SCOPE OF WORK

45-30 Ross Swimmer Addition

150 Wheeler Circle #2

1) This project consists of interior demo/rehab due to *(unlawful drug use)* on:
150-Wheeler Cir., Unit #2, Tahlequah, OK 2-bedroom apartment.

(a) The contractor shall bid for the Remediation, Repair & Restoration, Compliance, and Final Clearance of this unit where unlawful drug use was present. Bidder must perform decontamination and removal of **ALL** affected materials in accordance with any Federal, State, and local remediation protocols. All materials will be disposed of at an approved sanitation site. HACN Prohibits any and all materials removed from this site from being recycled or reclaimed in any way, shape, or form.

(b) The contractor shall bid to furnish the following: labor, licenses, material, and equipment. tools, permits and insurance necessary to complete this project *(Contractor is responsible for his own measurements)*

(c) The contractor shall bid work hours from 8 am to 5 pm, 5 days week. M-F or Housing Authority of Cherokee Nation work hours.

(d) This will be a mandatory site visit and acquaint themselves with the exact nature of work to be performed. Contact **Darren Choate** *(c)* **918-871-9138** to schedule a site visit.

(e) The submission of a bid shall indicate the bidder thoroughly understands the specifications, conditions, and scope of work.

(f) Bidder shall be responsible for *determining the amount of labor and materials needed to complete this project being bid.*

(g) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract.

(h) The specifications in the *"General Specifications for New Construction"* in Division 7 and the *"General Specifications for Rehabilitation"* in Division 7 *supersede* any specifications not covered in the *"Scope of Work"*.

(i) All work must be performed in a workmanlike manner. The contractor shall bid to install all materials for the Manufacturer's Specifications.

(j) Contractors should always keep the work area clean, including storage areas. Free from accumulation of waste materials. Also, contractor will place a *Portable/Johnny* and post all proper documents for this project. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the IIACN and all rubbish caused by its work; (2) leave the work area in a clean, neat and orderly condition satisfactory to the contracting inspector: (3) perform all specified tests.

(k) The contractor shall furnish a one (1) year written warranty to the (Housing Authority of Cherokee Nation Low Rent Dept.), on workmanship and materials

2) The contractor shall bid to furnish all necessary labor, licenses, material, equipment, tools, permits and insurance necessary for a *turnkey* job.

DEMO:

3) The contractor shall bid to demo the following: (wall/ceiling sheetrock, wall/ceiling insulation, interior trim, cabinets, duct pipe, and existing floor covering) of the interior of the apartment and to remove all debris and dispose of at an approved dump site.

ELECTRIC:

4) The contractor shall bid to remove all switches, outlets and covers.

5) The contractor shall bid to install new ivory switches, outlets, ground fault outlets and covers

6) The contractor shall bid to remove existing light fixtures and install with new. (Match existing light fixtures and install new light bulbs)

HAVC / WATER HEATER:

7) The contractor shall bid to remove Furnace, A-Coil and Duct system. Remove and replace furnace platform.

8) The contractor shall bid to install new 80% (70,000 BTU) up-flow furnace and a -410 A-Coil and condenser. (With triple wall flue to be installed) 2 ton.

9) The contractor shall bid to install new metal insulation plenum.

10) The contractor shall bid to install new steel duct pipe with 3" vinyl wrap insulation. (Installed to Housing Rehab specifications)

11) The contractor shall bid to install new heat & cool thermostat. (Match existing)

12) The contractor shall bid to install a new filter grill. (Match existing size)

13) The contractor shall bid to install new ceiling air register/grills.

14) The contractor shall bid to install (2) fresh air ducts in the furnace/water closet. (High & Low)

15) The contractor shall bid to install a new 30-gallon natural gas water heater with new copper flex lines and flex gas line. (With triple wall flue to be installed)

16) The contractor shall bid to install new washer box, valves, and dryer vent in laundry room.

EXTERIOR:

17) The contractor shall bid to remove/reinstall storm doors with new closers.

18) The contractor shall bid to remove/install new 6 panel exterior doors, jamb and trim. (Match existing doors with double bore and exterior trim)

19) The contractor shall bid to insulate exterior and party walls at R-19.

20) The contractor shall bid BLOWN- IN fiberglass attic insulation, *CERTAIN-TEED, OWENS CORNING* (or equal to) to R-38.

21) The contractor shall bid to install 5/8" sheetrock on all ceilings. To be installed with 1 - 1/4' drywall screws according to manufacturer's specification.

22) The contractor shall bid to install 5/8" fire rock sheetrock. To be taped, bedded and painted in the mechanical closet before new equipment to be installed. The platform will be (2) 5/8" plywood with support legs. **Only 4 Cup nails are allowed per sheet. Zero Exception.**

23) The contractor shall bid to install 1/2" green board (water rock) in all bathrooms and behind the kitchen cabinet and laundry room. **Only 4 Cup nails are allowed per sheet. Zero Exception**.

24) The contractor shall bid to install 1/2" sheetrock on exterior walls, interior walls, and window casings. To be installed with 1-1/4" drywall screws according to manufacturer's specification. **Only 4 Cup nails are allowed per sheet. Zero Exception.**

25) The contractor shall bid to install sheetrock metal corners on outside corners and windows.

26) The contractor shall bid to tape/bed and finish all sheetrock (3 coats), with a medium knock down on ceiling and walls.

27) The contractor shall bid to paint all ceilings and walls with (1) coat primer paint and (2) coats of interior paint. *(GLIDDEN PROMASTER GL-8050-1002 WHITE INTERIOR LATEX SEMI-GLOSS WALL AND TRIM PAINT).*

28) The contractor shall bid to replace all interior wood doors units and install new (6) panel door units. These doors will be painted with (1) coat of primer paint and (2) coats of interior paint. *(GLIDDEN PROMASTER GL-8050-1002 WHITE INTERIOR LATEX SEMI-GLOSS WALL AND TRIM PAINT).*

29) The contractor shall bid to install 2-1/4" K-trim for door units and floor base trim. With (1) coat primer paint and (2) coats of interior paint and to be caulked to the floor. (25yr. white caulk) *(GLIDDEN PROMASTER GL-8050-1002 WHITE INTERIOR LATEX SEMI-GLOSS WALL AND TRIM PAINT).*

30) The contractor shall bid to install #2 white pine closet shelves with 1 "x 4" cleat to be mounted on the walls, a metal closet rod and brackets to support closet shelves. These shelves will be painted with (1) coat primer paint and (2) coats of interior paint. *(GLIDDEN PROMASTER GL-8050-1002 WHITE INTERIOR LATEX SEMI-GLOSS WALL AND TRIM PAINT).*

31) The contractor shall bid to install #2 white pine window stools. These window stools will be routed on the front edge and ends. All window stools will have (1) coat primer paint and (2) coats of interior paint. *(GLIDDEN PROMASTER GL-8050-1002 WHITE INTERIOR LATEX SEMI-GLOSS WALL AND TRIM PAINT).*

32) The contractor shall bid to install new interior doorknobs, and wall doorstops.

33) The contractor shall bid to remove/install new kitchen cabinets and dispose of at approved dump site.

34) The contractor shall bid all lumber core cabinets. ***(Particle board/press-board will not** be **allowed on this job)***

35) The contractor shall bid to measure apartment and build cabinets for an exact fit. Cabinet arrangements will remain the same. ***(Filler will not be allowed)*** All cabinet styles must be uniform in width.

36) The contractor shall bid to install minimum 3/4" lumber core red oak plywood on all exposed upper and lowers cabinet ends. ***Exposed raw edges will not be allowed.***

37) The contractor shall bid to install minimum 3/4" A-B Fir plywood or lumber core plywood on unexposed surfaces.

38) The contractor shall bid to install 3/8" A-B Oak plywood backing in ***(Uppers and Lowers)*** cabinets.

39) The contractor shall bid to install minimum 3/4" A-B Fir or lumber core shelving with solid *V** Red Oak edging.
   a) Middle styles shall have a solid Red Oak block fastened behind styles between shelves. (Double styled)
   b) All shelves shall have a 1 "x 2" Nailer attached to the bottom of each shelf, the full length of the shelf. Nailer is to be #2 white pine.
   c) Adjustable shelves are not permitted.

40) The contractor shall bid 2-3/8" solid 3/4" Red Oak styles, rails for face of cabinets.

41) The contractor shall bid to install 5" drawer openings with 6" Oak drawer back beveled face ***(Finger pulls).*** All Drawers shall have a minimum depth of 3-1/4" inside drawer from top to bottom.

42) The contractor shall bid to install all drawer sides, fronts and backs constructed of 3/4" #2 white pine lumber. Bottoms will be 3/8" A-B Oak plywood.

43) The contractor shall bid all drawers with #2 white pine backing with two side mounted drawer guides (model number K.V. 1284) attached to #2 (1"x 4") white pine backing.

44) The contractor shall bid all drawer facings be constructed using 3/4" solid Red Oak stock with edges routed smoothly, drawer facing shall be back bevel for finger pulls. All drawers shall have screws attached from dummy face to finish Red Oak drawer facing.

45) The contractor shall bid on all cabinet doors with 2-1/2" solid Red Oak rail and style with 1/4" Oak veneer plywood panel. Edges back beveled for finger pulls. ***(Flat panel door)***

46) The contractor shall bid on antique brass variable overlay hinges.

47) The contractor shall install trim for sides and tops of cabinets where cabinets about walls and fir downs. Trim shall be 3/4" Oak cove molding and will require the same stain color and finish as cabinets.

48) The contractor shall bid to stain inside and outside of cabinets with LT. Oak. The finish shall be (2) coats of sand and sealer and (2) coats of premium quality polyurethane high gloss varnish. (Inside and exterior of cabinet and drawers)

49) The contractor shall bid to match existing kitchen cabinets, and wall back ***(behind ranges)*** splashes *to be* ***MIDNIGHT STONE-ETCHINGS (equal to) Confirm with inspector***

50) The contractor shall bid to install cabinets with 3" screws to the walls, floor cleats and to cut all plumbing holes to proper size in the back of the new cabinets.

51) The contractor shall bid to install new floor base and stain 3/4" wood base shoe (if needed) around cabinet area.

52) The contractor shall bid to install new ***MIDNIGHT STONE-ETCHINGS (or equal to) Formica (Confirm with inspector)*** on 3/4" A-B Fir plywood counters tops and 5" back, end splash boards for these kitchen cabinets, bathroom cabinet or a pre-fab at a shop with a 3/4" solid oak band with 5" side, back splash.

53) The contractor shall bid to install 3/4" Oak end caps on all exposed countertop ends. (Next to stove and refrigerator)

54) The contractor shall bid to caulk kitchen cabinet, and countertop with a 25-year caulk to match walls and countertop.

55) The contractor shall bid to install new sinks, pvc traps, faucets (delta #100 single handle faucet), rope water supply lines, new angle stops or straight stops with trim collars by a licensed plumber.

56) The contractor shall bid to install new kitchen cabinets and wall back splashes *(to be almond with aluminum trim on all edges and inside corners).*

57) The contractor shall bid to install new almond Formica counters tops with 4" end splash boards for these kitchen cabinets or a pre-fab at a shop with a 3/4" solid oak band with side back splash (midnight stone-etchings or similar counter tops)

58) The contractor shall bid to install a new vent/light range hood. *(With bulb)*

59) The contractor shall bid not to install any filler strips on the upper and lower cabinets.

60) The contractor shall install oak cabinet trim on the upper cabinets.

61) The contractor shall bid to install the lavatories (to be centered with the medicine cabinet with a delta 520 faucet).

62) The contractor shall bid to install a chrome flush mount paper holder on the side of the cabinet.

63) The contractor shall bid to install medicine cabinets in bathroom. (14"x 18")

64) The contractor shall bid to install (2) 2' chrome flush mount towel bars in bathroom.

65) The contractor shall bid to remove existing combo tub/shower and install new 3'x 5' fiberglass tub/shower comb.

66) The contractor shall bid to remove existing shower valve / shower head, and install new (Single Handle Combo with shower head)

67) The contractor shall bid to install chrome shower rod in shower unit.

68) The contractor shall bid to install new bathroom stool and seat. (Water Saver)

FLOOR COVERING:

69) The contractor shall bid to remove existing VCT tile and Install HACN provided LVP flooring, glue and base trim in "All Rooms" (This will be labor only cost. The contractor will not be providing the materials for this section only)

70) The contractor shall bid to clean all windows and mop all flooring for final inspection.

APPLIANCES:

71) The contractor shall bid to install new Amana (White) 30" model* AGR3311VVDW natural gas range and Amana (White) 18.cu. ft. Energy Star model* A8TCNWFAW refrigerator (Less Handles). **Or equivalent Must Get HACN Approval before installation.**

72) Two Payments: one at 50% and one at 100% Completion. Payment will be paid upon acceptance of work and approved by the Inspector of the Housing Authority of Cherokee Nation.

Unit must pass clearance test before 100% inspection is given and final Invoice is accepted and processed for payment.