



HACN HOUSING REHAB SITE DIRECTIONS

Telephone: Home: (918) 766-5892
Business: _____
Mobile (918) 246-8733

Address: 6223 N Victor Ave
Tulsa OK 74130

County: Tulsa Year Built: _____

GPS Coordinates: 36.24519,-95.96541



Directions: From Cherokee Nation, Get on OK-165 N/OK-351 in Muskogee County from US-62 W
23 min (21.2 mi) Continue on OK-351. Take OK-51 W to E 66th St N in Tulsa County. Take the 66th St N exit from US-75 N
47 min (54.4 mi) Continue on E 66th St N. Drive to N Victor Ave in Turley
4 min (2.3 mi)
6223 N Victor Ave
Tulsa, OK 74130

Larry Ketcher

Cost Estimator/Inspector

10/24/2025

Date

#13784

Bid Breakdown

Line 1-4 \$ _____

Line 5-13 \$ _____

Line 14-20 \$ _____

Line 21-37 \$ _____

Line 38-46 \$ _____

Line 47-58 \$ _____

Line 59-68 \$ _____

Line 69-79 \$ _____

Line 80-88 \$ _____

Line 89-97 \$ _____

Line 98-106 \$ _____

Total- \$ _____

Date: _____

Contractor Signature: _____



Housing Authority of the Cherokee Nation
PO Box 1007,
Tahlequah, Oklahoma 74465-1007
918-456-5482 | 1-800-837-2869

Description	Quantity	Per
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ESTIMATE: Emergency (Housing Authority of the Cherokee Nation)

Approved

FLOORPLAN: Floorplan

GIRDER BEAM

- 1 Install under floor joist.
- 2 Girder, Wood, Double, 2"x8" - Replace 104.00 (114.40) LF
Includes 10% waste on material quantity.
- 3 Install piers 8' apart under girder beam to support floor system, 16 piers total.
- 4 Column Footing, 16" Thick - Replace 200.00 (210.00) SF
Includes 5% waste on material quantity.

DECK

- 5 Deck Joists, Treated Pine, 2"x6", 16" O.C. - Replace 120.00 (126.00) SF
Includes 5% waste on material quantity.
- 6 Decking, Treated Pine, 5/4"x6" - Replace 120.00 (126.00) SF
Includes 5% waste on material quantity.
- 7 Deck Railing Complete, Pressure Treated - Replace 40.00 (42.00) LF
Includes 5% waste on material quantity.
- 8 Install under deck joist to support joist
- 9 Girder, Wood, Double, 2"x8" - Replace 12.00 (13.20) LF
Includes 10% waste on material quantity.
- 10 Deck Steps, Treated Pine, 4' Wide - Replace 4 (4.20) EA
Includes 5% waste on material quantity.
- 11 Remove to install new Rim joist and siding.
- 12 Remove existing deck
- 13 Deck Joists, Treated Pine, 2"x6", 12" O.C. - Remove 120.00 SF

siding

- 14 Siding, Lap, Wood Composite, 10" Exposure - Remove 104.00 SF
- 15 Install after new rim joist and wall sheathing installed.
- 16 Siding, Lap, Wood Composite, 10" Exposure - Replace 104.00 (114.40) SF
Includes 10% waste on material quantity.
- 17 Remove existing wall sheathing to replace rim joist.
- 18 Sheathing, Wall, Plywood, SR1, 3/4" - Remove 104.00 SF
- 19 install after new rim joist insall
- 20 Sheathing, Wall, Plywood, SR1, 3/4" - Replace 104.00 (109.20) SF
Includes 5% waste on material quantity.

Kitchen

Length: 9'7" **Width:** 25'7" **Height:** 8' Flat
Walls: 562.68 SF **Walls-subs:** 562.68 SF **Walls-subs-cas-bsbd:** 542.14 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 245.17 SF **Ceiling:** 245.17 SF **Perim (F):** 70.32 LF **Perim (C):** 70.32 LF





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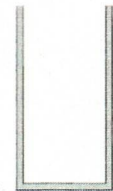
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Kitchen(con't)

21 Subfloor, Plywood, CDX, 3/4" - Remove	245.17	SF
22 T&G PLYWOOD		
23 Subfloor, Plywood, CDX, 3/4" - Replace	245.17 (269.69)	SF
Includes 10% waste on material quantity.		
24 Floor Joist, 2"x8" - Remove	70.32	LF
25 Floor Joist, 2"x8" - Replace	70.32 (77.35)	LF
Includes 10% waste on material quantity.		
26 Rim Joist, 2"x8" - Remove	25.58	LF
27 Rim Joist, 2"x8" - Replace	25.58 (28.14)	LF
Includes 10% waste on material quantity.		
28 Vinyl Plank Flooring, Good - Replace	245.17 (269.69)	SF
Includes 10% waste on material quantity.		
29 Vinyl Plank Flooring, Good - Remove	245.17	SF
30 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	245.17 (269.69)	SF
Includes 10% waste on material quantity.		
31 Patio Door, French, Steel, 6'x6'8" - Remove	1	EA
32 MATCH EXISTING		
33 Include lockset, deadbolt		
34 Patio Door, French, Steel, 6'x6'8" - Replace	1	EA
35 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	70.32	LF
36 Remove and reset after replacing floor system.		
37 Cabinet, Base, Corner, Sink, Exceptional - Rem/Reset	4	EA

Laundry Room

Length: 4'4" **Width:** 9'7" **Height:** 8' Flat
Walls: 222.68 SF **Walls-subs:** 222.68 SF **Walls-subs-cas-bsbd:** 214.54 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 41.53 SF **Ceiling:** 41.53 SF **Perim (F):** 27.82 LF **Perim (C):** 27.82 LF



38 Subfloor, Plywood, CDX, 3/4" - Remove	41.53	SF
39 T&G PLYWOOD		
40 Subfloor, Plywood, CDX, 3/4" - Replace	41.53 (45.68)	SF
Includes 10% waste on material quantity.		
41 Floor Joist, 2"x8" - Remove	27.82	LF
42 Floor Joist, 2"x8" - Replace	27.82 (30.60)	LF
Includes 10% waste on material quantity.		
43 Vinyl Plank Flooring, Good - Replace	41.53 (45.68)	SF
Includes 10% waste on material quantity.		
44 Vinyl Plank Flooring, Good - Remove	41.53	SF
45 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	41.53 (45.68)	SF
Includes 10% waste on material quantity.		



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Laundry Room(con't)

46 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	27.82	LF
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Living Room

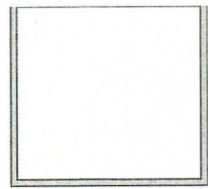
Length: 13'3" **Width:** 25'1" **Height:** 8' Flat
Walls: 613.34 SF **Walls-subs:** 613.34 SF **Walls-subs-cas-bsbd:** 590.98 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 332.35 SF **Ceiling:** 332.35 SF **Perim (F):** 76.66 LF **Perim (C):** 76.66 LF



47 Subfloor, Plywood, CDX, 3/4" - Remove	332.35	SF
48 T&G PLYWOOD		
49 Subfloor, Plywood, CDX, 3/4" - Replace	332.35 (365.59)	SF
Includes 10% waste on material quantity.		
50 Floor Joist, 2"x8" - Remove	76.66	LF
51 Floor Joist, 2"x8" - Replace	76.66 (84.33)	LF
Includes 10% waste on material quantity.		
52 Carpet & Pad, Excellent - Remove	332.35	SF
53 Carpet & Pad, Excellent - Replace	332.35 (371.00)	SF
Includes 11.63% waste on material quantity calculated by Rollout Calculator.		
54 Entry Door, Pre-hung, Panel, Steel, 8', Excellent - Remove	1	EA
55 MATCH EXISTING		
56 Include lockset, deadbolt, peephole and trim		
57 Entry Door, Pre-hung, Panel, Steel, 8', Excellent - Replace	1	EA
58 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	76.66	LF

Storage Room

Length: 9'7" **Width:** 9' **Height:** 8' Flat
Walls: 297.34 SF **Walls-subs:** 297.34 SF **Walls-subs-cas-bsbd:** 286.50 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 86.25 SF **Ceiling:** 86.25 SF **Perim (F):** 37.16 LF **Perim (C):** 37.16 LF



59 Subfloor, Plywood, CDX, 3/4" - Remove	86.25	SF
60 T&G PLYWOOD		
61 Subfloor, Plywood, CDX, 3/4" - Replace	86.25 (94.88)	SF
Includes 10% waste on material quantity.		
62 Floor Joist, 2"x8" - Remove	37.16	LF
63 Floor Joist, 2"x8" - Replace	37.16 (40.88)	LF
Includes 10% waste on material quantity.		
64 Rim Joist, 2"x8" - Remove	9.00	LF
65 Rim Joist, 2"x8" - Replace	9.00 (9.90)	LF
Includes 10% waste on material quantity.		



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Storage Room(con't)

66 Carpet & Pad, Excellent - Replace	86.25 (115.00)	SF
Includes 33.33% waste on material quantity calculated by Rollout Calculator.		
67 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	86.25 (94.88)	SF
Includes 10% waste on material quantity.		
68 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	37.16	LF

Bedroom #2

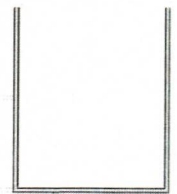
Length: 11'10" **Width:** 15'6" **Height:** 8' Flat
Walls: 437.34 SF **Walls-subs:** 437.34 SF **Walls-subs-cas-bsbd:** 421.40 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 183.42 SF **Ceiling:** 183.42 SF **Perim (F):** 54.66 LF **Perim (C):** 54.66 LF



69 Subfloor, Plywood, CDX, 3/4" - Remove	183.42	SF
70 T&G PLYWOOD		
71 Subfloor, Plywood, CDX, 3/4" - Replace	183.42 (201.76)	SF
Includes 10% waste on material quantity.		
72 Floor Joist, 2"x8" - Remove	54.66	LF
73 Floor Joist, 2"x8" - Replace	54.66 (60.13)	LF
Includes 10% waste on material quantity.		
74 Rim Joist, 2"x8" - Remove	15.50	LF
75 Rim Joist, 2"x8" - Replace	15.50 (17.05)	LF
Includes 10% waste on material quantity.		
76 Carpet & Pad, Excellent - Remove	183.42	SF
77 Carpet & Pad, Excellent - Replace	183.42 (189.34)	SF
Includes 3.23% waste on material quantity calculated by Rollout Calculator.		
78 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	183.42 (201.76)	SF
Includes 10% waste on material quantity.		
79 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	54.66	LF

Bedroom #1

Length: 11'11" **Width:** 15'5" **Height:** 8' Flat
Walls: 437.32 SF **Walls-subs:** 437.32 SF **Walls-subs-cas-bsbd:** 421.40 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 183.72 SF **Ceiling:** 183.72 SF **Perim (F):** 54.68 LF **Perim (C):** 54.68 LF



80 Subfloor, Plywood, CDX, 3/4" - Remove	183.72	SF
81 T&G PLYWOOD		
82 Subfloor, Plywood, CDX, 3/4" - Replace	183.72 (202.09)	SF
Includes 10% waste on material quantity.		
83 Floor Joist, 2"x8" - Remove	54.68	LF



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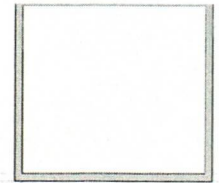
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Bedroom #1(con't)

84 Floor Joist, 2"x8" - Replace	54.68 (60.15)	LF
Includes 10% waste on material quantity.		
85 Carpet & Pad, Excellent - Remove	183.72	SF
86 Carpet & Pad, Excellent - Replace	183.72 (190.68)	SF
Includes 3.79% waste on material quantity calculated by Rollout Calculator.		
87 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	183.72 (202.09)	SF
Includes 10% waste on material quantity.		
88 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	54.68	LF

Hallway

Length: 7'9" **Width:** 7'2" **Height:** 8' Flat
Walls: 238.66 SF **Walls-subs:** 238.66 SF **Walls-subs-cas-bsbd:** 229.96 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 55.54 SF **Ceiling:** 55.54 SF **Perim (F):** 29.84 LF **Perim (C):** 29.84 LF



89 Subfloor, Plywood, CDX, 3/4" - Remove	55.54	SF
90 T&G PLYWOOD		
91 Subfloor, Plywood, CDX, 3/4" - Replace	55.54 (61.09)	SF
Includes 10% waste on material quantity.		
92 Floor Joist, 2"x8" - Remove	29.84	LF
93 Floor Joist, 2"x8" - Replace	29.84 (32.82)	LF
Includes 10% waste on material quantity.		
94 Carpet & Pad, Excellent - Remove	55.54	SF
95 Carpet & Pad, Excellent - Replace	55.54 (93.00)	SF
Includes 67.44% waste on material quantity calculated by Rollout Calculator.		
96 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	55.54 (61.09)	SF
Includes 10% waste on material quantity.		
97 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	29.84	LF

Bathroom

Length: 7'9" **Width:** 7'11" **Height:** 8' Flat
Walls: 250.66 SF **Walls-subs:** 250.66 SF **Walls-subs-cas-bsbd:** 241.52 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 61.35 SF **Ceiling:** 61.35 SF **Perim (F):** 31.34 LF **Perim (C):** 31.34 LF



98 Subfloor, Plywood, CDX, 3/4" - Remove	61.35	SF
99 T&G PLYWOOD		
100 Subfloor, Plywood, CDX, 3/4" - Replace	61.35 (67.49)	SF
Includes 10% waste on material quantity.		
101 Floor Joist, 2"x8" - Remove	31.34	LF



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Bathroom(con't)		
102 Floor Joist, 2"x8" - Replace	31.34 (34.47)	LF
Includes 10% waste on material quantity.		
103 Vinyl Plank Flooring, Good - Replace	61.35 (67.49)	SF
Includes 10% waste on material quantity.		
104 Vinyl Plank Flooring, Good - Remove	61.35	SF
105 Underlayment, Plywood, CDX, T&G, 3/4" - Replace	61.35 (67.49)	SF
Includes 10% waste on material quantity.		
106 Base Molding, Paint Grade, Over 3" - Up to 6" - Rem/Reset	31.34	LF