

HOUSING REHAB SITE DIRECTIONS

Name: Stewart Carper

Telephone: (918)852-0237

Address: 33327 State Hwy 51 P.O. Box 1153
Wagoner, OK 74477

GPS Coordinates: 35.94245, -95.29109

Drive Time: 30 minutes

Directions: From Cherokee Nation, take Hwy 82 north to Tahlequah, turn left at stop light on Hwy 51. Stay on Hwy 51 and turn left on Hwy 51 toward Wagoner as you cross the Grand River bridge go about 1 mile, rock (sandstone) house is on the right side of the road

C. Gann
Inspector

1/17/2024
Date

WorkWrite-Up and Bid Document/By Trade

Stewart Carper (Tribal Rehab

33327 State Hwy 51 E P.O. Box 1153 Wago

(918) 852-0237

Contractor Name:

Contractor Signature:

This document must be signed to be a valid bid.

PROJECT TYPE: Rehabilitation

Bid Due Date:

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
1 Area: HVAC	HVAC Equipment Closet/ Frame Equipment Platform for new equipment installation. sheet rock inside and outside of closet. Install a door, and knob. Paint two coats. Build in pantry in kitchen.	Div.# 6.HH.	6 SF	
2 Area: BATHROOM #1	Closet Shelf Wood. Install new wood closet shelf (18" x 36"x 8') .5 shelves 16" apart. Work shall include bracing and paint (prime and two coats). Remove and cut top shelf back an reinstall to allow for medicine cabinet.	Div.# 6.Z.	2 LF	
3 Area: EXTERIOR	Fascia/Replace/1" x 6". Replace Fascia/1" x 6". Replace on the NE inside corner of the house.	Div.# 6.P	10 LF	
4 Area: BATHROOM #1	Grab Bar/Stainless Steel. Install new stainless steel grab bar. Owner shall determine location. Ask homeowner for location for grab bars.	Div.# 11.A. 3	2 Ea	

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<u>Carpentry</u>				
5	Area: BATHROOM #1 Medicine Cabinet/Steel. Install new medicine cabinet/steel frame w/mirror-16"x 22". Move cabinet over a few inches to the left and raise above the outlet to allow for shower.	Div.# 11.2.Z	1 Ea	
6	Area: EXTERIOR Siding/Replace/Small Area. Replace damaged siding with new siding. Match existing. Prep and finish to match existing. Replace the siding on the east side of carport on the eve of the roof, match with the west side, may be plywood.	Div.# 15.	32 SF	
7	Area: EXTERIOR Window Trim/Exterior/Replace exterior window trim. Match existing. Replace the exterior trim on the all vinyl windows, the single windows trim is at least 2 3/4" and the triple is 3 1/2 ". Need to measure.	Div.# 6.P	90 LF	
8	Area: BATHROOM #1 Window/Remove. Remove window, finish inside and out, match existing materials. Can use siding on the exterior side.	Div.# 8.Z.	1 Ea	
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. South side of house has 1 Double, the north has 3 doubles and 2 singles, east has 1 double and 1 single, try to match the existing vinyl windows includes painting interior and exterior trim and casing..	Div.# 8.G	13 Ea	
<u>Concrete</u>				

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<u>Concrete</u>				
10	Area: EXTERIOR Retaining Wall/Repair. Repair retaining wall. See General Specifications and Comments for required repairs. Reset the sandstone on the southeast corner of the house, the sandstone is pulling away from the lower part of the wall	Div.# 4.P.2.	24 SF	
<u>Drywall & Finish</u>				
11	Area: LIVING ROOM #1 Drywall/Ceiling/Replace 1/2" drywall on ceiling/Finish completely. Work shall include tape, bed & texture to match existing surfaces. Replace the drywall on the ceiling.	Div.# 9.D	315 SF	
12	Area: BATHROOM #1 Drywall/Moisture Resistant/Replace. Replace existing drywall with new moisture resistant drywall- 1/2". Interior Drywall or written approved equal. Replace the drywall around the shower.	Div.# 9.D	65 SF	
<u>Electrical</u>				
13	Area: ELECTRICAL Main Service Repair/200 Amp Service Center/ Replace Main Breaker. Replace/Repair service Wire Connections. Existing Main Service Panel. Reverse the panel box , includes GFCI where needed.	Div.# 13.D. 1.	1 Ea	
14	Area: LIVING ROOM #1 Ceiling Fan Light/Remove/Reinstall/ceiling fan/light. See comments.	Div.# 13.D. 9.B	1 Ea	

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<u>Electrical</u>				
15 Area: ELECTRICAL				
	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. Install in bathroom.	Div.# 13.D. 16	1 Ea	
16 Area: ELECTRICAL				
	Security Light with Motion Sensor/Replace outdoor security light with new 150 degree motion sensor security light/Use Heath Zenith Model SL9525W or written approved equal Install on carport ceiling	Div.# 13.D. 9	1 Ea	
17 Area: ELECTRICAL				
	Security Light with Motion Sensor/Replace outdoor security light with new 150 degree motion sensor security light/Use Heath Zenith Model SL9525W or written approved equal Install on the east side of the house.	Div.# 13.D. 9	1 Ea	
18 Area: BATHROOM #1				
	Switch & Circuit Wiring/3-Way/Install new 3-way switch, cover plate and circuit wiring. Install in bathroom.	Div.# 13.D.	1 Ea	
<u>HVAC</u>				

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HVAC				
19	Area: HVAC HVAC Equipment Replacement/Central Heating & Cooling 3.5 ton / Natural Gas Furnace/ 3.5 TON System. INCLUDES: Ducts, Electrical wiring, Coil Box, new coil, Copper Lines, Condensate Line, Ceiling Registers, Thermostat, Filter Grill, Condenser. Install in pantry in kitchen, install ducts in the attic.	Div.# 12	1 Ea	
Paint & Finish				
20	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. Make all repairs needed before painting.	Div.# 9.N.3	200 SF	
21	Area: BEDROOM #2 Ceiling/Drywall/Paint ceiling--drywall/Two coats. Make repairs to ceiling before painting.	Div.# 9.N.3	140 SF	
22	Area: LIVING ROOM #1 Ceiling/Drywall/Paint ceiling--drywall/Two coats.	Div.# 9.N.3	315 SF	
23	Area: EXTERIOR Fascia/Paint fascia/two coats. Paint all fascia, renaill and reseal before painting. Ask homeowner for color.	Div.# 9.N.4	170 LF	
24	Area: EXTERIOR House/Paint/Two Coats. Paint exterior of the house (two coats). Include cleaning, caulking and filling of small holes. Paint the add-on beneath the carport and the siding on each side of the carport. Ask homeowner for color.	Div.# 9.N.4	280 SF	

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Paint & Finish				
25 Area: EXTERIOR	Soffit/Paint soffit/two coats. Paint all soffits and porch ceilings and header, re nail and reseal before painting.	Div.# 9.N.4	790 SF	
26 Area: EXTERIOR	Trim/Wood/Paint Trim--wood/Two coats. Paint the new exterior trim around the vinyl windows. Ask homeowner for color.	Div.# 9.N.3	90 SF	
27 Area: BEDROOM #1	Walls/Paint walls / Two coats. Make repairs before painting	Div.# 9.N.3	385 SF	
28 Area: BEDROOM #2	Walls/Paint walls / Two coats. Make repairs to the walls before painting.	Div.# 9.N.3	380 SF	
29 Area: LIVING ROOM #1	Walls/Paint walls / Two coats. Repair wall before painting	Div.# 9.N.3	595 SF	
Plumbing				
30 Area: BATHROOM #2	Bathtub Drain/Replace. Replace bathtub drain. Work shall include installation of pre-fab access panel or removal and replacement of wall materials on opposite wall to faucet.	Div.# 11.A	1 Ea	
31 Area: BATHROOM #1	Commode/Remove & Reinstall. Remove existing commode, replace wax ring, shutoff and supply line and when re-installing.	Div.# 11.A	1 Ea	

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Plumbing				
32 Area: BATHROOM #1	Lavatory Sink & Faucet/ADA/Wall Hung. Install new wall hung lavatory sink supply lines, drain lines, shutoffs and insulation for all water and drainlines. Use Orion #52000020 sink and Delta model 520-WFMPU faucet or written approved equal. Move the wall mount sink over a few inches to the left to allow for the new shower.	Div.# 16.C.	1 Ea	
33 Area: BATHROOM #2	Shower /Tub Repair. Repair Fiberglass Shower/Tub See comments. Repair the crack in the bottom corner of the shower.	Div.# 11.A	1 Ea	
34 Area: BATHROOM #1	Shower/Handicap/Pre-Fab/Install 32" x 60" x 77" Shower, with 3-grab bars, shower seat, and pressure balanced shower valve with glide bar. Locke 4 piece #A1117. Delta fixtures. Make all repairs needed for installation for the new shower, includes extending walls.	Div.# 16.C.	1 Ea	
Sheetmetal & Gutters				
35 Area: EXTERIOR	Vent/Install/Soffit. Install soffit vents/16" x 8"/mill finish. Replace under carport.	Div.# 5.J.	1 Ea	
Thermal Protection				
36 Area: ATTIC	Insulation/Add/Attic/R-19. Add R-19 Cellulose in attic. Entire attic over air conditioned & heated spaces.	Div.# 14	1250 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: