

## Scope of Work – 2- and 3-Bedroom ADA Replacement Home plans with Garage

1. This will be a **turnkey job** and must be completed in the number of working days submitted and approved in your individual bid. Homes are total electric. HACN recommends that the contractor familiarizes themselves with the HACN new replacement home floor plan and mechanical plans. 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. All work shall be in compliance with all local, city and state codes. (No exceptions)
2. The Contractor shall verify plans, scope of work, and write up before submitting this bid. Home is base price. All utilities, handicap accessibility, driveways, demolition, etc. will be cost plus as per approved bid. It is the contractor's responsibility to inspect the sites and familiarize themselves with any existing conditions.
3. 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 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). Contractor must bid new water and sewer to go from the new home to the meter. 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.
4. If the unit requires a perc test, cost will be the contractor's responsibility. Cost associated with test and installation of the required system will be processed using the cost-plus agreement with the awarded contractor. Some units will be located inside the city limits. They will also be processed cost plus.
5. Payments on cost of home only will be in three phases as follows: **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 and that Port a potty set and dumpsters have been set. **Second phase**, thirty (30%) upon completion and acceptance dry-in (windows, entry doors, plumbing, and electrical roughed in, (shingles installed) siding, 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,) An amended Termite Certificate will be required to be submitted with the FINAL draw request; this shall include all areas around the home where topsoil was brought in. The treatment shall take place after the delivery of approved topsoil, final grade of the yard. Yard should be landscape ready. 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 **always 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.

6. **All work must be performed in a workmanlike manner.**
7. Bidder should visit the job site and acquaint themselves 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.
8. Site Preparation: Pads will be constructed from offsite clay gravel. On site material may be used if approved by the HACN inspector. This will be a site-by-site decision. We would prefer that you haul it in.
9. Pad: To accommodate the house plan size, the new pad needs to be 80x50. Pad must be inspected and approved by HACN inspector BEFORE footings are dug and poured to make sure pad has adequate drainage. No exceptions.

All trees and construction debris must be removed prior to construction of the home. This includes any debris, material structures disturbed during clearing and building of the pad.

Homes requiring demolition, must be removed from the site, and disposed of in an approved dump site. No burning or burying any debris.

10. Driveways shall have a 6" to 8" cut to remove topsoil. Driveway shall have 6" to 8" clay gravel base with 4" of gray crusher run limestone gravel topping. Driveways will be built from the site to the county road/city street. If located in the city should verify city requirements and built accordingly.

Any tin horns needed for construction of driveway shall be minimum 20' in length. If driveway is from a main (state) highway contractor is responsible for DOT regulations, specs and permits.

11. 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 homeowners assigned land will incur expenses that will be reimbursed by the contractor to the HACN.**

12. **Contact Inspectors** for approval of: **Pad Construction**, Footing, when dug and before poured), **Slab**, (before poured). HACN STAFF SHOULD BE PRESENT at all pours.

Pre-Treat pad, slab, footing, (garage, if applicable), 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 1<sup>ST</sup> DRAW REQUEST. An amended Termite Certificate will be required to be submitted with the FINAL draw request; this shall include all areas around the home where topsoil was brought in. The treatment shall take place after the delivery of approved topsoil and final grade of the yard.**

13. All concrete will have design mix for 3500psi compressive strength and shall have an air-entraining admixture to give air content between 5 to 7% volume concrete. A .006 mil polyethylene plastic. Plastic shall be installed as a waterproof membrane and all plumbing penetrations in the plastic must be taped tightly. FRONT PORCH POURED LEVEL WITH THE FLOOR AND ADA THRESHOLDS ON EXTERIOR DOORS.
14. Footing: Shall be 18"x18" minimum 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.
15. PARKING PAD: 14'x20' concrete driveway approach includes sidewalk connecting approach to front porch. Sidewalk minimum 30ft. A Drop down will be required for the garage entry. Must comply with local/state code.

Porches: Build per plans- All work must meet the requirements of city/state codes (if applicable) Porches must be poured at the same time as the floor to create monolithic pour.

Post Tension Cables will be required with approved concrete blueprints, unless contractor supplies a soil sample test. APPROVED CONCRETE BLUEPRINTS MUST BE SIGNED OFF BY HACN, CONSTRUCTION MANAGER PRIOR TO BEGINNING PROJECT.

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 test results 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.

16. Overhead Garage Door- 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. Include outlet in the garage ceiling for future garage door opener.
17. Roof Pitch shall be 5/12
18. 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, NO STAPLES, Weathered wood (or approved equal) with a 30-year warranty with 30 pound felt, slant roof vents and flashing roof edge styled D-White. Metal or Rubber in Valleys. Contractor shall install ice and water shield to the valley/roof transition where the porch ties to the main roof.
19. Porch: Porch post will be 6" x 6' Stained Cedar – Seven (7) per unit or as directed by Inspector.
20. Exterior Walls. Total R-Value must be R-19 or better. Contractor shall install ½" OSB and house wrap. House wrap needs to cover all exterior walls and gables. Attic over heated space shall have an R-38 value. Garage Ceiling and walls will be insulated.
21. 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 doors. Door hardware will be "Oil Bronzed finish". Storm door will be white Larson Vinyl Clad or approved "equal to". Safety Chains on front and back storm doors to prevent wind damage. Caulk under exterior door thresholds to create water seal.

22. Bathroom linen closet to have five (5) 12" shelves.
23. All closets must have a 12" shelf with metal closet rod.
24. Windows: Vinyl Single Hung divided lite insulated glass. Windows must be trimmed with  $\frac{3}{4}$ " x 3  $\frac{1}{2}$ " smart board trim and painted alabaster white (same as fascia)
25. Siding: Smart siding will be installed on exterior include Gables and Soffit according to Manufacturer's specifications, with house wrap. Includes 6" x 6' Stained Cedar porch post at 7 per house. Include soffit, soffit vents, fascia (painted white), and 2 octagon vents on each gable.
26. Soffit will include soffit vents, use slotted smartboard soffit vent.
27. Contractor shall install  $\frac{3}{4}$ " x 6" primed textured smart board for fascia.
28. HVAC: Contractor will install a 15 seer. 3 TON, HVAC (Electric) System with filter grills in the home. All duct work will be hard piped sealed and wrapped. HVAC drain for condensation will be tied into the septic system under the HVAC return air box. Contractor shall drywall, tape and finish HVAC closet and seal all penetrations before unit is installed. Must be inspected and approved by HACN Inspector and local authority (as applicable). All equipment will have an Energy Star Rating, and to the greatest extent possible be "made in the USA". Type of system that you are installing must be approved prior to installation.
29. **Homes will be total electric.** All electrical fixtures will be "Oil-Bronzed finish". Contractor shall install 200-amp breaker box. Location of panel shall 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.
30. 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. 52" Ceiling fans in the living room and 48" ceiling fans in the bedrooms. Use Wood colored fans.

31. Contractor shall furnish and install all appliances. Homes will not have a dishwasher.

Appliances: Refrigerator minimum of **18 cubic feet** with an Energy Star Rating. Electric Range will be 30" free standing and a 4 ft., 4 wire range cord. All Appliances **must match in color** with an Energy Star Rating, and to the greatest extent possible be "made in the USA. On complete ADA homes, range must have lower control knobs on the front below burner level to prevent burns of homeowner. Will be on a case-by-case basis.

32. Contractor shall install a kitchen 30" vent a hood. Vent a hood will be vented through the roof to outside fresh air. Matching colors on all appliances. On complete ADA homes vent a hood switch must be mounted countertop level. Will be on a case-by case basis

33. Bathroom Exhaust Fan: duct work will be installed from the exhaust fan to the outside soffit to fresh air with vent grill. There shall be one per bathroom.

34. Plumbing: All work to conform to all applicable codes. All fixtures will be "Oil Bronzed Finish." Install pressure reducing valve for every home. Under slab Spec. calls for copper. We will use PEX.

Water heater: Electric hot water heater: Bradford (or approved equal) white, 40-gallon capacity. Tank to come complete with TPR valve and drain to the exterior. Cold water shutoff, metal pan underneath and all materials required for code compliant installation. Install expansion tanks at the Hot water tank location. Install drain in the water heater closet for overflow drain must be tied into the sewer system. If water shut off is installed inside an interior wall, contractor **MUST** install access panel in drywall at valve location. All equipment will have an Energy Star Rating, and to the greatest extent possible be "made in the USA".

Kitchen Sink: 20- gauge stainless steel, double bowl sink 33" x 22" x6" Dayton (or approved equal) stainless steel.

Kitchen faucets: Sink to come complete with countertop deck faucet Delta (or approved equal) single handle with spray nozzle on all kitchen sinks. 1 ½" drain and tail piece, and all accessories necessary for mounting the sink to the countertop.

Bathroom faucets: Delta (or approved equal) Handicap units will have Lever handle faucet on bathroom vanity faucets.

Washer Box with valves and drain: Oatey (or approved equal)

**Applicants that refused ADA shower and high-rise commode:**

Bathtub and shower: 78" tall Lasko (or approved equal) slip resistant textured bottom, white, Delta (or approved equal) monitor 13 series tub faucet, tub, and shower trim and multi choice universal valve.

Bathroom stools: Crane (or approved equal) 1.5-gallon Galaxy Elite II – Church (or approved equal) chrome escutcheon on supply drain.

**Applicants that accepted ADA shower and high-rise commode:**

High rise commode, Crane (or approved equal) 1.5-gallon Galaxy Elite II – Church (or approved equal) chrome escutcheon on supply drain. Two grab bars at toilet location. Fixed to approved backing.

ADA walk in shower with 4" curb with transfer molded seats, two grab bars at the shower location fixed to approved backing. Must have detachable shower head on ADA glide bar.

35. 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 will be determined in the field by HACN Inspector and Contractor.) Hydrants must be solidly secured to the home.
36. Vanity Mirrors: 24"x36" mirror above each vanity. HACN must approve sample. Approved ADA Tilted Mirror is NOT required unless requested by family \*\* Inspector must be notified prior to installation for approval\*\*
37. 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. Must have tapered or beveled edges. All joints and corners shall be taped. Edges will be sanded and feathered after each coat. Inside corners shall be reinforced with tape. All tape and metal accessories shall be imbedded in thin layer of joint cement. Cement (3) coats over all nails and tape. All mudded and taped areas will be sanded and feathered after each coat. Drywall finish to be splatter knock down/texture. Drywall finish must not allow for visible tape lines or joints after texture is complete. All windows to have drywall return with wood window

stools. All wet areas will be green rock from the ceiling to the floor. Wet areas include Utility area, Bathroom, and kitchen.

Contractor shall drywall, tape and finish HVAC closet and seal all penetrations before unit is installed.

38. Paint: **Interior color** will be Sherwin Williams -Sand Dollar. **Exterior color** will be Sherwin Williams- Elephant Ear. **All fascia and trim, interior, and exterior** will be Sherwin Williams- Alabaster white.  
**Paint Finish: Interior** should be eggshell/satin over one coat of primer. **Exterior:** two coats of semi-gloss finish over one coat of primer.
39. Kitchen Cabinets: All solid wood (no particle board) stiles and rails  $\frac{3}{4}$ " thick solid wood. **Sample cabinet must be submitted and approved by Construction Manager.** Cabinet and vanity Stain Color will be a formula and provided to each contractor. Cabinet drawers must have side mount rails. Contractor shall install a laminate roll top with a drop-in stainless-steel sink.
40. Floor Covering: Armstrong American Personality 12 Wood Grain or approved equal. Contractor shall install with S-599 (or approved equal) Full spread adhesive using a notched trowel. DO NOT ROLL GLUE ON (rolling voids warranty) Flooring will be complete throughout home in every room.
41. Washer and dryer hookups will be located according to blueprints or if needed identified in the field. Contractor to install dryer vent to extend three-inch minimum past finished drywall on the inside of the house and have a trim ring over the drywall.
42. **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.
43. Contractor shall be responsible for approved fill (if required to prevent yard from holding water) final grading of the yard, approved topsoil, and site cleanup. DO NOT leave huge Rocks and trash in the final grade. Yard should be landscape ready.

44. Contractor shall be responsible for final termite treatment. (See Item #12) **An amended Termite Certificate will be required to be submitted with the FINAL draw request; this shall include all areas around the home where topsoil was brought in. The treatment shall take place after the delivery of approved topsoil before final grade of the yard. Yard should be landscape ready.**

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

**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, water lines, 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. At that time the contractor shall be being released from the one-year construction warranty and the 1% maintenance retainage will be released. (Per bundle) Contractor will not be released unless all work orders are complete and satisfactory. (Per bundle)