

Scope of Work

1. Wage Rates **OK# 180005** are applicable to this project and are included.
2. This will be a turn key job and must be completed in 120 calendar days. The contractor shall bid to furnish all necessary labor, materials, equipment, tools, permits and insurance and 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 site and familiarize themselves with any existing conditions.
4. Contractor will be responsible for building permits, inspection fees, sewer taps, and meeting all city 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, water, gas and sewer. **(Owner will furnish deposit for electric, natural gas, sewer tap, and water.)** 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.
5. Payments will be in three phases as follows: Thirty (30%) upon completion of the slab & termite certificate, thirty (30%) upon completion and acceptance dry-in (shingles installed), 40 percent (40%) upon completion of new home (100%). Payments will be paid upon completion and acceptance of work and approved by the Housing Authority of the Cherokee Nation inspector.
6. Exterior Walls. Total R-Value must be R-19 or better. Contractor shall install ½" OSB and house wrap. Attic shall be blown in fiberglass and have an R-38 value.
7. Doors: Contractor shall install 6-panel interior primed Masonite doors thru the home. Exterior doors will be 6-panel metal clad and a vinyl clad storm door will be installed with every exterior door, storm door will be Larson or approved equal to with an Energy Star Rating.

8. HVAC and hot water tank (40 gallon) will be natural gas. All equipment and appliances will have an Energy Star Rating.
9. Contractor shall furnish and install all appliances and warranty paperwork.
10. Appliances: Refrigerator minimum of 18.2 cubic feet with an Energy Star Rating. Range will be 30" free standing natural gas with an Energy Star Rating. Dishwasher will be included.
11. All plumbing will be located according to blueprints. Pex pipe, Delta fixtures.
12. Contractor shall install wood flue per specs.
13. Contractor shall install a kitchen 30" vent-a-hood; vent-a-hood will be vented through the roof.
14. Drywall: all ceiling shall be 5/8-sheet rock and walls ½".
15. Roof: Contractor shall install painted "D" style drip edge, 30 lb. felt, 30 year architectural shingles and low profile vents. Decking material shall be minimum 5/8" thick.
16. Porch: Porch post will be brick.
17. Pad: Pre-Treat pad, slab, footing, garage and all adjacent patio & porches for wood infestation insects. Top soil material shall be treated. Proof of application posted at site. Pad material & ground excavation shall meet required specs and be approved by the inspector.
18. Footing: Shall be 18"x24" with 1/2" rebar using four bars with 18" overlap, stirrups, 6' on center. R-Board (Foam beaded will not be accepted) Contact inspector, footing & reinforcement must be approved before pouring concrete.
19. Slab: Shall have design mix for 3000psi 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 shall be installed as a water proof membrane. Must be approved before pouring concrete.
20. Post Tension Cables will require engineered blueprints approved by HACN before starting project.

21. 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.
22. HVAC: Contractor will install 16 seer, 3 ton system, Natural Gas heat in this home. All duct work will be hard piped and R8 insulation wrapped.
23. Siding: 12" Smart lap siding will be installed according to manufactures' specifications, with house wrap.
24. Masonry: Face Brick equal to ASTM – C – 216, Grade S.W., sound, free of checks wraps 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.
25. 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.
26. Contractor shall install ceiling fans with light kit, single pole switch to each item installed in the living room and all bedrooms (5 blades, 52").
27. Paint: Acceptable manufactures are Glidden, Sherwin Williams, Pittsburg and Color Solutions. Substitutes must have the approval of the Housing Authority Inspector. Color must be approved by inspector.
28. Contractor shall install paint grade trim according to specs.
29. Kitchen Cabinets: All solid wood (no particle board). Stiles and rails ¾" thick solid wood. Cabinet drawers must have side mount rails. Contractor shall install a laminate roll top with a drop in stainless steel sink.
30. All house plans will have two (2) outside hydrants located in front and back of the house.
31. Soffit will include soffit vents every 8 foot.
32. Bird boxes shall be installed in all gable ends of the home with 12' lap siding
33. Contractor shall install ¾"x6" primed textured smart board for fascia.

34. Contractor shall paint and caulk all exterior siding, soffit and fascia (windows must be trimmed with painted brick mold or aluminum wrapped).
35. Contractor shall be responsible for installing top soil, 20' of Bermuda grass sod, final grading of the yard and cleanup of entire site. Tree removal included if required.
36. Contractor shall at all times keep the work area clean and free of trash accumulation. Dumpster and port-a-potty shall be set at the site.
37. Questions concerning this bid should be directed to David Sevier at (918)-458-7932, email address is david.sevier@hacn.org.
38. Windows: Vinyl, Single Hung divided lite insulated glass with energy rating.
39. 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".
40. **The General Specifications for New Construction will apply to the home being constructed in this solicitation unless these specifications shall be in addition to and shall be made part of the contract.**

COLOR SELECTIONS: CONTRACTOR SHALL PROVIDE SAMPLES, A MINIMUM OF THREE TO THE HACN FOR ACCEPTANCE. (flooring, countertops, paint, brick)

DIRECTIONS: See Attachment