HACN HOUSING REHAB
SITE DIRECTIONS

HOUSING AUTHORITY
OF THE CHEROKEE NATION

Keys to a brighter future

#12103

Telephone: (918)235-4184

Address: 309 N Dennis St
Vian, OK 74962

County: Sequoyah   **Year Built:** 1980

GPS Coordinates: 35.50380,-94.97440 **Drive Time:** 40 min

4-Bedroom

Directions: From Cherokee Nation, Take 82 S 23.1 mi turn left at McQuicks to stay on 82 S go 8 mi turn right on E 1041 Rd at Snack Mart go 0.3 mi turn left on N Rodgers St/Old state Hwy 82 go 0.1 mi stay to the right on Dennis St house is on the right

Maurice Gifford 918-506-9860

Cost Estimator/Inspector

8/27/25

Date

Revised: 1/2017

WorkWrite-Up and Bid Document/By Trade

#12103

309 N Dennis St Vian, OK   7-4962

(918) 235-4184

	PROJECT TYPE: Emergency Repairs		**Bid Due Date:**	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
1 *Area:* **BATHROOM #1**	Base Trim/Pine, K- Pattern 2-1/4" Solid/ Stain Grade /Replace. Replace base trim, K-Trim, solid pine,2-1/4". Stain & Finish.	Div.# 6.N	12 LF	
2 *Area:* **BATHROOM #1**	Overlay sub-floor with 3/8 AC plywood.	Div.# 9.L.3	32 SF	
3 *Area:* **BATHROOM #1**	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.. Move door closer to linen closit to make room for vanity	Div.# 8.A	1 Ea	
4 *Area:* **BATHROOM #1**	Sinktop/Cultured Marble/Integral Sink. Replace existing sinktop with new cultured marble sink top with integral sink. Include new drain line, trap & Delta faucet.	Div.# 11.4.	8 SF	
5 *Area:* **BATHROOM #1**	Subfloor/ Remove and Replace/Small Area/3/4" Plywood. Replace subfloor with new 3/4" plywood.	Div.# 6.D.	32 SF	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
6 *Area:* **BATHROOM #1**		*Div.#* 6.O	4 LF	
	Vanity Base Cabinet/Pre-Finished Oak. Replace existing vanity with new pre-finished oak vanity base cabinet.			
7 *Area:* **BATHROOM #1**		*Div.#* 8.G	1 Ea	
	Window/Replace/Vinyl Thermopane/Low-E. Replace window, White Vinyl./ American Craftsman, or use written approved equal. Includes frame, sill, sash, trim, hardware, screen.			
	Case inside out with wood			
8 *Area:* **UTILITY ROOM #1**		*Div.#* 8.G	1 Ea	
	Window/Replace/Vinyl Thermopane/Low-E. Replace window, White Vinyl./ American Craftsman, or use written approved equal. Includes frame, sill, sash, trim, hardware, screen.			
	Laundry room			
Drywall & Finish				
9 *Area:* **BATHROOM #1**		*Div.#* 9.D	133 SF	
	Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape,bed,texture and paint to match existing surfaces.			
	Remove marlite do not include paint it will be on a seperate line item. Also remove wall heater. Use moisture resistant sheetrock			
Electrical				
10 *Area:* **BATHROOM #1**		*Div.#* 13.D. 16	1 Ea	
	Light Fixture/Heat-Vent-Light/Install new bathroom light (100 watt), heater (1450 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.			
	Replace exsisting			

Trade	Work Description / *Comments*	Gen. Spec.	Qty Unit	Item Bid
Electrical				
11 *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.			
12 *Area:* **BATHROOM #1**		*Div.#* 13.D. 6	1 Ea	
	Outlet/Interior/110 GFCI & Circuit/Install new 110v GFCI wall outlet & circuit/Interior.			
	Use wire from wall heater and install a GFCI above vanity			
Flooring				
13 *Area:* **BATHROOM #1**		*Div.#* 9.L	4 SY	
	Vinyl Sheet Flooring/Install new vinyl floor covering & shoe mold. Minimum 12 mil wear layer and 10 year manufacturer year warranty. Use a heavy floor roller over new flooring			
HVAC				
14 *Area:* **HVAC**		*Div.#* 12	1960 SF	
	Ductwork/Install new ductwork/SF = air conditioned floor area. Install supply and return air ductwork. Seal return air plenums including boxes under(Split Unit) unit and closet ceiling to insure no Attic air is pulled into unit.			
	Run ductwork from package unit includes return air and all ceiling registers. There is no exsisting			
15 *Area:* **HVAC**		*Div.#* 12	1 Ea	
	HVAC EQUIPMENT/ Heating & Cooling, Install New 2 TON/13- 14 SEER, PACKAGE UNIT,Electric. New Metal Insulated Duct work, Includes new Electrical disconnect and wiring for a complete installation.			
	There is no exsisting HVAC. Size unit to Sq footage of the house			
Paint & Finish				

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Paint & Finish				
16 *Area:* **BATHROOM #1**		*Div.#* 9.N.3	180 SF	
	Paint Interior /Ceilings, Walls, & Trim /Paint Two coats, . Work shall include minor repairs to surfaces. SF=ACTUAL SURFACE AREA OF WALLS & CEILING.			
	Paint entire bathroom			
Plumbing				
17 *Area:* **BATHROOM #1**		*Div.#* 11.A	1 Ea	
	Commode/Install new commode, seat, supply line, shutoff, flange and wax seal. Use American Standard Cadet or written approved equal.			
18 *Area:* **BATHROOM #1**		*Div.#* 11.A	1 Ea	
	Leak/Plumbing. Repair leak/see comments.			
	Repair drain from kitchen sink it has came loose under bathroom floor			
19 *Area:* **BATHROOM #1**		*Div.#* 11.A	1 Ea	
	Shower/ Tub Acrylic Fiberglass/Pre-Fab/ Replace existing bathtub/shower combination with new American Standard Standard Fit. Include all plumbing & fixtures.			

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.

Total: