

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 StDestination will be on the right27 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

		Quantity	1	Per
STIMATE: Emergency (Ho	ousing Authority of the	Cherokee Nation) Claim #11531, Jan	nes Woo	druf
FLOORPLAN: Floor	plan			
☐ Living Room				
Length: 11'6"	Width: 15'	Height: 8' Flat		11
Walls: 304.00 SF	Walls-subs: 304.00 SF	Walls-subs-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		
		L		
1 Subfloor, Plywood, (CDX, 3/4" - Tear Out	177	2.50	SF
2 T&G				
3 Subfloor, Plywood, (CDX, 3/4" - Replace	172.50	(189.75)	SF
Includes 10%	waste on material quantity.			
4 Vinyl Plank Flooring,	, Good - Replace	172.50	(189.75)	SF
Includes 10%	waste on material quantity.			
5 Underlayment, Plyw	rood, BCX, 3/8" - Replace	172.50	(189.75)	SF
Includes 10%	waste on material quantity.			
6 Base Molding, Paint	Grade, Up to 3" - Tear Out	38	.00	LF
7 Base Molding, Paint	Grade, Up to 3" - Replace	38.00	(40.28)	LF
Includes 6% w	aste on material quantity.		,	
8 Trim, Interior, 6" & Uni	der - Prime & Paint	38	.00	LF
₩ Kitchen				Million representative sets
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF	Width: 9'2" Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF	Height: 8' Flat Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF Missing Walls: 28.00 SF		
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF	Walls-subs-cas-bsbd: 310.90 SF		
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF Missing Walls: 28.00 SF	.88	SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF		
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF		SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl Includes 10% w	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF EDX, 3/4" - Tear Out EDX, 3/4" - Replace waste on material quantity.	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57)	SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out DX, 3/4" - Replace vaste on material quantity. DO, BCX, 3/8" - Replace	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57)	
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl Includes 10% w 12 Underlayment, Plywo Includes 10% w	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF CDX, 3/4" - Tear Out CDX, 3/4" - Replace waste on material quantity. bod, BCX, 3/8" - Replace waste on material quantity.	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57)	SF SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo 2 Includes 10% w 13 Vinyl Plank Flooring,	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out DX, 3/4" - Replace vaste on material quantity. Dod, BCX, 3/8" - Replace vaste on material quantity. Good - Replace	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57)	SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo Includes 10% w 13 Vinyl Plank Flooring, Includes 10% w	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out DX, 3/4" - Replace waste on material quantity. ood, BCX, 3/8" - Replace waste on material quantity. Good - Replace waste on material quantity.	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57)	SF SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo 2 Includes 10% w 13 Vinyl Plank Flooring, 2 Includes 10% w 14 Install girder beam under 10 to 10	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF EDX, 3/4" - Tear Out EDX, 3/4" - Replace waste on material quantity. ood, BCX, 3/8" - Replace waste on material quantity. Good - Replace waste on material quantity. Inder floor joist, Must include	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57) (128.57) (128.57)	SF SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo Includes 10% w 13 Vinyl Plank Flooring, Includes 10% w 14 Install girder beam ur 15 Girder, Wood, Double	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF CDX, 3/4" - Tear Out CDX, 3/4" - Replace waste on material quantity. ood, BCX, 3/8" - Replace waste on material quantity. Good - Replace waste on material quantity. nder floor joist, Must include e, 2"x8" - Replace	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57) (128.57) (128.57)	SF SF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo 2 Includes 10% w 13 Vinyl Plank Flooring, 14 Install girder beam ur 15 Girder, Wood, Double 2 Includes 10% w	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out DX, 3/4" - Replace waste on material quantity. DX, 3/8" - Replace waste on material quantity. Good - Replace vaste on material quantity. Inder floor joist, Must include e, 2"x8" - Replace waste on material quantity.	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57) (128.57) (128.57) (128.57)	SF SF LF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo 2 Includes 10% w 13 Vinyl Plank Flooring, 1 2 Includes 10% w 14 Install girder beam ur 15 Girder, Wood, Double 2 Includes 10% w 16 Base Molding, Paint G	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out DX, 3/4" - Replace vaste on material quantity. DOO, BCX, 3/8" - Replace vaste on material quantity. Good - Replace vaste on material quantity. Inder floor joist, Must include e, 2"x8" - Replace vaste on material quantity. Grade, Up to 3" - Tear Out	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57) (128.57) (128.57) (128.57) (128.57)	SF SF LF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF DX, 3/4" - Tear Out DX, 3/4" - Replace vaste on material quantity. DOO, BCX, 3/8" - Replace vaste on material quantity. Good - Replace vaste on material quantity. Inder floor joist, Must include e, 2"x8" - Replace vaste on material quantity. Grade, Up to 3" - Tear Out	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57) (128.57) (128.57) (128.57) (128.57)	SF SF LF
Length: 12'9" Walls: 322.66 SF Doors: 0.00 SF Floor: 116.88 SF 9 Subfloor, Plywood, Cl 10 T&G 11 Subfloor, Plywood, Cl 2 Includes 10% w 12 Underlayment, Plywo	Walls-subs: 322.66 SF Windows: 0.00 SF Ceiling: 116.88 SF CDX, 3/4" - Tear Out CDX, 3/4" - Replace waste on material quantity. ood, BCX, 3/8" - Replace waste on material quantity. Good - Replace waste on material quantity. nder floor joist, Must include e, 2"x8" - Replace waste on material quantity. Grade, Up to 3" - Tear Out Grade, Up to 3" - Replace siste on material quantity.	Walls-subs-cas-bsbd: 310.90 SF Openings: 0.00 SF	(128.57) (128.57) (128.57) (128.57) (128.57) (128.57) (128.57) (128.57) (128.57)	SF SF LF



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Description

Quantity
Per

ESTIMATE: Emergency (Housing Authority of the Cherokee Nation)

Claim #11531, James Woodruff

☑ Dining Room					***********
Length: 12'9" Walls: 292.00 SF Doors: 0.00 SF Floor: 140.25 SF	Width: 11' Walls-subs: 292.00 SF Windows: 0.00 SF Ceiling: 140.25 SF	Height: 8' Flat Walls-subs-cas-bsbd: Openings: 0.00 SF Perim (F): 36.50 LF	281.35 SF Missing Walls: 88.00 SF Perim (C): 36.50 LF		

19 Subfloor, Plywood,	CDX, 3/4" - Tear Out			140.25	SI
20 T&G					
21 Subfloor, Plywood,				140.25 (154.28)	S
Includes 10%	waste on material quantity.				
22 Underlayment, Plyw	ood, BCX, 3/8" - Replace			140.25 (154.28)	SI
Includes 10%	waste on material quantity.				
23 Floor Joists, 2"x6", 1	6 O.C Tear Out			140.25	SF
24 Floor Joists, 2"x6", 1	6 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, Doub	le, 2"x8" - Replace			24.00 (26.40)	LF
Includes 10%	waste on material quantity.				
	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% w	aste on material quantity.			(,	
30 Trim, Interior, 6" & Un	der - Prime & Paint			36.50	LF
Bedroom	to equivalence of the state of				
Length: 12'9"	Width: 9'2"	Height: 8' Flat			
Walls: 350.66 SF	Walls-subs: 350.66 SF	Walls-subs-cas-bsbd:	227 99 CE		
Doors: 0,00 SF	Windows: 0.00 SF	Openings: 0.00 SF			
Floor: 116.88 SF			Missing Walls: 0.00 SF		
110.00 SF	Ceiling: 116.88 SF	Perim (F): 43.84 LF	Perim (C): 43.84 LF		10 101 10 10 10 10 10 10 10 10 10 10 10
31 Subfloor, Plywood, C	DX, 3/4" - Tear Out			116.88	SF
32 T&G					
33 Subfloor, Plywood, C				116.88 (128.57)	SF
Includes 10% v	vaste on material quantity.				
4 Underlayment, Plywo	ood, BCX, 3/8" - Replace			116.88 (128.57)	SF
Includes 10% w	vaste on material quantity.				
5 Floor Joists, 2"x6", 16	O.C Tear Out			116.88	SF
6 Floor Joists, 2"x6", 16	O.C Replace			116.88 (128.57)	SF
Includes 10% w	vaste on material quantity.				
1521		Dage 4 of E		07.00	



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Description	Quantity	Per
ESTIMATE: Emergency (Housing Authority of the Cherokee Nation) Claim	#11531, James Woo	odruff
☐ 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.	20.00 (22.00)	
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.	43.54 (46.47)	.,
42 Trim, Interior, 6" & Under - Prime & Paint	43.84	LF
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		
Includes 10% waste on material quantity.	59.58 (65.54)	SF
44 Toilet, 2 Piece, Good - Tear Out	1	EA
45 Install must include new wax ring,water supply line ,shut off, toilet seat.	1	EA
46 Toilet, 2 Piece, Good - Replace	1	EA
47 Snake drain line under sink,and replace p-trap		EA
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.	32.04 (34.01)	
52 Trim, Interior, 6" & Under - Prime & Paint	32.84	LF
	32.07	Li

Bid Sheet		
Living Room 1-8 \$		
Kitchen 9-18 \$		
Dining Room 19-30 \$	_	
Bedroom 31-42 \$		
Bathroom 43-52 \$		
Total \$		
Date		
Contractor Signature		

James Woodruff