

HOUSING REHAB SITE DIRECTIONS

Name: Karen Sprague

Telephone: (405)365-9368

Address: 5700 Baylor Rd
Bartlesville, OK 74006

GPS Coordinates: 36.74781,-95.91351

Drive Time: 2 Hrs

Directions: From Cherokee Nation, Take Hwy 82 north to Locust Grove, turn left on Cherokee Turnpike. Stay on Cherokee Turnpike/Hwy 412 to Tulsa. Turn right on Exit 12B/ Hwy 11 go 5 miles turn right on Hwy 75 to Bartlesville. In Bartlesville turn right on SE Adams Blvd. Go 3/4 mile turn left on S Madison Blvd, go north to Baylor Dr and turn right on Baylor Dr. House will be on the north side of the road.

C. Gann
Inspector

10/23/2024
Date

WorkWrite-Up and Bid Document/By Trade

Karen Sprague (Tribal Rehab
5700 Baylor Dr Bartlesville, OK 7-4006
(405) 365-9368

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
<u>Appliances</u>				
1	Area: KITCHEN Cooktop/Replace/4 Burner/Electric. Replace existing cooktop with new electric countertop cook top/4 burner. Homeowner has the countertop cook top, install the countertop cook top.	Div.# 10.F	1 Ea	
<u>Carpentry</u>				
2	Area: BATHROOM #1 Closet Shelf Wood. Install new wood closet shelf 4 shelves . Work shall include bracing and paint (prime and two coats). Install shelves at the opening between shower and wall where the door is located.	Div.# 6.Z.	16 LF	
3	Area: KITCHEN Countertop/New/Post Form Top. Install new countertop and backsplash. Install where the countertop stove is located, match existing color as close as possible..	Div.# 6.O.4.	5.1 LF	

Trade	Work Description / Comments		Gen. Spec.	Qty Unit	Item Bid
Carpentry					
4	Area: BATHROOM #1		Div.# 16.B. 2.	1 Ea	
Door Opening/Widen/Interior/Bathroom/Widen/Install new door/ pre-hung. Work shall include new door, framing, lockset, floor transition, paint and trim. Widen the door to 2'6 or 2'4, the existing door is 2'0.					
5	Area: EXTERIOR		Div.# 8.A.	1 Ea	
Door/Exterior/Half-Glass/Pre-Hung Fiberglass/. Replace exterior entrance door with new pre-hung two panel with 1/2 glass with Mini Blinds between the glass. Work shall include paint-both sides, lockset, deadbolt & peephole. Replace front door.					
6	Area: KITCHEN		Div.# 10.G	1 Ea	
Fire Extinguisher/Install. Install new fire extinguisher.					
7	Area: BATHROOM #1		Div.# 6.C.	2.6 LF	
Interior Wall/Loadbearing/2"x4"x 8'/Replace. Replace 2" x 4" x 8' interior loadbearing wall/ 16" O.C. (framing only). Remove and rebuild the wall for the new shower where the faucets are located for the tub.					
8	Area: LIVING ROOM #1		Div.# 9.R	96 SF	
Paneling/Wood/ Install new 3/8 paneling. Replace paneling around the fireplace.					
9	Area: UTILITY ROOM #1		Div.# 8.A	1 Ea	
Passage Door, Jamb & Trim/Pre-Hung/Flush-Faced/Replace passage door & lockset with new pre-hung luan/ flush faced, stain grade jamb and trim. Work shall include Stain & Clear Coat to match.. Replace between laundry room and garage.					

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Carpentry				
10	Area: EXTERIOR Soffit/Plywood/Replace. Replace existing soffit with new soffit/AC plywood. Replace soffits where needed on the front and back.	Div.# 6.P.	96 SF	
11	Area: EXTERIOR Storm Door/White Vinyl Clad/Install. Install new storm door, vinyl clad. Use Larson model 298-SS or written approved equal. Install on the front and back.	Div.# 8.B	1 Ea	
12	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 has 1 triple, 2 singles, West side has 1 slider, North side has 1 double, 4 singles and East side has 2 singles.	Div.# 8.G	14 Ea	
Carpentry/Plumbing				
13	Area: BATHROOM #1 Shower/Barrier Free/Built on-site /Replace tub shower combo with barrier free shower w/Shower pan, Pressure balanced shower valve with slide bar, 3 grab bars (owner location) and hinged seat. Walls and floor must be ceramic tile or cultured marble. Make all repairs needed for installation for the new shower.	Div.# 16.C.	1 Ea	
Drywall & Finish				
14	Area: BATHROOM #1 Drywall/ Wall /Install new 1/2" Mold Tough Moisture Resistant drywall on ceiling & walls/Finish completely. Work shall include tape, bed and texture to match existing surfaces. Install on the back side of the new wall.	Div.# 9.D	32 SF	

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Electrical				
15 Area: ELECTRICAL		Div.# 13.D. 11	1 Ea	
Carbon Monoxide Detector/Direct Plug Type/Install. Install a new direct plug type carbon monoxide detector.				
16 Area: KITCHEN		Div.# 13.D. 9	1 Ea	
Light Fixture,/ Install new 8" inch round, semi-Flush Mount square fixture, ceiling light fixture. White Glass, White Finish, 2- Bulb Fixture.				
17 Area: UTILITY ROOM #1		Div.# 13.D. 9	1 Ea	
Light Fixture,/ Install new 8" inch round, semi-Flush Mount square fixture, ceiling light fixture. White Glass, White Finish, 2- Bulb Fixture. Install in laundry room.				
18 Area: ELECTRICAL		Div.# 13.D. 1	1 Ea	
Main Service/200 Amp/Replace. Replace existing main service with new 200 Amp main service with 18 branch breakers.				
19 Area: ELECTRICAL		Div.# 13.D. 11	4 Ea	
Smoke Detector/Battery Operated/Install new smoke detector, battery operated (10 year lithium battery). All bedrooms and hallways adjacent to bedrooms. Use Firex #4015 or written approved equal.				

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Electrical				
20	Area: BATHROOM #1 Switch & Circuit Wiring/Relocate double pole switch, cover plate and circuit wiring. Move switches and outlet over to allow for more room to widen the door, they are built together (Outlet and two Switches)	Div.# 13.D.	1 Ea	
HVAC				
21	Area: HVAC HVAC System/Service. Service complete HVAC system. INCLUDES: Replace parts, filters , Freon Charge,replace thermostats and Repair of line leaks See General Specifications.	Div.# 12.M.	1 Ea	
Paint & Finish				
22	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 repairs to the walls and ceiling before painting.	Div.# 9.N.3	250 SF	
23	Area: EXTERIOR Fascia/Paint fascia/two coats.	Div.# 9.N.4	212 LF	
24	Area: EXTERIOR House/Paint/Two Coats. Paint exterior of the house (two coats). Include cleaning, caulking and filling of small holes. Includes garage door trim.	Div.# 9.N.4	340 SF	
25	Area: EXTERIOR Soffit/Paint soffit/two coats. Make repairs to the soffits before painting.	Div.# 9.N.4	355 SF	

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<u>Paint & Finish</u>				
26 Area: LIVING ROOM #1	Walls/Paint walls / Two coats. Paint the wall where new paneling was installed, paint the the whole wall.	Div.# 9.N.3	220 SF	
<u>Plumbing</u>				
27 Area: BATHROOM #1	Commode/High Rise/Handicap /Replace commode with new high rise/Handicap commode with Seat & two (2) grab bars. include new shutoff, supply line and wax ring. Examine condition of the flange and report if damaged. Consult owner for location of grab bars	Div.# 16.C.	1 Ea	
28 Area: BATHROOM #1	Lavatory Faucet/Install new Single Handle faucet Delta Model #22C101, drains, supply lines & shutoffs.	Div.# 11.A	1 Ea	
29 Area: PLUMBING	Water Heater/ Natural Gas/40 Gallon. Replace water heater with a new 40 gal. Work shall include elevating to 18" (if in garage), TPR, combustion air, Gas Flex line, Flex water supply connections, and drain Pan. Code Legal Installation. Bradford White.	Div.# 11.A	1 Ea	
<u>Sheetmetal & Gutters</u>				
30 Area: EXTERIOR	Gutters/Install/K-Style Aluminum/5". Install new "K" style Aluminum gutter (5" wide) with downspouts.	Div.# 7.F.	140 LF	

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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: