



HACN HOUSING REHAB SITE DIRECTIONS

Participant: James Woodruff

Telephone: Home: (918) 935-7871

Business: _____

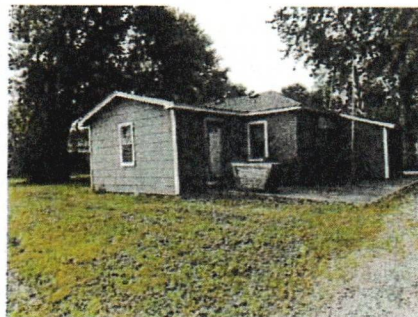
Mobile (918) 550-9955

Address: 108 E Watova St
Talala OK 74080

County: Rogers

Year Built: 1962

GPS Coordinates: 63.53064,-95.69864



Directions: From Cherokee Nation, Continue to US-62 E/S Muskogee Ave
16 sec (203 ft) Head north toward US-62 E/S
Muskogee Ave 72 ft Turn right toward US-62 E/S
Muskogee Ave 131 ft Take State Hwy 82 N to E
580 in Mayes County
34 min (27.6 mi) Turn left onto US-62 E/S
Muskogee Ave
1.7 mi Turn right onto US-62 E 2.2 mi
Continue straight onto OK-82 BYP/State Hwy 82
N Continue to follow State Hwy 82 N 23.6 mi
Take US-412 ALT W to US-412 W
10 min (7.2 mi) Turn left onto E 580 1.4 mi Turn
right onto S 4392 1.0 mi Turn left onto US-412
ALT W 4.8 mi Continue on US-412 W. Take OK-
88 N to W Watova St in Talala
49 min (45.7 mi) Merge onto US-412 W
14.6 mi Take the OK-88 exit toward



HACN HOUSING REHAB SITE DIRECTIONS

Inola/Claremore 0.1 mi Turn left onto OK-88 N
(signs for Claremore) 11.6 mi Turn right onto S
Lynn Riggs Blvd/U.S. Rte 66 0.1 mi Turn left onto
OK-88 N/Old Hwy 20/U.S. Bicycle Rte 66/W Will
Rogers Blvd

- ☐ Continue to follow OK-88 N
 - ☐ Pass by Subway (on the right in 0.5 mi) 12.8
mi Turn right onto US-169 N/S Elm St
 - ☐ Continue to follow US-169 N 6.4 mi Turn right
onto W Watova St Destination will be on the
right 27 sec (0.1 mi)
108 E Watova St
Talala, OK 74080
-

Larry Ketcher

06/03/2025

Cost Estimator/Inspector

Date

Revised: 1/2017



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

Description	Quantity	Per
ESTIMATE: Emergency (Housing Authority of the Cherokee Nation)		Claim #11531, James Woodruff

FLOORPLAN: Floorplan

Living Room

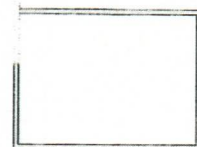
Length: 11'6" **Width:** 15' **Height:** 8' Flat
Walls: 304.00 SF **Walls-sub:** 304.00 SF **Walls-sub-cas-bsbd:** 292.93 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 120.00 SF
Floor: 172.50 SF **Ceiling:** 172.50 SF **Perim (F):** 38.00 LF **Perim (C):** 38.00 LF



1 Subfloor, Plywood, CDX, 3/4" - Tear Out	172.50	SF
2 T&G		
3 Subfloor, Plywood, CDX, 3/4" - Replace Includes 10% waste on material quantity.	172.50 (189.75)	SF
4 Vinyl Plank Flooring, Good - Replace Includes 10% waste on material quantity.	172.50 (189.75)	SF
5 Underlayment, Plywood, BCX, 3/8" - Replace Includes 10% waste on material quantity.	172.50 (189.75)	SF
6 Base Molding, Paint Grade, Up to 3" - Tear Out	38.00	LF
7 Base Molding, Paint Grade, Up to 3" - Replace Includes 6% waste on material quantity.	38.00 (40.28)	LF
8 Trim, Interior, 6" & Under - Prime & Paint	38.00	LF

Kitchen

Length: 12'9" **Width:** 9'2" **Height:** 8' Flat
Walls: 322.66 SF **Walls-sub:** 322.66 SF **Walls-sub-cas-bsbd:** 310.90 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 28.00 SF
Floor: 116.88 SF **Ceiling:** 116.88 SF **Perim (F):** 40.34 LF **Perim (C):** 40.34 LF



9 Subfloor, Plywood, CDX, 3/4" - Tear Out	116.88	SF
10 T&G		
11 Subfloor, Plywood, CDX, 3/4" - Replace Includes 10% waste on material quantity.	116.88 (128.57)	SF
12 Underlayment, Plywood, BCX, 3/8" - Replace Includes 10% waste on material quantity.	116.88 (128.57)	SF
13 Vinyl Plank Flooring, Good - Replace Includes 10% waste on material quantity.	116.88 (128.57)	SF
14 Install girder beam under floor joist, Must include all blocking.		
15 Girder, Wood, Double, 2"x8" - Replace Includes 10% waste on material quantity.	20.00 (22.00)	LF
16 Base Molding, Paint Grade, Up to 3" - Tear Out	40.34	LF
17 Base Molding, Paint Grade, Up to 3" - Replace Includes 6% waste on material quantity.	40.34 (42.76)	LF
18 Trim, Interior, 6" & Under - Prime & Paint	40.34	LF



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

Description	Quantity	Per
ESTIMATE: Emergency (Housing Authority of the Cherokee Nation)		Claim #11531, James Woodruff
Approved		




Dining Room			
Length: 12'9"	Width: 11'	Height: 8' Flat	
Walls: 292.00 SF	Walls-sub: 292.00 SF	Walls-sub-cas-bsbd: 281.35 SF	
Doors: 0.00 SF	Windows: 0.00 SF	Openings: 0.00 SF	Missing Walls: 88.00 SF
Floor: 140.25 SF	Ceiling: 140.25 SF	Perim (F): 36.50 LF	Perim (C): 36.50 LF
19 Subfloor, Plywood, CDX, 3/4" - Tear Out		140.25	SF
20 T&G			
21 Subfloor, Plywood, CDX, 3/4" - Replace		140.25 (154.28)	SF
Includes 10% waste on material quantity.			
22 Underlayment, Plywood, BCX, 3/8" - Replace		140.25 (154.28)	SF
Includes 10% waste on material quantity.			
23 Floor Joists, 2"x6", 16 O.C. - Tear Out		140.25	SF
24 Floor Joists, 2"x6", 16 O.C. - Replace		140.25 (154.28)	SF
Includes 10% waste on material quantity.			
25 Vinyl Plank Flooring, Good - Replace		140.25 (154.28)	SF
Includes 10% waste on material quantity.			
26 Install girder beam under floor joist, Must include all blocking.			
27 Girder, Wood, Double, 2"x8" - Replace		24.00 (26.40)	LF
Includes 10% waste on material quantity.			
28 Base Molding, Paint Grade, Up to 3" - Tear Out		36.50	LF
29 Base Molding, Paint Grade, Up to 3" - Replace		36.50 (38.69)	LF
Includes 6% waste on material quantity.			
30 Trim, Interior, 6" & Under - Prime & Paint		36.50	LF
Bedroom			
Length: 12'9"	Width: 9'2"	Height: 8' Flat	
Walls: 350.66 SF	Walls-sub: 350.66 SF	Walls-sub-cas-bsbd: 337.88 SF	
Doors: 0.00 SF	Windows: 0.00 SF	Openings: 0.00 SF	Missing Walls: 0.00 SF
Floor: 116.88 SF	Ceiling: 116.88 SF	Perim (F): 43.84 LF	Perim (C): 43.84 LF
31 Subfloor, Plywood, CDX, 3/4" - Tear Out		116.88	SF
32 T&G			
33 Subfloor, Plywood, CDX, 3/4" - Replace		116.88 (128.57)	SF
Includes 10% waste on material quantity.			
34 Underlayment, Plywood, BCX, 3/8" - Replace		116.88 (128.57)	SF
Includes 10% waste on material quantity.			
35 Floor Joists, 2"x6", 16 O.C. - Tear Out		116.88	SF
36 Floor Joists, 2"x6", 16 O.C. - Replace		116.88 (128.57)	SF
Includes 10% waste on material quantity.			



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

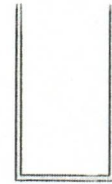
Description	Quantity	Per
ESTIMATE: Emergency (Housing Authority of the Cherokee Nation)		Claim #11531, James Woodruff



Bedroom(con't)

37 Vinyl Plank Flooring, Good - Replace	116.88 (128.57)	SF
 Includes 10% waste on material quantity.		
38 Install girder beam under floor joist, Must include all blocking.		
39 Girder, Wood, Double, 2"x8" - Replace	20.00 (22.00)	LF
 Includes 10% waste on material quantity.		
40 Base Molding, Paint Grade, Up to 3" - Tear Out	43.84	LF
41 Base Molding, Paint Grade, Up to 3" - Replace	43.84 (46.47)	LF
 Includes 6% waste on material quantity.		
42 Trim, Interior, 6" & Under - Prime & Paint	43.84	LF

Bathroom

Length: 5'5" **Width:** 11' **Height:** 8' Flat
Walls: 262.66 SF **Walls-subs:** 262.66 SF **Walls-subs-cas-bsbd:** 253.08 SF
Doors: 0.00 SF **Windows:** 0.00 SF **Openings:** 0.00 SF **Missing Walls:** 0.00 SF
Floor: 59.58 SF **Ceiling:** 59.58 SF **Perim (F):** 32.84 LF **Perim (C):** 32.84 LF



43 Vinyl Plank Flooring, Good - Replace	59.58 (65.54)	SF
 Includes 10% waste on material quantity.		
44 Toilet, 2 Piece, Good - Tear Out	1	EA
45 Install must include new wax ring,water supply line ,shut off, toilet seat.		
46 Toilet, 2 Piece, Good - Replace	1	EA
47 Snake drain line under sink,and replace p-trap		
48 Snake drain under bathroom sink, Add new p-trap and drain pipe where home owner cut out under sink.		
49 Bid Item, Plumbing	1	EA
50 Base Molding, Paint Grade, Up to 3" - Tear Out	32.84	LF
51 Base Molding, Paint Grade, Up to 3" - Replace	32.84 (34.81)	LF
 Includes 6% waste on material quantity.		
52 Trim, Interior, 6" & Under - Prime & Paint	32.84	LF

James Woodruff

Bid Sheet

Living Room 1-8 \$ _____

Kitchen 9-18 \$ _____

Dining Room 19-30 \$ _____

Bedroom 31-42 \$ _____

Bathroom 43-52 \$ _____

Total \$ _____

Date _____

Contractor Signature _____