

HACN HOUSING REHAB SITE DIRECTIONS

Name: Opal Neel

Telephone: (918) 638-6003

Address: 6927 E. Newton St.
Tulsa, OK 74115

County: Tulsa

Year Built: 1948

GPS Coordinates: 36. 1023.4726 - 95.8969654

Drive Time: 1:15 min.



Directions: From Cherokee Nation, From Locust Grove, take the Cherokee TurnPike west 35 miles to Hwy 169, then turn right / North and go a short distance and exist on Pine St. , then turn left onto Pine St and go to N 71st East Ave, turn south and go E. newton St. turn right onto E. Newton house is on the right.

Mike Dreadfulwater
Cost Estimator/Inspector

2/22/22
Date

Work Write-Up and Bid Document/By Trade

Opal Neel [Revised]

6927 E. Newton St. Tulsa, OK 7-4115

(918) 638-6003

Contractor Name:

Contractor Signature:

This document must be signed to be a valid bid.

PROJECT TYPE: Minor Rehabilitation Bid Due Date:

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
1 Area: EXTERIOR	Door Opening/Widen/Exterior/Install new door/36" 6-panel, pre-hung steel. Widen existing exterior door opening and install a new pre-hung steel, 36" wide exterior door. Work shall include new framing, deadbolt, lockset, threshold, peephole and paint. Replace the front door. Match the swing and size. Includes lock set, dead bolt and entrance lock keyed alike.	Div.# 16.B. 2.	1 Ea	
2 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 of the fascia before roofing. Caulk and paint.	Div.# 6.P	280 LF	
3 Area: UTILITY ROOM #1	Interior Wall/Partition/2"x 4"x 8'/ Build. Build 2" x 4" x 8' interior partition wall/ 16" O.C. (framing only). Frame and insulate the doorway between the garage and utility room before installing the drywall.	Div.# 6.C.	4 LF	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
4	Area: BATHROOM #1 Shower Curtain Rod/Replace. Replace curtain rod. Provide a heavy duty shower curtain and rod. White curtain.	Div.# 8.P	1 Ea	
5	Area: EXTERIOR Soffit/Plywood/Install. Install new soffit with new SMART SIDE PRODUCT soffit material. Replace damaged soffit, match material.	Div.# 6.P	200 SF	
6	Area: EXTERIOR Storm Door/Aluminum/white finish/ heavy duty Replace. Replace storm/screen door with new aluminum 1 1/4" thick storm door with a retractable screen /white finish Larson Platinum Series. Including all hardware. Front door: replace the storm door, match size and swing. Use a HD storm door with all necessary hardware.	Div.# 8.B	1 Ea	
7	Area: EXTERIOR Wheel Chair Ramp/Wood/Install 4' inside clear space wheel chair ramp/pressure treated lumber work includes balusters, handrails, guardrails, concrete landing at the end of ramp. Handicap ramp w/ handrails, & landings. Build a landing 32 Sq. Ft. over the concrete porch level with the door threshold for wheelchair access, Then build a ramp straight out 16' or 1" fall per LF. Build steps to the east to the existing porch.	Div.# 16.A.	16 LF	
8	Area: UTILITY ROOM #1 Window Trim/Re-attach. Re-attach window trim, caulk and paint to match existing. Install new trim around the window in the back storage room.	Div.# 8.G.	1 Ea	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<u>Carpentry</u>				
9	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 3- existing windows, match size, includes trim inside and out. Check for proper operation at completion.	Div.# 8.G	3 Ea	
<u>Drywall & Finish</u>				
10	Area: INTERIOR Drywall/Ceiling & Wall/all/Replace. Replace all of drywall with new. 1/2" on wall, 5/8" on ceiling. Work shall include tape, bed and texture. SF= Area under roof. Back utility and storage; replace the drywall on ceilings and walls, mud, tape, finish and paint.	Div.# 9.D.	900 SF	
11	Area: LIVING ROOM #1 Drywall/Ceiling/Repair 1/2" drywall on ceiling/Finish completely. Work shall include tape, bed & texture to match existing surfaces. Replace a small area of drywall where the flue has leaked, match thickness, texture, and paint.	Div.# 9.D	8 SF	
12	Area: BATHROOM #1 Drywall/Moisture Resistant/Replace. Replace drywall with moisture resistant drywall- 1/2".includes mud, tape and finish. Replace drywall on the ceiling & walls, remove existing drywall, and insulation, check the framing and make all necessary repairs before installing moisture resistant drywall. Install new wall & ceiling insulation.	Div.# 9.D	260 SF	
<u>Electrical</u>				

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Electrical				
13 Area: HALLWAY #1		Div.# 13.D. 11	1 Ea	
Carbon Monoxide Detector/Direct Plug Type/Install. Install a new direct plug type carbon monoxide detector. Install a new carbon monoxide detector.				
14 Area: BATHROOM #1		Div.# 13.D. 9	1 Ea	
Light Fixture, Switch & Circuit/ Bathroom. Install new bulb fixture over the vanity, switch, cover plate and circuit. Install a 2 or 3- bulb light fixture above the vanity, includes a new switch.				
15 Area: INTERIOR		Div.# 13.D. 9	1 Ea	
Light Fixture, Switch & Circuit/Kitchen Sink/Install new switched light (3-light, flush-mount) over kitchen sink. Include new wiring circuit, switch and cover plate. Replace the kitchen light fixture and switch.				
16 Area: INTERIOR		Div.# 13.D. 9	7 Ea	
Light Fixture, Switch & Circuit/Room. Install new 7-1/2" inch, round, flush mount, ceiling light fixture, switch, cover plate, and circuit. Replace the light fixtures in each bedroom, living room, kitchen, utility room, storage room and hallway. Includes a switch at each light.				
17 Area: EXTERIOR		Div.# 13.D. 9	1 Ea	
Light Fixture/Porch/Wall Mounted/Install new exterior porch light include circuit wiring, switch and cover. Front porch: replace the light fixture and switch.				

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<u>Electrical</u>				
18 Area: INTERIOR	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. Install one smoke detector in each bedroom over the door, and one in the hallway.	Div.# 13.D. 11	3 Ea	
<u>Flooring</u>				
19 Area: BATHROOM #1	Flooring/ Install vinyl/flooring planks. Install Click Lock Waterproof vinyl Planks., with 25 Year Residential Warranty. Install new vinyl floor covering after all of the bathroom repairs have been completed.	Div.# 9.L	35 SF	
<u>HVAC</u>				
20 Area: LIVING ROOM #1	Vented 65000 BTU Console Heater, Natural Gas /. Install a new Empire RH65C NAT65000 Mbtu input or written approved equal. Work shall include installation of vent kit & Blower Kit. Install a new console heater and all necessary venting, and electrical for the Blower attachment.	Div.# 12	1 Ea	
<u>Paint & Finish</u>				
21 Area: BATHROOM #1	Paint Interior /Ceilings, Walls, & Trim /Paint Two coats, . Work shall include minor repairs to surfaces. SF=ACTUAL SURFACE AREA OF WALLS & CEILING. Paint the bathroom walls and ceiling after all of the repairs have been completed.	Div.# 9.N.3	360 SF	
<u>Plumbing</u>				

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Plumbing				
22	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 Install a new high rise stool complete with new shut-off valves, stool flange, supply lines, and seat.	Div.# 16.C.	1 Ea	
23	Area: BATHROOM #1 Shower/Handicap/Pre-Fab /4 piece/Install 32" x 60" x 77" Shower, with 3-grab bars, fold down/portable shower seat, and pressure balanced shower valve with glide bar. Locke 4 piece #A1117. Delta fixtures. Hand held shower head with shut off. Replace the tub with a handicap shower stall, 3 or 4 piece with grab bars attached and a removable shower seat. Include all necessary plumbing for a complete installation.	Div.# 16.C.	1 Ea	
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.