



HACN HOUSING REHAB SITE DIRECTIONS

Name: Aaron Gaskill

Telephone: 918-914-0488 - Disconnected

918 440-2888
104 1st St.

Address: PO Box 53 RT 1 Box 1
Wann, OK 74083

Wann, OK.

County: Nowata

Year Built: 1982

GPS Coordinates: 36.910182 95.803307

Drive Time: _____



Directions: From Cherokee Nation, GO AND GET ON HWY 169 TO LENAPH GO TO HWY 10 WEST TO WANN GO TO 1ST ST TURN LEFT ALL THE WAY TO BACK HOUSE ON RIGHT

RAY GIPSON 918-883-5850

Cost Estimator/Inspector

1/23/2023

Date

WorkWrite-Up and Bid Document/By Trade

Aaron Gaskill (Tribal Rehab)

704 1st St Wann, OK 7-4083

(918) 440-2888

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>
<u>Carpentry</u>				
1	Area: BATHROOM #1 Closet Door, Jamb & Trim/Luan Hollow Core. Install new closet door and lockset/Luan hollow core/Pre-hung. Work shall include paint both sides. <i>Homeowner has the door, match trim with windows.</i>	<i>Div.# 8.A</i>	1 Ea	<input style="width: 80px; height: 40px;" type="text"/>
2	Area: UTILITY ROOM #1 Door/Exterior/Fan Light/Pre-Hung Insulated metal /. Install new exterior entrance door. Pre-hung six panel with fan light. Work shall include paint-both sides, lockset, deadbolt & peephole. <i>Homeowner has the exterior door, match trim with window trim.</i>	<i>Div.# 8.A.</i>	1 Ea	<input style="width: 80px; height: 40px;" type="text"/>
3	Area: ATTIC Fascia/Cover with Metal-Aluminum. Cap fascia with new metal-aluminum with baked on finish. Pop rivet all corners and joints.	<i>Div.# 15.C.</i>	185 LF	<input style="width: 80px; height: 40px;" type="text"/>
4	Area: EXTERIOR Fascia/Cover with Metal-Aluminum. Cap fascia with new metal-aluminum with baked on finish. Pop rivet all corners and joints. <i>Cove the back porch header.</i>	<i>Div.# 15.C.</i>	32 LF	<input style="width: 80px; height: 40px;" type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
Carpentry				
5	Area: EXTERIOR Fascia/Replace/1" x 6". Replace Fascia/1" x 6". Use cedar.	Div.# 6.P	185 LF	<input type="text"/>
6	Area: BEDROOM #1 Floor System/Replace. Replace entire floor system, include rim joists, floor joist, mudseal, 3/4" T&G subflooring.	Div.# 6.D.	132 SF	<input type="text"/>
7	Area: KITCHEN Floor System/Replace. Replace entire floor system, include rim joists, floor joist, mudseal, 3/4" T&G subflooring. The top layer of floor has partial board, cut around the cabinets.	Div.# 6.D.	290 SF	<input type="text"/>
8	Area: BATHROOM #2 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.. Homeowner has the door for the bathroom, match trim with window trim.	Div.# 8.A	1 Ea	<input type="text"/>
9	Area: BEDROOM #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.. Homeowner has the door for bedroom, match the trim with window trim.	Div.# 8.A	1 Ea	<input type="text"/>
10	Area: BEDROOM #2 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.. Homeowner has the door for the bedroom, match the trim with the window trim.	Div.# 8.A	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>
