

Directions to Unit: Park Hill, Tahlequah HWY 82 S, when you blue storage units,
turn right from Tahlequah, and go 4 miles S on 82, turn Right on 830 RD, first on Left

Work Write-Up and Bid Document/By Trade

Brad Jones (RW)

Contractor Name:

18131 W. 830 Rd. Park Hill, OK 7-4451

Contractor Signature:

(918) 730-0657

PROJECT TYPE: Rehabilitation

Bid Due Date:

This document must be signed to be a valid bid.

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Appliances				
1	Area: KITCHEN Dishwasher/Replace. Replace existing dishwasher with new Dishwasher. Must be energy star compliant	Div.# 10.F.	1 Ea	
2	Area: KITCHEN Oven/Range/Electric/30"/Free Standing. Replace existing oven with new 30" free standing electric range/oven with clock, oven window and one-year manufacturer's warranty. Must be energy star compliant.	Div.# 10.F	1 Ea	
3	Area: KITCHEN Refrigerator/Top Freezer/Energy Star/18.2 C.F. Minimum Size/Replace. Replace existing refrigerator with new 18.2 C.F. (minimum size) refrigerator with top freezer. Must be Energy Star compliant.	Div.# 10.F	1 Ea	
4	Area: KITCHEN Vent-A-Hood/30"/Ext. Vented/Replace. Replace existing vent-a-hood with new kitchen vent-a-hood (ext. vent)/30" Work includes venting through the roof. Cutting hole addressed in another line item.	Div.# 10.D. 3.D	1 Ea	

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Carpentry				
5	Area: KITCHEN Base Cabinets/Replace/Oak. Replace base cabinets with new cabinets, pre-finished oak. Match existing.	<i>Div.# 6.O.2</i>	13 LF	
6	Area: INTERIOR Base Trim/Pine Colonial 2-1/4" Fingerojoint/Replace. Replace base trim, colonial, fingerojoint, 2-1/4" pine.	<i>Div.# 6.N</i>	750 LF	
7	Area: INTERIOR Closet Shelf & Clothes Rod/Wood. Install new wood closet shelf (1" x 12") and clothes rod. Work shall include bracing and paint (prime and two coats). Replace all closet shelves & Rods.	<i>Div.# 6.Z.</i>	35 LF	
8	Area: EXTERIOR Column/Porch/Replace/Match Existing. Replace porch column/match existing.	<i>Div.# 6.KK.</i>	1 Ea	
9	Area: KITCHEN Countertop/Laminate/Replace. Remove existing countertop and replace with new laminate countertop and backsplash. Match existing.	<i>Div.# 6.O.4</i>	13 SF	
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 & peephole. All door knobs are to be keyed the same. Includes brick mold.	<i>Div.# 8.A.</i>	2 Ea	
11	Area: EXTERIOR Fascia/Replace/1" x 6". Replace Fascia/1" x 6". Replace Metal fascia on porch.	<i>Div.# 6.P</i>	18 LF	

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Carpentry				
12 Area: KITCHEN	Fire Extinguisher/Install. Install new fire extinguisher. Mount under sink.	Div.# 10.G	1 Ea	
13 Area: HALLWAY #1	Interior Wall/Partition/2"x 4"x 2'/Replace. Replace 2" x 4" x 2' interior partition wall/ 16" O.C. (framing only). Rebuild Air return box/ HVAC platform. Match existing.	Div.# 6.C.	4 LF	
14 Area: BATHROOM #1	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing.	Div.# 10.E.	6 SF	
15 Area: BATHROOM #2	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing.	Div.# 10.E.	6 SF	
16 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. Bedrooms and Bathrooms get locking door knobs.	Div.# 8.A	13 Ea	
17 Area: EXTERIOR	Siding,fascia/Brick. Pressure Wash existing siding,fascia/Brick using detergent and fungicide. Washing shall remove all debris, dirt, mold, fungi and mildew without damage or water intrusion. Pressure wash fascia & brick.	Div.# 5.H.8.	1250 SF	

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Carpentry				
18	Area: HALLWAY #1 Subfloor/Replace/3/4" Plywood. Replace subfloor-- 3/4" plywood. Use Tyvek or written approved equal as vapor barrier beneath subfloor. HVAC closet, replace 3/4" platform decking.	Div.# 6.D	32 SF	
19	Area: BATHROOM #1 Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s).	Div.# 6.O.2	2 LF	
20	Area: BATHROOM #2 Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s).	Div.# 6.O.2	2 LF	
21	Area: KITCHEN Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). Match existing.	Div.# 6.O.2	12.5 LF	
22	Area: HALLWAY #1 Wall/Partition/Demolish. Completely remove partition wall. Demo air return box/ HVAC platform.	Div.# 9.D.1.	4 LF	
23	Area: EXTERIOR Window/Replace/Vinyl/Thermopane/Low-E. Replace window with new Solid Vinyl window/single hung. Use Am. Craftsman Series 2160-Vinyl or written approved equal. Include frame, sill, sash, trim, hardware, screen, repair & paint of int. and ext. surfaces. Includes replacing Window Apron.	Div.# 8.G	8 Ea	
Concrete				

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Concrete				
24	Area: EXTERIOR Wall/Repair. Repair wall. See General Specifications and Comments for required repairs. Seal off old dryer vent hole (Brick) fill hole with concrete to seal closed.	<i>Div.# 4.P.2.</i>	1 SF	
25	Area: EXTERIOR Sidewalk, Landing/Concrete/Install. Install concrete sidewalk, Landing. See Comments. 16' X 3' concrete sidewalk. Includes Rebar or wire mesh.	<i>Div.# 3.C.</i>	48 SF	
26	Area: EXTERIOR Sidewalk/Concrete/Demolish. Remove concrete sidewalk. Demo existing sidewalk.	<i>Div.# 2</i>	65 SF	
Drywall & Finish				
27	Area: BATHROOM #1 Backer Board/Moisture Resistant/Replace. Replace existing drywall with new moisture resistant backer board. Use Durock, Wonderboard or written approved equal. Finish completely Mud, tape & texture to match existing surfaces. Replace drywall where shower was replaced.	<i>Div.# 9.D</i>	32 SF	
28	Area: UTILITY ROOM #1 Backer Board/Moisture Resistant/Replace. Replace existing drywall with new moisture resistant backer board. Use Durock, Wonderboard or written approved equal. Finish completely Mud, tape & texture to match existing surfaces. Replace drywall where washer box was replaced.	<i>Div.# 9.D</i>	32 SF	
29	Area: BEDROOM #2 Drywall/Ceiling & Wall Replace 1/2" drywall on ceiling & wall Finish completely. Work shall include tape, bed & texture to match existing surfaces. Includes closet.	<i>Div.# 9.D</i>	448 SF	

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<u>Drywall & Finish</u>				
30	<i>Area: BEDROOM #3</i> Drywall/Ceiling & Wall Replace 1/2" drywall on ceiling & wall Finish completely. Work shall include tape, bed & texture to match existing surfaces. Includes closet.	<i>Div.# 9.D</i>	512 SF	
31	<i>Area: BEDROOM #4</i> Drywall/Ceiling & Wall Replace 1/2" drywall on ceiling & wall Finish completely. Work shall include tape, bed & texture to match existing surfaces. Includes closet.	<i>Div.# 9.D</i>	608 SF	
32	<i>Area: KITCHEN</i> Drywall/Ceiling Or Wall/Small Area/Replace 1/2". Replace small area of drywall with new 1/2" drywall. Work shall include tape, bed, texture and paint to match existing as closely as possible. 4' X 16" remove sheetrock from wall to expose dryer vent.	<i>Div.# 9.D.</i>	32 SF	
33	<i>Area: INTERIOR</i> Drywall/Wall/Repair 1/2" drywall on wall/Finish completely. Work shall include tape, bed & texture to match existing surfaces. Make repairs to various small areas.	<i>Div.# 9.D</i>	128 SF	
<u>Electrical</u>				
34	<i>Area: BEDROOM #2</i> Ceiling Fan, Light Kit & Circuit Wiring/44"/Install new ceiling fan (44" w/lifetime warranty) with light kit, switch, cover plate and circuit wiring. Bedrooms 2,3,4	<i>Div.# 13.D. 9.B</i>	3 Ea	

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Electrical				
35	Area: BEDROOM #1 Ceiling Fan, Light Kit & Circuit Wiring/52". Install new ceiling fan (52" w/lifetime warranty) with light kit, switch, cover plate and wiring.	Div.# 13.D. 9.B	1 Ea	
36	Area: LIVING ROOM #1 Ceiling Fan, Light Kit & Circuit Wiring/52". Install new ceiling fan (52" w/lifetime warranty) with light kit, switch, cover plate and wiring.	Div.# 13.D. 9.B	1 Ea	
37	Area: BATHROOM #1 Dryer Outlet/220v. Replace 220 dryer outlet & cover.	Div.# 13.D.	1 Ea	
38	Area: INTERIOR Light Fixture, Switch & Circuit/Room. Install new 10 inch, round, flush mount, ceiling light fixture and 55 watt compact fluorescent lighting, switch, cover plate and circuit.	Div.# 13.D. 9	5 Ea	
39	Area: BATHROOM #1 Light Fixture/Bathroom/3 Light/Replace. Replace existing light fixture with new 3 Light/Globe, wall mounted light fixture.	Div.# 13	2 Ea	
40	Area: ELECTRICAL Light Fixture/Porch/Replace exterior porch light. Match existing.	Div.# 13.D. 9	2 Ea	

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Electrical				
41	Area: DINING ROOM #1			
		<i>Div. # 13.D.</i> 15	1 Ea	
	Light Fixture/Repair/ Replace existing light fixture/See comments. Install pendant style light. Match existing.			
42	Area: BATHROOM #1			
		<i>Div. # 13.D.</i> 16	1 Ea	
	Light Fixture/Vent-Light/Install new bathroom light (100 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.			
43	Area: BATHROOM #2			
		<i>Div. # 13.D.</i> 16	1 Ea	
	Light Fixture/Vent-Light/Install new bathroom light (100 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.			
44	Area: ELECTRICAL			
		<i>Div. # 13.D.</i>	31 Ea	
	Outlet/110v Duplex/20 Amp/Grounded/Replace 110 duplex outlet and cover/20 amp., grounded.			
45	Area: ELECTRICAL			
		<i>Div. # 13.D.</i> 6.	7 Ea	
	Outlet/GFCI/Replace existing outlet with new GFCI outlet. Place GFCI as close as possible to panel box to protect downstream outlets. One GFCI per circuit. Interior & Exterior			
46	Area: INTERIOR			
		<i>Div. # 13.D.</i> 11	5 Ea	
	Smoke Detector/Hard Wired with Battery Back-Up/Install new smoke detector, hard wired with battery backup. All bedrooms and hallways adjacent to bedrooms. Use Firex #045186 or written approved equal.			

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<u>Electrical</u>				
47	Area: ELECTRICAL Switch & Cover Plate/20 Amp/Replace switch and cover/20 amp.	Div.# 13.D.	23 Ea	
<u>Flooring</u>				
48	Area: HVAC Vinyl Plank Flooring/Remove existing flooring & install vinyl plank flooring/Wood grain. Flooring is to have 25 year residential warranty. Install vinyl plank tile on HVAC return air box floor.	Div.# 9.L	12 SF	
49	Area: INTERIOR Vinyl Plank Flooring/Remove existing flooring & install vinyl plank flooring/Wood grain. Flooring is to have 25 year residential warranty. Install glue down vinyl plank flooring.	Div.# 9.L	1300 SF	
<u>HVAC</u>				
50	Area: ATTIC Ductwork/Replace existing ductwork with new METAL ductwork/SF = air conditioned floor area. Replace supply and return air ductwork. Seal return air plenums including boxes under unit and closet ceiling to insure no attic air is pulled into unit.	Div.# 12	1400 SF	
51	Area: HVAC HVAC/Centr/Cool-Heat/3TON/14 SR. Replace existing HVAC cool-heat equip, 14 SR. In & OUTSIDE EQUIP/INCLUDING AIR HANDLER, COPPER LINES, CONDENSOR COILS, EVAP. COILS, AND COMPRESSOR, REGISTERS, circuit wire to disconnect. To code. Match existing gas/electric.	Div.# 12	1 Ea	

Paint & Finish

<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: INTERIOR</i> Ceiling/Drywall/Paint ceiling--drywall/Two coats. Includes 1 coat primer.	<i>Div.# 9.N.3</i>	1300 SF	
53	<i>Area: INTERIOR</i> Walls & Ceiling/Drywall/Paint/Two coats. Paint walls & ceiling in entire area. Work shall include minor repairs to surfaces. SF=ACTUAL AREA UNDER ROOF. Includes 1 coat primer.	<i>Div.# 9.N.3</i>	500 SF	
54	<i>Area: INTERIOR</i> Walls/Drywall/Paint walls--drywall/Two coats. Includes minor repairs to prep for paint. Includes Water heater & HVAC closets. Includes 1 coat primer.	<i>Div.# 9.N.3</i>	3600 SF	
<u>Plumbing</u>				
55	<i>Area: BATHROOM #1</i> Access Panel/Plumbing. Install new access panel at designated plumbing location. Use pre-fabricated panel or site-built. Site-built panels shall match existing services and finish (paint or stain).	<i>Div.# 8.G.2. F.</i>	1 Ea	
56	<i>Area: BATHROOM #1</i> Bathtub-Shower Combination/Acrylic fiberglass/Pre-Fab/3 Piece 32"x60"x72". Replace existing bathtub/shower combination with new 3 piece acrylic fiberglass tub/shower unit. Match existing.	<i>Div.# 11.A</i>	1 Ea	
57	<i>Area: BATHROOM #1</i> Commode & Seat/Install new highrise commode with elongated bowl, seat, supply line, shutoff and wax seal. Use American Standard Cadet or written approved equal.	<i>Div.# 11.A</i>	1 Ea	

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Plumbing				
58	<i>Area: BATHROOM #2</i> Commode & Seat/Install new highrise commode with elongated bowl, seat, supply line, shutoff and wax seal. Use American Standard Cadet or written approved equal.	<i>Div.# 11.A</i>	1 Ea	
59	<i>Area: PLUMBING</i> Drain Lines/Snake. Snake all drain lines	<i>Div.# 11.A</i>	1 Ea	
60	<i>Area: PLUMBING</i> Hose bib. Replace exterior hose bib with new brass hose bib with vacuum breaker. Repair and replace.	<i>Div.# 11.A</i>	2 Ea	
61	<i>Area: BATHROOM #1</i> Replace Lavatory-Vanity Cabinet, Sinktop & Faucet Combo/Replace. Replace existing Lavatory-Vanity Cabinet, Sinktop & Faucet with new Vanity Cabinet Combo. Includes supply lines & shut offs (pre-finished oak). Match existing size. 24"	<i>Div.# 11.A</i>	2 LF	
62	<i>Area: BATHROOM #2</i> Replace Lavatory-Vanity Cabinet, Sinktop & Faucet Combo/Replace. Replace existing Lavatory-Vanity Cabinet, Sinktop & Faucet with new Vanity Cabinet Combo. Includes supply lines & shut offs (pre-finished oak). Match existing size. 24"	<i>Div.# 11.A</i>	2 LF	
63	<i>Area: PLUMBING</i> Septic Tank/Clean. Clean out septic tank.	<i>Div.# 11.A</i>	1 Ea	
64	<i>Area: BATHROOM #1</i> Shower Faucet & Diverter/Single Lever/Install new bath/shower faucet with diverter. Work shall include installation of pre-fab access panel or removal and replacement of wall materials on opposite wall to faucet.	<i>Div.# 11.A</i>	1 Ea	

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<u>Plumbing</u>				
65	<i>Area: BATHROOM #1</i> Shower Head. Replace or Repair shower head/see comments. Install shower head with removable shower wand.	<i>Div.# 11.A</i>	1 Ea	
66	<i>Area: EXTERIOR</i> 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 and shutoffs (2).	<i>Div.# 11.A</i>	1 Ea	
67	<i>Area: BATHROOM #1</i> Washer Box, Valves & Drain/Replace. Replace existing washer box, valves and drain line with new washer box, valves and drain line.	<i>Div.# 11.A</i>	1 Ea	
68	<i>Area: HALLWAY #1</i> Water Heater Drain Pan/Install. Install new aluminum drain pan at existing water heater.	<i>Div.# 11.A</i>	1 Ea	
69	<i>Area: PLUMBING</i> Water Heater/Electric/40 Gallon/Replace. Replace existing water heater with new 40 gal. electric water heater. Install new electric water heater to code. Work shall include all electrical hook-ups.	<i>Div.# 11.A</i>	1 Ea	
<u>Roofing</u>				
70	<i>Area: ROOF</i> Replace Roofing/Use Architectural/30 Year Warranty. Replace existing fiberglass shingles/Minimum 30 year warranty/Use Owens Corning "Classic" or written approved equal.	<i>Div.# 7.A.</i>	24 Sq	
<u>Sheetmetal & Gutters</u>				

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<u>Sheetmetal & Gutters</u>				
71	<i>Area: EXTERIOR</i> Downspouts/Replace/ Install/2" x 3". Replace/ Install existing downspouts with new downspouts/steel 2" x 3". Install 4 down spouts.	<i>Div.# 7.F.</i>	32 LF	
72	<i>Area: KITCHEN</i> Dryer Vent/Install/Dryer. Install new Dryer vent. Delete existing dryer vent, install new dryer vent to 12" higher on exterior wall. Includes cutting hole in brick.	<i>Div.# 5.J</i>	1 Ea	
73	<i>Area: EXTERIOR</i> Gutters/Install/Half Round Steel/4". Install/Replace existing gutters with new half round Steel gutters (4" wide) with concrete gutter guards.	<i>Div.# 7.F.</i>	100 LF	
74	<i>Area: ATTIC</i> Vent/Install/Vent-a-hood vent. Install new vent-a-hood vent. See Comments. Includes Cutting hole through ceiling & roof to make way for Vent a hood vent.	<i>Div.# 5.J</i>	1 Ea	
Site Work				
75	<i>Area: EXTERIOR</i> Cleanup/Final. Final cleanup of entire Project. Clean up includes removing existing trash, junk, etc...	<i>Div.#</i>	2000 SF	
76	<i>Area: INTERIOR</i> Cleanup/Final. Final cleanup of entire Project. Includes removing all existing furniture, trash & junk etc... Includes cleaning all Int. finishings; Mirrors, counter tops, cabinets, etc...	<i>Div.#</i>	1500 SF	

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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:			