Panel. Work shall include paint both sides. Replace interior doors. Match existing size & swing. Include trim and stops. Paint white.	<i>Div.# 8.A</i>	14 Ea	<input type="text"/>
16 Area: EXTERIOR	Rafter/Open Roof/Install. Install rafter. Roof will be open during decking replacement. Remove and replace damaged roof trusses. 13	<i>Div.# 6.I.2</i>	800 LF	<input type="text"/>
17 Area: EXTERIOR	Screen/Aluminum Frame/Replace. Replace existing screen with new screen/Aluminum. Replace damaged/missing screens.	<i>Div.# 8.V</i>	4 Ea	<input type="text"/>
18 Area: EXTERIOR	Siding/Lap Siding/Replace existing siding with new smart board siding (textured), primed. Replace all exterior siding.	<i>Div.# 15</i>	650 SF	<input type="text"/>
19 Area: EXTERIOR	Soffit/Plywood/Install. Install new soffit with new SMART SIDE PRODUCT soffit material. Replace all soffit.	<i>Div.# 6.P</i>	450 SF	<input type="text"/>
20 Area: EXTERIOR	Storm Door/White Vinyl Clad/Install. Install new storm door, vinyl clad. Use Larson model 298-SS or written approved equal. Replace storm doors.	<i>Div.# 8.B</i>	2 Ea	<input type="text"/>

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<u>Carpentry</u>				
21 Area: INTERIOR	Towel Bar/Replace. Replace existing towel bar with new towel bar. Match existing size or as specified in Comments below. Replace towel bars.	Div.# 10.E. 2.	4 Ea	<input type="text"/>
22 Area: INTERIOR	Vanity Base Cabinet/Pre-Finished Oak. Replace existing vanity with new pre-finished oak vanity base cabinet. Replace both bath vanities.	Div.# 6.O	6 LF	<input type="text"/>
23 Area: EXTERIOR	Window/Replace/Vinyl Thermopane/Low-E Replacement window, with Grids, Locks, and Tilt window for cleaning. White Vinyl, American Craftsman Series, or written approved equal. Includes frame, sill, sash, trim, hardware, screen. Replace broken window.	Div.# 8.G	1 Ea	<input type="text"/>
<u>Drywall & Finish</u>				
24 Area: INTERIOR	Drywall/Ceiling/Install new 5/8" drywall on Ceiling/Finish completely. Work shall include tape, bed and texture to match existing surfaces. Replace all damaged ceiling sheetrock.	Div.# 9.D	700 SF	<input type="text"/>
25 Area: INTERIOR	Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape, bed, texture and paint to match existing surfaces. Replace all damaged wall sheetrock.	Div.# 9.D	192 SF	<input type="text"/>
<u>Electrical</u>				

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<u>Electrical</u>				
26	Area: ELECTRICAL Rewire Elect.System/Entire House. Replace all wiring, outlets, switches, GFCI, light fixtures, Hard wired Smoke Detectors and ceiling fans. Include 200 Amp service, meter can and weather head. Repair electric system to code.	Div.# 13.D. 22	1250 SF	<input type="text"/>
<u>Flooring</u>				
27	Area: INTERIOR 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. Remove and replace all vinyl flooring.	Div.# 9.L	1250 SF	<input type="text"/>
<u>HVAC</u>				
28	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, Venting and ductwork. Replace entire HVAC system.	Div.# 12	1 Ea	<input type="text"/>
<u>Paint & Finish</u>				
29	Area: INTERIOR Paint/ Interior of House/Ceilings, walls/Paint Two coats. Work shall include minor repairs to surfaces. SF=Area under roof. Match existing Texture. Repair minor damage to sheetrock and paint entire interior of home including garage & closets.	Div.# 9.N.3	1500 SF	<input type="text"/>

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<u>Paint & Finish</u>				
30 Area: KITCHEN	Cabinets/Refinish existing cabinets/remove finish, sand/re-stain/varnish, 3 coats, sand after first coat. Clean & refinish all kitchen cabinets.	Div.# 6.O.3.	200 SF	<input type="text"/>
31 Area: EXTERIOR	House/Paint/Two Coats. Paint exterior of the house (two coats). Include cleaning, caulking and filling of small holes. Paint exterior.	Div.# 9.N.4	1000 SF	<input type="text"/>
32 Area: INTERIOR	Window Sill/Paint window sill. Clean & paint all window stools.	Div.# 9.N.3	30 LF	<input type="text"/>
<u>Plumbing</u>				
33 Area: PLUMBING	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 Replace both toilets. High rise.	Div.# 16.C.	2 Ea	<input type="text"/>
34 Area: PLUMBING	Hose bib. Replace exterior hose bib with new brass hose bib with vacuum breaker. Replace sillcocks.	Div.# 11.A	2 Ea	<input type="text"/>

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<u>Plumbing</u>				
35 Area: PLUMBING	Lavatory Sink & faucet./Replace existing lavatory sink & faucet. Delta fixture, drain lines, supply lines & shut offs. Replace bath sinks & faucets.	<i>Div.# 11.A</i>	2 Ea	<input type="text"/>
36 Area: BATHROOM #1	Shower /Tub Repair. Repair Shower/Tub See comments. Repair all surface chips on tub/shower.	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
37 Area: PLUMBING	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, shutoffs, & escutcheon plates (2). Replace sink & faucet.	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
38 Area: PLUMBING	Washer Box, Valves & Drain/Replace. Replace existing washer box, valves and drain line with new washer box, valves and drain line. Replace washer box.	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
39 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. Replace hot water tank.	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<u>Roofing</u>				

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Roofing				
40 Area: ROOF	Roofing/Heritage/30 Year Warranty. Install fiberglass shingles/Minimum 30 year warranty/Use Marlarky/Tamko or written approved equal. 30 lb Felt, Painted Style D Drip Edge, Pipe Flashing, Valley Flashing, Step Flashing & Attic vents. Remove metal roof & install impact resistant shingles.	Div.# 7.A.	26 Sq	<input type="text"/>
41 Area: ROOF	Sheathing/5/8" OSB/ Replace. Replace existing sheathing/Use 5/8" OSB. Replace all damaged decking.	Div.# 7.A	2600 SF	<input type="text"/>
Sheetmetal & Gutters				
42 Area: PLUMBING	Furnace Vent Pipe/Double-Wall/4"/Replace. Replace 4" gas furnace double-wall vent pipe. Replace hot water tank vent pipe & rain cap.	Div.# 5.J	12 LF	<input type="text"/>
43 Area: HVAC	Furnace Vent Pipe/Double-Wall/6"/Replace. Replace 6" gas furnace double-wall vent pipe. Replace furnace vent pipe & rain cap.	Div.# 5.J	12 LF	<input type="text"/>
44 Area: ROOF	Install vent/ Install Low Profile Vent 24" OC down from roof peak. Install roof vents.	Div.# 5.J	4 Ea	<input type="text"/>
45 Area: EXTERIOR	Vent/Install/Gable. Install new gable vent. Install gable vents.	Div.# 5.J	3 Ea	<input type="text"/>

Site Work

Print Date: Tuesday, March 11, 2025

470103 E 871 Rd Stilwell, OK 7-4960

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Site Work				
46	Area: EXTERIOR Cleanup/Final. Final cleanup of entire Project. Remove all trash & debris.	Div.#	1 SF	<input type="text"/>
47	Area: INTERIOR Cleanup/Final. Final cleanup of entire Project. Clean all interior surfaces.	Div.#	1500 SF	<input type="text"/>
48	Area: EXTERIOR Tree/brush - remove tree/brush from site. Inspector to determine tree or brush to be removed. Remove large trees at NW and SE sides. Remove all saplings, mow & weedeat yard.	Div.# 2.Q	2 Ea	<input type="text"/>
Thermal Protection				
49	Area: ATTIC Insulation/Attic/R-30. Add R-30 insulation. Entire Attic cover air conditioned & heated spaces. Install blown in fiberglass insulation in entire attic area. No less than 13".	Div.# 14	1500 SF	<input type="text"/>

Total:

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.