

Scope of Work – 2Bedroom 1 Bath ADA Replacement Home w/ Garage

#12843

Residence

1. Wage Rates OK# 20230005 are applicable to this project and are included.
2. This will be a turnkey job and must be completed in 120 working 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 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. Contractors will be responsible for hooking home to all utilities.
5. Payments 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. **Second phase**, thirty (30%) upon completion and acceptance of 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, and sod installed) and an amended Termite Certificate to indicate that the perimeter 30' surrounding the home has been treated, the area will be the same square footage as the sod installation. 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 accumulation of waste materials. Contractors 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. Site Preparation: Pads will be constructed from offsite clay gravel. On-site material may be used if approved by the HACN inspector. We would prefer that you haul it in.

Pads must be constructed **to 50' x 70' deminsions**, pads must be inspected and approved by the HACN Inspector before footings are dug. No exception.

Any tin horns needed for construction of driveway shall be minimum 20' in length. If the driveway is from a main (state) highway, contact the inspector for requirements.

Driveways shall have a 6" to 8" cut to remove topsoil. Driveway shall have 6" to 8" clay gravel base with 4" 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 bid accordingly.

8. 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. (Ceiling and walls will be insulated, if applicable). **All Exterior wall framing will be 2X6 with 6" Batt Insulation (R-19 Value).**
9. Doors: Contractor shall install 6-panel interior primed Masonite doors thru the home. Exterior doors will be **pre-hung solid core 1-¾" Steel or Wood Paint grade.**(Get prior approval from the Inspector before installation. Work shall Include paint both sides, with lockset, deadbolt and peephole and a Storm door will be installed on all exterior door, storm door will be white Larson Vinyl Clad or approved "equal to". Safety Chains on front and back storm doors to prevent wind damage.

10. HVAC and hot water tanks will be electric. All equipment and appliances will have an Energy Star Rating, and to the greatest extent possible be "made in the USA". Install expansion tanks at the Hot water tank location.
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. 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 or if needed identified in the field.
14. Contractor shall install a kitchen 30" vent-a-hood; vent-a-hood will be vented through the roof.
15. Bathroom Exhaust Fan: duct work will be installed from the exhaust fan to the outside soffit or roof with vent grill. There shall be one per bathroom.
16. 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.
17. 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.
18. Roof Pitch shall be 5/12
19. Porch: Porch post will be 6" x 6' Cedar - FOUR (4) per unit or as directed by Inspector. **HACN will provide stain color.**
20. 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.

21. Pad: 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 1ST DRAW REQUEST. An amended Termite Certificate will be required to be submitted with the FINAL draw request, this shall include 30' around the perimeter surrounding the home, the same dimensions where the sod is installed. The treatment shall take place after the delivery of approved topsoil, final grade of the yard and before the installation of the sod.**

22. 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.

23. 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 or Berlex shall be installed as a waterproof membrane. FRONT PORCH POURED LEVEL WITH THE FLOOR AND ADA THRESHOLDS ON EXTERIOR DOORS.

24. Post Tension Cables will be required with approved blueprints, unless contractors supply soil sample tests. APPROVED BLUEPRINTS MUST BE SIGNED OFF BY HACN, CONSTRUCTION MANAGER PRIOR TO BEGINNING PROJECT.

25. Concrete Cylinder: Contractor will take (3) test cylinder per truck (1) for a 7-day break and (2) for a 28-day break for slab and footing. All test results shall be sent to the office, Attn: Inspector Supervisor and/or Construction Manager.

26. Under slab Spec. calls for copper. We will use PEX.

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

28. HVAC: Contractor will install a 15 seer. 3TON, HVAC (Electric) System with filter grills in this home. All duct work will be hard piped, sealed and wrapped. Must be inspected and approved by local authority and HACN Inspector. All equipment will have an Energy Star Rating, and to the greatest extent possible be "made in the USA". The type of system that you are installing must be approved prior to installation.
29. Siding: Smart siding will be installed on the exterior including gables and soffits according to Manufacturer's specifications, with house wrap. Includes 6" x 6' stained Cedar porch post at 4 per house (HACN to provide stain color). Include soffit, soffit vents, fascia (painted white), and 2 octagon vents on each gable. Windows will be wrapped with 2x4 cedar or Smart 5/4 Board and painted white.
30. Soffit will include soffit vents every 8 feet.
31. Contractor shall install $\frac{3}{4}$ " x 6" primed textured smart board for fascia.
32. Contractor shall install a 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. Electrical fixtures will be oil bronzed finish or approved equivalent
33. 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**)
34. Plumbing: All work to conform to all applicable codes. All fixtures will be oil bronzed finish. Water heater: Bradford White (or approved equal) electric, 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.
Kitchen faucets: Sink to come complete with countertop deck faucet Delta (or approved equal) single handle with spray nozzle on all kitchen sinks. 1 1/2" drain and tail piece, and all accessories necessary for mounting the sink to the countertop. (oil bronzed finish)

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

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.

35. Handicap unit Master Bathroom will be handicapped. form is included: Crane (or approved equal) 1.5-gallon Galaxy Elite II – Church (or approved equal) chrome escutcheon at the supply line. The Master Bedroom ADA bathroom shall have a walk-in shower with a curb.
36. The contractor will be responsible for all wood backing for ADA items: Grab bars at the toilet location (2), and the shower (2).

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

Other:

Water: Pex supply line for plumbing

Exterior: Frost free hydrant at front and rear of home

The HVAC condensation drain line will need to be tied into the sewer line underneath the return air box in the HVAC closet.

Install pressure reducing valve for every home.

Install expansion tanks at the Hot Water Heater location on every home.

If water shut off is installed inside an interior wall, contractor MUST install an access panel in drywall at valve location.

37. Drywall: All ceilings shall be 5'8" sheet rock and walls will be ½" sheet rock. All sheet rock must be screwed installed and not nailed, not more than (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. 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: Acceptable manufacturers are Glidden, Sherwin Williams, Pittsburg, and Color Solutions. **Substitutes must have the approval of the Construction Manager.** Colors of paint used will be Walls and Ceilings – **ANY COLOR BUT WHITE, COLOR SELECTIONS WILL BE MADE BY HACN BEFORE INSTALLED.**
Doors, Trim and Window Stools – BRIGHT WHITE
EXTERIOR Paint and trim will be assigned by HACN to awarded contractors.
Paint Finish: Interior should be eggshell/satin over one coat of primer. **Exterior:** Two semi-gloss coats finish over one coat of primer.
39. Contractor shall install paint grade trim according to specs.
40. All closets shall have a 1"X12" painted shelf, with a metal closet rod from wall to wall installed at 64" AFF.
41. All linen closets shall have a minimum of 4 painted 1"X12" shelves.
42. Kitchen Cabinets: All solid wood (no particle board) stiles and rails ¾" thick solid wood. **Sample cabinet must be submitted and approved by the Construction Manager.** Cabinet drawers must have side mount rails. Contractor shall install a laminate roll top. All cabinets and vanities to be stained and sealed. HACN will provide color.
WHEN MEASURING THE KITCHEN CABINETS, MAKE SURE TO ALLOW ADAQUATE SIZING FOR A 21 CUBIC FEET REFRIGERATOR.
Oil bronze finish on all hardware
43. 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.)
44. Soffit will include soffit vents every 8 feet.
45. Bird boxes shall be 10' length and shall be installed in all gable ends of the homes with 12' lab siding or use the octagon vents in each end.
46. Contractor shall install ¾" x 6" primed textured smart board for fascia.

47. Windows must be wood framed single hung. Each sash must have one 7/16" glass panel or Approved Vinyl Window that has an STC rating of 30 or better (consisting of 11/16" pane glass with LoE and Argon). Windows must be trimmed with treated cedar 2x4 and painted white (same as fascia). **MUST BE APPROVED BY HACN STAFF.**
48. Contractor shall be responsible for final grading of the yard, approved topsoil and laying Bermuda Mix sod in a 30' circumference around the house and treating the area prior to installation of sod and site cleanup.
(See Item #22)
49. Driveways will be built from site to county road. Bidder should visit site to verify distance and building material availability and if tin horns/fill are needed. All homes must contain an approved road base and ¾ inch crusher run overlay so that the parking area will not become a mud hole, or the ground fall out from under it. It should be built solid and long lasting.
50. 14'x20' concrete driveway approach includes 4' sidewalk to front porch from driveway, should be graded level with the yard, (Approved Topsoil included),
51. Bidders should visit the job site and acquaint them with the exact nature of work to be performed.
52. Vanity Mirrors: 24"x36" mirror above each vanity. MUST be framed. HACN must approve samples. Approved ADA Tilted Mirror is NOT required.
53. Floor Covering: Armstrong American Personality 12 wood grain flooring or approved equal. Contractor shall install with S-599 (or approved equal) Full spread Adhesive using a notched trowel. **Family will pick color.**
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: HACN WILL VERIFY THE COLOR SELECTIONS WITH THE AWARDED CONTRACTOR.

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, 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 contractor being released from the one-year construction warranty. Contractors will not be released unless all work orders are complete and satisfactory