

Scope of Work

1. Wage Rates OK# 170005 are applicable to this project and are included.
2. This will be a turnkey job and must be completed in 180 consecutive calendar days.
The contractor shall bid to furnish all necessary labor, quality control, licenses, material, equipment, tools, supplies, permits and insurance and supervision to perform the work required thereof within the time specified after the receipt of "Notice to proceed".
3. The Contractor shall verify, on the job site, all quantities, measurements or dimensions, conditions, plans, scope of work and write up before submitting this bid. There will be no Change Order to prices based on mistaken quantity count, measurements or dimensions. It is the contractor's responsibility to inspect the sites and familiarize themselves with any existing conditions.
4. Contractor will be responsible for building permits, inspection fees, sewer taps, and meeting all city/state building codes and covenants if applicable. The contractor will be responsible for temporary utilities (DO not tie into families existing services) and connecting all utilities to the home upon completion of all work, including hooking to electric (HACN requires underground from home to meter), water, and sewer, (Septic or aerobic). All utility connections and equipment will be checked and service available, except for those services customarily provided by utility companies after occupancy. Contractor will be responsible for hooking home to all utilities. Units requiring a well drilled, HACN will have the well drilled and tested PRIOR to issuing the Notice to Proceed to the contractor, The Contractor will be responsible for the getting the Electric to the site for the completion of the well and the labor and materials to connect the well from the well house to the home.
5. Not all units have had perc tests, if they are NOT supplied in the documents then the contractor will have the responsibility of having test completed and results given to the HACN, at that time a decision will be made by HACN Inspector on the type of septic system to be installed. (Include the cost of the perc test in your bid, there will be no reimbursement for perc test.) Contractor **MUST** contact Inspector prior to Installation of septic systems. Include potential rock clause with your bid there will be no change orders due to hitting rock. If the contractor would like to have a soil profile completed in order to reduce amount of lateral lines or sprinkler heads that will be at his own expense, we will not reimburse.
6. Payments will be in three phases as follows: Construction - First phase, thirty (30%) upon completion of the slab, submission of Original TERMITE CERTIFICATE for

footing and pad and inspection report indicating that the work site is free and clear of any trash and debris. Second phase, thirty (30%) upon completion and acceptance dry-in (windows, entry doors, plumbing, and electrical roughed in, (shingles installed) and an inspection report indicating that the work site is free and clear of any trash and debris. The final phase, forty percent (40%) upon completion of new home (100%) (Final grade, driveways, perimeter treated and sod installed) and an amended Termite Certificate to indicate that the perimeter 15' surrounding the home has been treated, the area will be the same square footage as the sod installation. **Demolition** – 100% complete demolition of existing home.

Payments will be paid upon completion and acceptance of work and approved by the Housing Authority of the Cherokee Nation inspector. Draws will be per unit. Contractor shall **at all times keep** the work area clean, including storage areas free from accumulations of waste materials. Contractor must set dumpsters at all sites. Contractor shall place a Portable/Johnny at each site, and post all proper documents for this project. After completing the work and before final inspection the contractor shall remove all equipment, tools, materials, the work area shall be left in a clean, neat and orderly condition satisfactory to the HACN Inspector.

7. All work must be performed in a workmanlike manner.
8. Exterior Walls. Total R-Value must be R-19 or better. Contractor shall install ½" OSB and house wrap. Attic over heated space shall have an R-38 value. Garage Ceiling and walls will be insulated.(if applicable)
9. Doors: Contractor shall install 6-panel interior primed Masonite doors thru the home. Exterior doors will be 6-panel metal clad and a Storm door will be installed on all exterior door, storm door will be white Larson Vinyl Clad or approved "equal to".
10. HVAC and hot water tank will be electric. All equipment and appliances will have an Energy Star Rating, and to the greatest extent possible be "made in the USA"
11. Contractor shall furnish and install all appliances.
12. Appliances: Refrigerator minimum of 21 cubic feet with an Energy Star Rating. Electric Range will be 30" free standing and a 4 ft., 4 wire range cord. Dishwasher tall tub. All Appliances must match in color with an Energy Star Rating, and to the greatest extent possible be "made in the USA"
13. Washer and dryer hookups will be located according to blueprints.

14. Contractor shall install a wood flue per specifications.
15. Both of these units have requested gas lines.
16. Contractor shall install a kitchen 30" vent-a-hood; vent-a-hood will be vented through the roof. Matching colors on ALL appliances.
17. Bathroom Exhaust Fan: duct work will be installed from the exhaust fan to the outside soffit with vent grill. There shall be one per bathroom.
18. Drywall: all ceilings shall be 5/8"-sheet rock and walls will be 1/2" sheet rock. All Sheet rock must be screwed installed and not nailed, no more than four (4) nails per sheet. ALL wet areas, will be green rock from the ceiling to the floor. Wet areas include the Utility area, Bathroom and the Kitchen.
19. Roof: Contractor shall install shingles with a 30-year warranty including roof ridge vent. Decking material shall be minimum 5/8" thick. Contractor shall install Tamko Heritage Shingles, Weathered wood (or approved equal) with a 30-year warranty with 30 pound felt, slant roof vents and flashing roof edge styled D-White.
20. Roof Pitch shall be 5/12
21. Porch: Porch post will be 6" x 8' white aluminum fluted columns at Two (2) per unit.
22. Lay out of House – Contact HACN Inspector to assist with layout of house ALL PINS MUST BE FOUND BEFORE building of pad, Failure to have Inspector assist in locating pins and home being built off of the HACN assigned land will incur expenses that will be reimbursed by the contractor to the HACN. Onsite material may be used to build pad, if available and if agreed upon with the Inspector.
23. Pad: Pre-Treat pad, slab, footing, garage, approach, and all adjacent patio & porches for wood infestation insects. (see spec book for requirements SECTION 2D) **Proof of application must be posted at the sight, ORIGINAL Termite certificate required from applicator AND SUBMITTED WITH 1ST DRAW REQUEST. An amended Termite Certificate will be required to be submitted with the FINAL draw request, this shall include 15' around the perimeter surrounding the home, the same dimensions where the sod is installed. The treatment shall take place after the final grade of the yard and before the installation of the sod.**

24. Footing: Shall be 18"x24" with 5/8" rebar using four bars with 1" R-Board (Foam beaded will not be accepted) (Must conform to the requirements of the local building code as adopted by the city in which the work takes place IF APPLICABLE) and city/state building codes.
25. Slab: Shall have design mix for 3000psi compressive strength. All concrete exposed to the weather shall have 3500psi compressive strength. All concrete exposed to the weather shall have 3500 psi compressive strength and shall have an air-entraining admixture to give air content between 5 to 7% volume concrete. A .006 mil polyethylene plastic or Berlex shall be installed as a water proof membrane. Approach: for each unit containing a garage door (3 bedroom with attached garage) a concrete approach shall be constructed 12'6" x 15' and include a 4'x4' slab connecting the approach with the porch.
Porch: a 4'x4' concrete slab at the back door. Before concrete is poured, a slab inspection must be requested from the local building official and pass inspection. All work must meet the requirements of city/state codes (if applicable)
26. Post Tension Cables will be required with approved blueprints, unless contractor supplies soil sample test. APPROVED BLUE PRINTS MUST BE SIGNED OFF BY HACN, CONSTRUCTION MANAGER PRIOR TO BEGINNING PROJECT.
27. Concrete Cylinder: Contractor will take (3) test cylinder per truck (1) for a 7-day break and (2) for a 28-day break Test results for slab and footing. All tests shall be sent to the office. Attn: Inspector Supervisor and/or Construction Manager. 1 per truck, Each footing requires a 28 day break and each slab requires a 7 and a 28 day break.
28. Under slab Spec. calls for copper. We will use PEX.
29. A Drop down will be required for the (3) bedroom with attached garage units. Must comply with local/state code.
30. Contact Inspectors for approval of: Pad Construction, Footing, when dug and before poured), Slab, (before poured). HACN STAFF SHOULD BE PRESENT.
31. Overhead Garage Door (3 Bedroom Only) 10'x7' Overhead non-Insulated garage door with weather seal and lock. Must be wired for an electric Garage Door Opener and secured in the attic.
32. Plans do not show an outside hydrant, there will be (2) one in the front of the home and one in the back.

33. HVAC: Contractor will install a 15 seer. HVAC (Electric) System with filter grills in this home or equal to (1-ton per 400 sq. ft. heated space.) All duct work will be hard piped sealed and wrapped. Must be inspected and approved by local authority and HACN Inspector.
34. Siding: Vinyl siding will be installed on Gables and Soffit according to Manufacturers specifications, with house wrap. Vinyl siding to cover two end gables and small front gable. Includes 6" x 8' white aluminum fluted columns at 2 per house. Includes soffit, soffit vents, fascia, brick mold, garage door wraps, beam cap covering eave boxes, covering window headers and 2 octagon vents on each gable. Windows will be wrapped in metal.
35. Masonry: Face Brick equal to ASTM – C – 216, Grade S.W., sound, free of checks, warps and defects. Brick shall be 3" deep, 9" or 10" long, velour or sand faced with matching face headed. Brick ties shall be standard grade 22ga galvanized, corrugated and anchored not over 15" vertically, not over 32" horizontally and not over 16" from openings.
36. Contractor shall install 200-amp breaker box. Location of panel will be located in the field by Housing Authority of the Cherokee Nation Inspector and Contractor, must be in compliance with all city/county codes. Underground service from house to pole, avoid overhead electric.
37. Contractor shall install ceiling fans with light kit with single pole switch to each item to be installed in the living room and all bedrooms total will be three (3) 5 blade 52" and two (2) five blade 48". Use Wood colored fans (Not White)
38. Paint: Acceptable manufactures are Glidden, Sherwin Williams, Pittsburg and Color Solutions. Substitutes must have the approval of the Construction Manager.
39. Colors of paint used will be: Walls and Ceilings – ANY COLOR BUT WHITE, COLOR MUST BE APPROVED BY CONSTRUCTION MANAGER BEFORE INSTALLED.
Doors, Trim and Window Stools – BRIGHT WHITE
40. Contractor shall install paint grade trim according to specs.
41. Kitchen Cabinets: All solid wood (no particle board) stiles and rails ¾" thick solid wood. Sample cabinet must be submitted and approved by Construction Manager. Cabinet drawers must have side mount rails. Contractor shall install a laminate roll top with a drop in stainless steel sink.

42. All house plans will have two (2) frost free outside hydrants located in front and back of the house. (If location is not indicated on the plans then determined in the field by HACN Inspector and Contractor.)
43. Soffit will include soffit vents every 8 foot.
44. Bird boxes shall be 10' length and shall be installed in all gable ends of the homes with 12' lab siding
45. Contractor shall install $\frac{3}{4}$ " x 6" primed textured smart board for fascia.
46. Windows must be trimmed with treated 2/4 and covered with metal (same as fascia)
47. Contractor shall be responsible for final grading of the yard and site cleanup.
48. Contractor shall be responsible for topsoil and laying Bermuda Mix sod in a 15' circumference around the house and treating the area prior to installation of sod, (See Item #21)
49. Driveways will be built from site to county road/city street. Bidder should visit site to verify distance and building material availability and if tin horns/fill are needed. All homes must contain crusher run limestone gravel so that the parking area will not become a mud hole or the ground fall out from under it. Should be built solid and long lasting. If located in the city should verify city requirements and bid accordingly.
50. Bidder should visit the job site and acquaint them with the exact nature of work to be performed. Each unit is different and may require more/less as far as site preparation and readiness to begin building pads.
51. Windows: Vinyl Single Hung divided lite insulated glass.
52. Vanity Mirrors: 24"x36" mirror above each vanity. MUST be framed.
53. Floor Covering: Carpet must or exceed minimum standards set by bulletin #UM44D. Ten year limited warranty, 5-year stain warranty that provides stain protection against household food and beverage stains. Carpet pad will be 6#

(1/2") with fiber mesh backing. Vinyl composition tile flooring shall be 12"x12"x1/8" thick "Thru-Chips".

54. **The General Specifications for New Construction will apply to the homes being constructed in this solicitation unless these specifications shall be in addition to and shall be made part of the contract. HACN spec book should be referred to if you should have any questions.** ALL MATERIAL, HARDWARE AND SUPPLIES MUST BE APPROVED BY HACN. PRIOR TO INSTALLATION.

55. All work shall be in compliance with all local, city and state codes. (no exceptions)

COLOR SELECTIONS: CONTRACTOR SHALL PROVIDE SAMPLES, A MINIMUM OF THREE TO THE HACN FOR ACCEPTANCE. INTERIOR WALL PAINT BRICK, CARPET, TILE, AND VINYL SIDING WHEN APPROVED BY HACN. CONTRACTOR SHALL VERIFY COLOR SELECTIONS WITH HOMEOWNER.

Selection of choices by families must be signed, dated and returned to HACN for filing. NO EXCEPTIONS

House Plans: 2 Bedroom – 752 Sq. Ft. Heated Living Space, 3 Bedroom - 1054 Sq. Ft. Heated Living Space, 4 Bedroom - 1380 Sq. Ft. Heated Living Space

ALL WARRANTIES MUST BE SUBMITTED TO THE HACN INSPECTOR AT THE TIME OF FINAL PAYMENT. CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY FOR ANY AND ALL WORK PERFORMED.

ALL HOMES SHOULD BE MASTER KEYED AND ALL KEYS GIVEN TO THE HACN INSPECTOR AT THE TIME OF THE 100% COMPLETE INSPECTION. DO NOT GIVE TO THE HOMEOWNER OR LEAVE AT THE JOB SIGHT. DO NOT GIVE PERMISSION FOR FAMILIES TO "MOVE IN "TO THE UNIT REFER THEM TO THE HACN.

HACN will also need (4) Four Master keys at 60% complete to have available for the appraisal company to complete the appraisals.

As-Built will be required to be submitted with all Warranty information and Final Closing Document at the time of final payment. Must be detailed and documented from the corners of the house to the property pins, must include septic location, clean out, lay out of lines, well, electric pole or underground line, driveway etc. As built must be neat, and easy to read, we need to be able to look at the as built and quickly identify all pertinent information. Identify the directions on the as built. (North, South, East and West) As Built does not have to be completed by a licensed surveyor, but must have the above details included.

A one year walk through inspection with the HACN will be done AND required repairs completed by the contractor prior to the retainage/ maintenance bond being released.

NOTE: THERE WILL BE NO CHANGE ORDERS ADDRESSED UNLESS THEY INVOLVE HANDICAP ACCESSIBILITY. BUILD THE UNITS PER PLANS AND SPECS.