Carpentry				
11	Area: EXTERIOR Soffit/Cover with Vinyl/Cover soffit with vinyl (perforated). Enclose all soffits with vinyl, include back porch ceiling.	<i>Div.# 15.C.</i>	185 SF	<input type="text"/>
12	Area: EXTERIOR Soffit/Plywood/Replace. Replace existing soffit with new soffit/AC plywood. Install above the back entry door.	<i>Div.# 6.P.</i>	16 SF	<input type="text"/>
13	Area: HALLWAY #1 Trim/Door/Interior/Replace. Replace existing interior door trim with new trim to match existing. Paint new trim and existing casing to match existing (two coats). Install on the closet door, match with the window trim, use clear coat.	<i>Div.# 8.Q</i>	17 LF	<input type="text"/>
14	Area: KITCHEN Trim/Door/Interior/Replace. Replace existing interior door trim with new trim to match existing. Paint new trim and existing casing to match existing (two coats). Install new trim on the entry door and the cased opening on the livingroom side, match the trim with the window trim.	<i>Div.# 8.Q</i>	40 LF	<input type="text"/>
15	Area: BEDROOM #1 Underlayment/3/4". Replace existing underlayment with new 3/4" underlayment. Homeowner has the top layer for the floor.	<i>Div.# 6.F.</i>	15 SY	<input type="text"/>
16	Area: KITCHEN Underlayment/3/4". Replace existing underlayment with new 3/4" underlayment.	<i>Div.# 6.F.</i>	33 SY	<input type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
Carpentry				
17	Area: EXTERIOR Vinyl Siding & Styrofoam Sheathing. Install new vinyl siding with 1/2" or 3/4" styrofoam sheathing with radiant barrier. Work shall include repairs to all covered surfaces to allow solid penetration of nails and re-nailing all loose siding/trim. <i>Make all repairs to the structure before installing the vinyl siding.</i>	<i>Div.# 15.C.</i>	1500 SF	<input type="text"/>
18	Area: BEDROOM #1 Window Trim Set/Replace entire window trim set. Include casing, stops, stools and apron. Paint to match existing. <i>Match the window casing and trim with the laundry room window casing and trim.</i>	<i>Div.# 8.Q</i>	1 Ea	<input type="text"/>
19	Area: BEDROOM #2 Window Trim Set/Replace entire window trim set. Include casing, stops, stools and apron. Paint to match existing. <i>Replace the window casing and trim, match with trim and casing in the laundry room.</i>	<i>Div.# 8.Q</i>	2 Ea	<input type="text"/>
20	Area: LIVING ROOM #1 Window Trim Set/Replace entire window trim set. Include casing, stops, stools and apron. Paint to match existing. <i>Match the casing and trim on the south and north wall with the laundry room casing and trim, use clear coat.</i>	<i>Div.# 8.Q</i>	2 Ea	<input type="text"/>
21	Area: UTILITY ROOM #1 Window Trim Set/Replace entire window trim set. Include casing, stops, stools and apron. Paint to match existing. <i>Match window trim and casing with laundry room window trim and casing.</i>	<i>Div.# 8.Q</i>	1 Ea	<input type="text"/>

