

WorkWrite-Up and Bid Document/By Trade

#74568

1104 W. 2nd St Tahlequah, OK 74-464-
(918) 453-1612

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
Appliances				
1	Area: KITCHEN Dishwasher/Install new. Install new Energy Star certified dishwasher. Remove and Replace. Match existing	Div.# 10.F.	1 Ea	
2	Area: KITCHEN Fire protection/Install fire extinguisher (1-A:B:C) with wall mount bracket. Remove and Replace, reference work discription.	Div.# 10.F	1 Ea	
3	Area: KITCHEN Oven/Range/Electric/30"/Free Standing. Install new 30" free standing electric range/oven with clock, oven window and one-year manufacturer's warranty. Remove and Replace stove, Referece work discription.	Div.# 10.F	1 Ea	
4	Area: KITCHEN Refrigerator/Top Freezer/Energy Star/20.2 C.F. Mimium Size/Install new. Install new 20.2 C.F. (minimum size) refrigerator with top freezer. Must be Energy Star compliant. LG Model#LTCS20020W White Or Equal. Remove and Replace. Reference work discription.	Div.# 10.F	1 Ea	

Print Date: Friday, September 4, 2026

1104 W. 2nd St Tahlequah, OK 74-464-

Page 1 of 12

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Appliances				
5	Area: KITCHEN Vent/Install/Dryer. Install new louvered dryer vent with ducting. Remove and Replace, Reference work description. Match existing.	Div.# 10.D. 2.D.	1 Ea	
6	Area: KITCHEN Vent-A-Hood/30"/Ext. Vented/Install new kitchen vent-a-hood (ext. vent)/30" Remove and Replace vent hood, match existing, build chase around vent pipe. Reference work discription.	Div.# 10.D. 3.D	1 Ea	
Carpentry				
7	Area: KITCHEN Base Cabinets/Install/3/4" Lumber Core/Oak. Install new base cabinets/pre-finished oak. Remove and Replace all base cabinets. Kitchen and Bathrooms 1 & 2. Match existing. Reference work discription.	Div.# 6.O.2	26 LF	
8	Area: INTERIOR Base Trim/Pine Colonial 2-1/4" Fingerjoint/Replace. Replace base trim, colonial, fingerjoint, 2-1/4" pine. Paint to match existing. Two Coats. Remove and Replace all base trim, reference work discription.	Div.# 6.N	500 LF	
9	Area: KITCHEN Cabinets Wall Hung/3/4" Lumber Core/Pre-Finished Oak. Install new wall hung cabinets (pre-finished oak). Remove and Replace all wall Hung cabinets. Kitchen, . Reference work discription.	Div.# 6.O.2	21 LF	

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<u>Carpentry</u>				
10	Area: BATHROOM #1 Cabinets, Wall Hung/ Replace/Pre-Finished Oak/3/4" Lumber Core/. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). Install wall hung cabinets, over washer & dryer, and stools in BATHROOM'S 1 & 2. reference work discription.	Div.# 6.O.2	9 LF	
11	Area: INTERIOR Closet Shelf Wood. Install new wood closet shelf (1"x 12") and rod. Work shall include bracing and paint (prime and two coats). Remove and Replace shelving and closet rods, reference work discription.	Div.# 6.Z.	45 LF	
12	Area: KITCHEN Countertop/ Plywood & Laminate/Replace. Remove existing countertop and replace with new site built Plywood & laminate countertop and backsplash. Remove and Replace all counter tops. Kitchen, Bathrooms, match existing.	Div.# 6.O.4	25 LF	
13	Area: KITCHEN Cove/Crown Molding/Install. Install Cove/Crown molding, . Install Cove/Crown Molding on all Wall Hung Cabinet and Chase built for vented hood.	Div.# 6.N	38 LF	
14	Area: INTERIOR Door Stop/Baseboard Screw-In Type/Install door stops/screw-in (baseboard). Remove and Repalce all door stops. Screw-in, bumper, hinge.	Div.# 8.D.3.	17 Ea	
15	Area: EXTERIOR Door/Exterior/6-Panel Steel/Pre-Hung/Install. Install new exterior entrance door, pre-hung-steel six panel. Work shall include paint-both sides, lockset, deadbolt & peephole. Remove and replace all exterior doors, match exisging size and swing. Reference work discription.	Div.# 8.A.	3 Ea	

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Carpentry				
16	Area: GARAGE Garage Vehicle Door/Steel/9' x 7'/Replace. Replace existing garage vehicle door with new steel overhead garage vehicle door--9' X 7'. Remove and Replace Garage door, with door opener and two remotes.	Div.# 8.C	1 Ea	
17	Area: BATHROOM #1 Mirror/Remove/Mirror. Repair all surfaces to match existing. Remove and replace mirror's bathroom 1 & 2. match existing,	Div.# 10.E.	12 SF	
18	Area: BATHROOM #1 Paper Holder/Replace paper holder Remove and Replace holders bathroom 1 & 2. match existing.	Div.# 10.E. 2.	2 Ea	
19	Area: INTERIOR Passage Door/Pre-Hung/6-Panel. Install new passage door & lockset (pre-hung 6-Panel). Work shall include paint both sides. Remove and Replace all interior doors, match existing size and swing. Reference work discription.	Div.# 8.A	11 Ea	
20	Area: EXTERIOR Siding/ Brick Pressure Wash. Clean existing siding/ Brick using detergent and fungicide. Washing shall remove all debris, dirt, mold, fungi and mildew without damage or water intrusion. See comments. Power wash all brick, siding, fascia, trim and soffit. Reference work discription. Contractor responsible for any damage.	Div.# 5.H.8.	1200 SF	

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<u>Carpentry</u>				
21 Area: EXTERIOR	Storm Door/Vinyl Clad/Install. Install new self storing storm door, vinyl clad. Use Larson model 298-SS or written approved equal. Remove and replace storm doors, match existing. Size and swing.	Div.# 8.B	2 Ea	
22 Area: BATHROOM #1	Towel Bar/Replace. Replace existing towell bar with new towel bar & Ring. Match existing size or as specified in Comments below. Remove and Replace towel bars bathroom 1 & 2. match existing.	Div.# 10.E. 2.	4 Ea	
23 Area: EXTERIOR	Window/New/Vinyl Thermopane/Low-E. Replace Install, New Solid Vinyl window/single hung./ American Craftsman 2160-Vinyl or use written approved equal. Includes frame, sill, sash, trim, hardware, screen. Remove and Replace all windows, window stools, trim. Match existing, Reference work discription.	Div.# 8.G	7 Ea	
<u>Electrical</u>				
24 Area: INTERIOR	Ceiling Fan, Light Kit & Circuit Wiring/52". Install new ceiling fan with light kit, switch, cover plate and wiring. Remove and replace all ceiling fans match existing, bedrooms, living room, kitchen. Reference work discription.	Div.# 13.D. 9.B	4 Ea	

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Electrical				
25 Area: INTERIOR	Cover Plate/Outlet/Install new outlet/ cover plate. Remove and Replace all tv, computer, internet, etc, cover plates.	Div.# 13.D. 6.	3 Ea	
26 Area: EXTERIOR	Door Bell Sytem/Install new door bell system with bell chime, transformer, one button and bellwire. Remove and Replace door bell, reference work discription.	Div.# 13.D.	1 Ea	
27 Area: ELECTRICAL	Dryer Outlet & Circuit/220v. Install new 220 dryer outlet & circuit. Remove and Replace dryer outlet, in laundry room. Reference work discription.	Div.# 13.D.	1 Ea	
28 Area: ELECTRICAL	Light Fixture/Bathroom/3 Light/Replace. Replace existing light fixture with new 3 Light/Globe, wall mounted light fixture. Remove and replace bathrooms 1 & 2. match existing. Reference work discription.	Div.# 13	2 Ea	
29 Area: EXTERIOR	Light Fixture/Porch/Replace exterior porch light. Remove and Replace all exterior porch lights, match existing, reference work discription.	Div.# 13.D. 9	4 Ea	

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Electrical				
30 Area: ELECTRICAL				
	Light Fixture/Room/Replace. Replace existing light fixture with new 15 inch, round, flush mount, ceiling light fixture and 55 watt compact fluorescent lighting. Fixture allowance \$55.00	Div.# 13.D. 9	6 Ea	
	Remove and replace all light fixtures match existing. Reference work discription.			
31 Area: ELECTRICAL				
	Outlet/ New 110v Duplex/15 Amp/Grounded/Replace 110 duplex outlet and cover/15 amp., grounded.	Div.# 13.D.	30 Ea	
	Remove and Replace all outlet and covers, referece work discription.			
32 Area: INTERIOR				
	Outlet/110v Duplex/15 Amp//Replace With GFCI. Replace existing 110 duplex outlet and cover with new GFCI outlet and cover.	Div.# 13.D.	4 Ea	
	Remove and Replace all GFCI's match existing. Reference work discription.			
33 Area: EXTERIOR				
	Outlet/Exterior/110 GFCI & Circuit/Install 110v GFCI wall outlet & circuit/Exterior weatherproof.	Div.# 13.D. 6	3 Ea	
	Remove and Replace all exterior GFCI's. Reference work discription.			
34 Area: INTERIOR				
	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.	Div.# 13.D. 11	4 Ea	
	Remove and Replace all smoke detector, match existing, reference work discription.			

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<u>Electrical</u>				
35 Area: INTERIOR	Switch & Cover Plate/20 Amp/Replace switch and cover/20 amp. Remove and Replace all switch's and cover's, match existing. Reference work discription.	Div.# 13.D.	12 Ea	
36 Area: BATHROOM #1	Vent Fan/Install new vent fan/ bathroom, vent fan. Fan shall be vented out of attic to code. Remove and Replace vent fan. Reference work discription. Bathroom1 & 2.	Div.# 13.D. 16	2 Ea	
<u>Flooring</u>				
37 Area: INTERIOR	Vinyl floor planks/install vinyl floor planks/ 22 MIL 6in. X 36in. Waterproof Click Lock Vinyl/ VINYL 7 MIL WEAR LAYER/ 25 year residential warranty. Work shall include floor level, seal concete. Remove and replace all flooring. Reference work discription.	Div.# 9.L	1100 SF	
<u>HVAC</u>				
38 Area: HVAC	Ductwork/Clean and deodorize ductwork. Clean/deodorize ductwork, reference work discription. Contractor responsible for any damages.	Div.# 12	600 LF	
39 Area: HVAC	HVAC Equipment Replace/ Replace existing with 3.0 Ton 16 seer ELECTRIC HEAT & COOLING. COMPLETE CHANGE OUT /INCLUDING: FILTER GRILL, REGISTERS, THERMOSTAT, ALL WIRING & CONDENSOR LINES, Remove and Replace HVAC unit, Paint closet before install equipment, Reference work discription.	Div.# 12	1 Ea	

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Paint & Finish				
40 Area: INTERIOR	Paint/ Interior of House/Ceilings & walls/Paint Two coats. Work shall include minor repairs to surfaces. SF=Area under roof. Match existing Texture. Paint all ceilings & walls under roof. Closets, HWT & Furnice closet. Reference work discription.	Div.# 9.N.3	1500 SF	
41 Area: EXTERIOR	Caulking/Caulk all exterior joints at windows, doors & corner trim. Caulk all exterior, reference work discription.	Div.# 7.G	200 LF	
42 Area: INTERIOR	Clean Ceilings and Walls--drywall. Clean Ceiling and Walls. SF=Area under Roof	Div.# 9.N.3. C	1500 SF	
43 Area: INTERIOR	Primer walls/ceiling 2 coats. See comments Primer All Walls/Ceilings, reference work discription. SF=Area under roof.	Div.# 9.S	1500 SF	
Plumbing				
44 Area: INTERIOR	Access Panel/Plumbing. Install new access Panel at designated plumbing location. Remove and Replace all access panels.	Div.# 8.G.2. F.	1 Ea	

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Plumbing				
45 Area: BATHROOM #1	Commode & Seat/Install new high rise commode with elongated bowl, wooden seat, supply line, shutoff, flange and WAX seal. Use American Standard Cadet or written approved equal.	Div.# 11.A	2 Ea	
	Remove and Replace commode's bathroom 1 & 2. reference work discription.			
46 Area: EXTERIOR	Drain Cover. Repair/Replace clean out cover. See comments.	Div.# 11.A	1 Ea	
	Remove and Replace clean out cap.			
47 Area: INTERIOR	Drain Lines/Snake. Snake all drain lines	Div.# 11.A	1 Ea	
	Reference work discription.			
48 Area: EXTERIOR	Freezeless, anti-Siphon Hose bib. Replace exterior hose bib with new a 1/2" x 8" - 12" Freezeless hose bib with vacuum breaker.	Div.# 11.A	2 Ea	
	Remove and replace silcock, woodford or Arrowhead. reference work discription.			
49 Area: KITCHEN	Garbage Disposal. Replace garbage disposal with new garbage disposal, 1/2 horsepower (two year factory warranty).	Div.# 11.A	1 Ea	
	Remove and Replace garbage disposal, match existing. Reference work discription.			
50 Area: BATHROOM #1	Lavatory Sink & faucet./Replace existing sink & faucet. Delta fixture, drain lines, supply lines & shut offs.	Div.# 11.A	2 Ea	
	Bathroom 1 & 2. Remove and Replace Sink and Facuet. Match existing. Reference work discription.			

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Plumbing				
51 Area: BATHROOM #1	Shower /Tub Repair. Repair Shower/Tub See comments. Clean both tubs and showers, look link new.	Div.# 11.A	1 Ea	
52 Area: BATHROOM #1	Shower Faucet /Shower Head/Single Handle Lever/Shower Drain/ . Work shall include installation of pre-fab access panel or removal on opposite wall to faucet. All related plumbing. Delta Classic Single Handle Model #: 132900-A or equal. Remove and Replace all shower related plumbing match existing, shower lever, drain cover, High pressure handheld shower head and extension neck. Reference work discription. Bathroom 1 & 2.	Div.# 11.A	1 Ea	
53 Area: KITCHEN	Sink & Faucet/Kitchen. Install new stainless steel kitchen sink (33" x 22" x 7") & Faucet/Sprayer (Use Delta single-handle model 100-WF or written approved equal). Work shall include new drain lines, trap, shutoffs, & escutcheon plates (2). Remove and replace sink, faucet, sprayer, match existing sink. Reference work discription.	Div.# 11.A	1 Ea	
54 Area: KITCHEN	Washer Box, Valves & Drain/Replace. Replace existing washer box, valves and drain line with new washer box, valves and drain line. Includes drywall repair. Remove and replace washer box, reference work discription.	Div.# 11.A	1 Ea	
55 Area: PLUMBING	Water Heater/Electric/40 Gallon/Replace. Replace existing Electric water heater with new 40 gal. electric water heater. Install new electric water heater to code. Work shall include all electrical hook-ups, shut off valves, drain pan, and plumbing. Remov and Replace HWT and Pan, Reference work discription. Match existing.	Div.# 11.A	1 Ea	

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Roofing				
56 Area: ROOF	Replace Shingles / Install Heritage/30 Yr Warranty, Fiberglass shingles/Use Marlkey/Tamko or approved equal. 30 lb Felt, Painted Style D Drip Edge, Pipe Flashing, Roof jacks, Valley Flashing, Step Flashing & Slant Back Attic vents or Ridge vents.	Div.# 7.A.	21 Sq	
Remove and Replace all shingles, reference work discription.				
Sheetmetal & Gutters				
57 Area: EXTERIOR	Gutters/ Repair. Repair existing gutter/See comments. Clean gutters inside and out. Replace all with concrete splash blocks.	Div.# 7.F.	230 LF	
Site Work				
58 Area: INTERIOR	Cleanup/Daily. Cleanup floor area daily. clean all interior surfaces counter tops, sinks, tubs, doors, shop vac air return area.	Div.# SF	1 SF	
59 Area: ENTIRE STRUCTURE	Cleanup/Final. Final cleanup of entire Project. Clean entrie project, all debris, remove all shrubs, cut grass, weed eat, Wooden fence.	Div.#	1 SF	

Total:

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.