

HOUSING REHAB MOBILE HOME SPECIFICATIONS

The Housing Authority of the Cherokee Nation will be accepting bids for the purchase, delivery and set up of three 2-bedroom 14'x 66' HUD approved, ADA compliant, one (1) bath mobile homes. (Maximum of 924 sq. ft. without tongue.)

All materials and workmanship must comply with the "Manufactured Homes Construction and Safety Standards Act," and all other, state, and federal laws and guidelines, which provide directions for the manufactured housing industry. Homes must meet all zone requirements for the state of Oklahoma. This includes wind resistance, insulation, and any other construction aspects that fall under zone requirements.

Terms of all warranties, including construction materials (flooring, decking, shingles, etc.), shall accompany the bid.

In addition to compliance with these regulations, the following **MINIMUM** specifications must be adhered to (bidders can offer homes that exceed these minimum standards).

Frames and Floors:

- Heavy duty 12" steel frame undercarriage with detachable hitch.
- Seamless reinforced fibremesh sealtite underbelly between chassis and floor.
- Joists must be at least 2"x 6" on 16" center.
- ¾" tongue and groove (T&G) plywood or T&G oriented strand board (OSB) is acceptable on floors only if backed with a five (5) year warranty (provide warranty information).
- Subflooring must be glued and screw-nailed.
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimal heating comfort.

Sidewalls:

- 2" X 6" studs on 16" centers with unique belt-rail sidewall stiffeners.
- 7/16" exterior sheathing (OSB), barricade exterior building wrap, HUD approved, black felt underlay, #15 lb., 6 mil. poly vapour barrier, horizontal exterior vinyl/metal siding (at least .040 in thickness).

Interior Walls:

- Partition walls shall be 2"x 4" on 16" center with a single bottom plate and double top plate. All hallways must be at least 36 inches. 90" interior height, and pre-finished vinyl interior wallboard with batten tape.
- Where headers are required, double 2"x4" shall be used.

Roof and Ceiling:

- 4/12 roof pitch with 8" overhangs
- Pre-engineered roof trusses on 16" centers (88 lbs. per sq. ft. snow load)
- 3/8" roof sheathing (OSB), (provide warranty information), glass guard snow and ice shield protection at the eave
- Architectural shingles that must carry 30-year warranty (provide warranty information)
- Vented attic space to eliminate moisture and heat build-up, 6 mil. poly vapor barrier

Windows and Doors:

- Vertical slider residential vinyl thermal pane windows, with low "E" glass, screens (no grills) installed, insulation foam around windows and door frames.
- 36" X 80" pre-finished maintenance free insulated residential metal exterior door with a heavy duty storm door (exception-necessary out swing doors).

Insulation:

- Ceiling: R-38 fiberglass insulation
- Walls: R-20 fiberglass insulation
- Floors: R-19 fiberglass insulation

Interior Finish:

- Cabinets: Hardwood face and doors (Oak) with adjustable shelves. Toe kick on all kitchen base cabinets
- Must meet or exceed HUD/FHA standards
- Premium laminate kitchen and bathroom counters with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathroom
- Roller glide-out metal drawer box hardware
- Medicine cabinet with a mirror

Appliances:

- Refrigerator- at least 18 cubic feet
- Range - at least 30-inch electric range
- Dishwasher is optional

Flooring:

- Durable vinyl floor covering (must meet FHA requirements) installed in kitchen and bathrooms. Carpeting in living room and all bedrooms, FHA approved with 7/16 oz. pad.

TV access box to be installed in living room and all bedrooms with telephone access box installed in living room and master bedroom.

Plumbing:

- A minimum 30-gallon capacity-double element, 240-volt electric hot water heater.
- Kitchen: Stainless steel sinks, vented (duct type) range hood vented to outside.
- Handicap accessible bathroom with towel bars, tissue holders, grab bars in shower and stool area. Handicap high rise stool, handicap shower (wheelchair accessible or foldout shower seat). Glide bar mounted with anti-scald valve.
- Stainless steel double-compartment kitchen sink. Bathroom vanities with porcelain sink, with a single lever bathroom faucet.
- Plumbed and wired for washer and dryer, brass faucets installed in laundry room, plumbed and wired for dishwasher (optional).
- Interior whole-house water cut-off valve. Aquapex cross-linked polyethylene water lines.
- Frost-free exterior water tap.

Electrical and Heating:

- 64 circuit, 200 amp hydro services.
- A separate heat tape 120-volt junction box installed under unit by water intake.
- Residential interior light fixtures, must be wired and braced for ceiling fans, ceiling fans must be installed in living room and master bedroom.
- Exterior porch lights at entrance doors.
- Central Heat/Air Conditioning: A minimum of 2-ton unit, energy star, 13 seers and propane. Mounted on concrete base or approved equivalent material. 56,000 BTU forced air propane furnace with electronic ignition and wall thermostat with a fresh air inlet to furnace.
- 2-exterior weatherproof GFCI receptacles installed, GFCI interior tamper resistant receptacles installed in bathroom and kitchen.
- Electric smoke detectors installed bedrooms, living room and kitchen, carbon monoxide detectors installed in hallway.
- A deluxe two-speed range hood with light and vented to outside.

Setup: Concrete pier runners with fiber mesh, reinforced at least 12 inches x 12 inches x 8 ft., perpendicular to the house, no greater than eight (*) feet O.C., 6 mil vapor barrier, leveled, blocked and tied down, tie downs set in concrete pier runners. Remove the tires/axles/tongue.

Skirting: Metal only, 29 gauges, match the color of mobile.

List in bid request:

Vendor will bid per unit with mileage and transportation included in bid price. Bids will be submitted on bid form provided. The submission of a bid shall indicate the bidder thoroughly understands the specifications, conditions and the scope of work. Bidder must visit each individual site.

Contractor shall furnish a copy of the floor plans with bid.

Contractor will pump existing septic system and connect septic to the home.

Contractor will connect the electricity and water to the home.

Contractor will remove any existing mobile from site.

Bid price excludes: Tax, title, tag, insurance, site preparation, house pad, porches and ramps. These work items will be the responsibility of the HACN.