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<u>Carpentry</u>				
22	Area: BATHROOM #1 Window Trim/Exterior/Interior/Replace exterior/interior window trim. Match existing. Match with laundry room, use clear coat.	<i>Div.# 6.P</i>	12 LF	<input type="text"/>
23	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. 2 on the east and 1 on the west side of the home, match with the existing vinyl windows, windows are built for vinyl siding, match the interior trim and casing with the other window casing and trim.	<i>Div.# 8.G</i>	3 Ea	<input type="text"/>
<u>Drywall & Finish</u>				
24	Area: BATHROOM #1 Drywall/Wall/Install new 1/2" drywall on wall/Finish completely. Work shall include tape, bed and texture to match existing surfaces. Homeowner stated he had the drywall install west wall and around new shower, may need to get the mud, tape and drywall screws or nails.	<i>Div.# 9.D</i>	90 SF	<input type="text"/>
25	Area: HALLWAY #1 Drywall/Wall/Install new 1/2" drywall on wall/Finish completely. Work shall include tape, bed and texture to match existing surfaces. Homeowner stated that he has the drywall install on the north wall, you will need to get the mud, tape and drywall screws or nails, includes installing around the door of bedroom #2 and enclose the beam at the end of hallway.	<i>Div.# 9.D</i>	155 SF	<input type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
Drywall & Finish				
26	Area: BATHROOM #2 Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape,bed,texture and paint to match existing surfaces. <i>Patch hole in the west wall.</i>	<i>Div.# 9.D</i>	5 SF	<input type="text"/>
27	Area: LIVING ROOM #1 Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape,bed,texture and paint to match existing surfaces. <i>Install drywall around the windows before casing out the window.</i>	<i>Div.# 9.D</i>	14 SF	<input type="text"/>
28	Area: UTILITY ROOM #1 Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape,bed,texture and paint to match existing surfaces. <i>Patch hole in the wall.</i>	<i>Div.# 9.D</i>	5 SF	<input type="text"/>
29	Area: BATHROOM #2 Mud & Tape/Ceiling/Wall Repair. Repair ceiling/wall Mud & Tape and re-apply new texture-match existing. <i>Finish drywall on the ceiling.</i>	<i>Div.# 9.F</i>	65 SF	<input type="text"/>
30	Area: KITCHEN Mud & Tape/Ceiling/Wall Repair. Repair ceiling/wall Mud & Tape and re-apply new texture-match existing. <i>Finish the drywall on the south, east, west walls and ceiling.</i>	<i>Div.# 9.F</i>	320 SF	<input type="text"/>
31	Area: BATHROOM #1 Texture/Wall/Refinish the walls; mud, tape, and texture as necessary to match existing finish. <i>Refinish existing drywall that homeowner has installed</i>	<i>Div.# 9.F</i>	160 SF	<input type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<u>Drywall & Finish</u>				
32	<i>Area:</i> BEDROOM #1 Texture/Wall/Refinish the walls; mud, tape, and texture as necessary to match existing finish.	<i>Div.#</i> 9.F	275 SF	<input type="text"/>
33	<i>Area:</i> HALLWAY #1 Texture/Wall/Refinish the walls; mud, tape, and texture as necessary to match existing finish. <i>Finish the on the south wall.</i>	<i>Div.#</i> 9.F	120 SF	<input type="text"/>
34	<i>Area:</i> UTILITY ROOM #1 Texture/Wall/Refinish the walls; mud, tape, and texture as necessary to match existing finish.	<i>Div.#</i> 9.F	365 SF	<input type="text"/>
<u>Electrical</u>				
35	<i>Area:</i> LIVING ROOM #1 Cover Plate/Outlet/Install new outlet cover plate <i>Install on the south wall next to window.</i>	<i>Div.#</i> 13.D. 6.	1 Ea	<input type="text"/>
36	<i>Area:</i> HALLWAY #1 Cover Plate/Switch/Install new switch & cover plate. <i>Homeowner has double gain box on the west end of hallway add switch and cover plate to cover both switches , on the east side has triple gain change to double add switch and cover plates to cover both.</i>	<i>Div.#</i> 13.D. 6.	2 Ea	<input type="text"/>
37	<i>Area:</i> UTILITY ROOM #1 Panel Box/Remove and Reinstall. Remove panel box for work and reinstall. <i>Recess the panel box into wall.</i>	<i>Div.#</i> 13	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>
Electrical				
38	<i>Area:</i> BATHROOM #1	<i>Div.#</i> 13.D. 16.	1 Ea	<input type="text"/>
Vent Fan/Remove & Replace existing vent fan. <i>Install vent fan, homeowner has the vent fan.</i>				
Flooring				
39	<i>Area:</i> HALLWAY #1	<i>Div.#</i> 9.L	55 SF	<input type="text"/>
Flooring/ Install vinyl / waterproof/flooring planks. min 12-mil lifetime warranty. Install according to the manufactures instructions. <i>Includes new base trim.</i>				
40	<i>Area:</i> KITCHEN	<i>Div.#</i> 9.L	290 SF	<input type="text"/>
Flooring/ Install vinyl / waterproof/flooring planks. min 12-mil lifetime warranty. Install according to the manufactures instructions. <i>Includes new base trim.</i>				
41	<i>Area:</i> LIVING ROOM #1	<i>Div.#</i> 9.L	355 SF	<input type="text"/>
Flooring/ Install vinyl / waterproof/flooring planks. min 12-mil lifetime warranty. Install according to the manufactures instructions. <i>Includes new base trim.</i>				
42	<i>Area:</i> UTILITY ROOM #1	<i>Div.#</i> 9.L	135 SF	<input type="text"/>
Flooring/ Install vinyl / waterproof/flooring planks. min 12-mil lifetime warranty. Install according to the manufactures instructions. <i>Install in the foyer (west room) includes new base trim.</i>				
43	<i>Area:</i> BEDROOM #1	<i>Div.#</i> 9.M	16 SY	<input type="text"/>
Carpet & Pad/Level Loop/26 oz./Install new carpet (26 oz., level loop)and pad (15 oz.). <i>Homeowner stated he had the carpet for the bedroom, includes new base trim.</i>				

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
Flooring				
44	Area: BEDROOM #2 Carpet & Pad/Level Loop/26 oz./Install new carpet (26 oz., level loop)and pad (15 oz.). <i>Homeowner has the carpet for the bedroom, includes instaling new base trim</i>	<i>Div.# 9.M</i>	18 SY	<input type="text"/>
45	Area: BATHROOM #1 Ceramic Tile/Install Ceramic Floor Tile. Match existing tile & grout. <i>Homeowner has the materials (Ceramic tile)for the floor.</i>	<i>Div.# 9.E.</i>	65 SF	<input type="text"/>
46	Area: BATHROOM #2 Ceramic Tile/Replace ceramic tile. Match existing as close as possible. <i>Homeowner has the ceramic trile for the bathroom, includes installing new base trim.</i>	<i>Div.# 9.E</i>	4 SF	<input type="text"/>
Paint & Finish				
47	Area: BATHROOM #1 Ceiling/Drywall/Paint ceiling--drywall/Two coats.	<i>Div.# 9.N.3</i>	65 SF	<input type="text"/>
48	Area: BATHROOM #2 Ceiling/Drywall/Paint ceiling--drywall/Two coats.	<i>Div.# 9.N.3</i>	65 SF	<input type="text"/>
49	Area: UTILITY ROOM #1 Ceiling/Drywall/Paint ceiling--drywall/Two coats.	<i>Div.# 9.N.3</i>	135 SF	<input type="text"/>
50	Area: BATHROOM #1 Walls/Paint walls / Two coats.	<i>Div.# 9.N.3</i>	140 SF	<input type="text"/>
51	Area: BATHROOM #2 Walls/Paint walls / Two coats.	<i>Div.# 9.N.3</i>	260 SF	<input type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<u>Paint & Finish</u>				
52	<i>Area:</i> HALLWAY #1 Walls/Paint walls / Two coats.	<i>Div.#</i> 9.N.3	275 SF	<input type="text"/>
53	<i>Area:</i> KITCHEN Walls/Paint walls / Two coats. <i>Paint the walls that were finished.</i>	<i>Div.#</i> 9.N.3	310 SF	<input type="text"/>
54	<i>Area:</i> LIVING ROOM #1 Walls/Paint walls / Two coats. <i>Paint the south wall in the livingroom, homeowner stated he would have the paneling removed on that wall.</i>	<i>Div.#</i> 9.N.3	110 SF	<input type="text"/>
55	<i>Area:</i> UTILITY ROOM #1 Walls/Paint walls / Two coats.	<i>Div.#</i> 9.N.3	365 SF	<input type="text"/>
<u>Plumbing</u>				
56	<i>Area:</i> BATHROOM #1 Shower/Handicap/Pre-Fab /3 or 4 piece/Install 32" x 60" x 77" Shower, with 3-grab bars, shower seat, and pressure balanced shower valve with glide bar. Locke 4 piece #A1117. Delta fixtures.	<i>Div.#</i> 16.C.	1 Ea	<input type="text"/>
<u>Sheetmetal & Gutters</u>				
57	<i>Area:</i> EXTERIOR Vent/Install/Gable. Install new gable vent. <i>Need to measure gable vents.</i>	<i>Div.#</i> 5.J	2 Ea	<input type="text"/>
<u>Thermal Protection</u>				

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<u>Thermal Protection</u>				
58	<i>Area: ATTIC</i>	<i>Div.# 14</i>	1400 SF	<input type="text"/>
Insulation/Add/Attic/R-19. Add R-19 Cellulose in attic. Entire attic over air conditioned & heated spaces.				

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: