

Scope of Work
Solicitation 2023-001-009
1 Bedroom - 1 Bath - POV Home
Stillwell, Adair County

1. Wage Rates are applicable to this project and are included.
2. **This will be a turnkey job and the entire project 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. The 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. All utility connections and equipment will be checked and service available, except for those services customarily provided by utility companies after occupancy.
5. The contractor will be responsible for hooking home to all utilities.
6. *International Building Codes 2018 will apply to this project.*
7. All City utilities available. The contractor will be responsible for sewer main installation and main tap installation into the existing sewer main, along with all taps and connections for the 6 new units. The contractor will be responsible for the water tap into the existing 6-inch main city service line, along with taps, meters and 1-inch service lines from the meters to the home for the new 6 units.

8. The new sewer line will be 8" PVC and extend (700' M/L) with 3 new manholes. The contractor is required to bid the job in line items as follows: Price per foot for furnishing material and the installation of the new 8" sewer line: furnishing and installation of 3 manholes and tapping into existing sewer main. (See platted drawing included for locations of new lines). THE JOB WILL BE PAID AT THE CLOSE OF INSTALLATION AND WHEN IT IS INSPECTED AND MEASURED FOR FOOTAGE. JOB WILL BE PAID OFF OF LISTED LINE-ITEM BID ACCORDING TO MEASURED FOOTAGE OF SEWER LINE AT THE COMPLETION OF JOB.
9. The new waterline will be 6" PVC and extend (900' M/L) with fire hydrant at the end of the line run: Concrete blocking will need to be installed at the 90-degree angle and at the fire hydrant location. (See platted drawing included for locations of new lines). The contractor is required to bid the job in line items as follows: Price per foot to furnish and install 6" water line with mechanical fittings at the 90-degree angle and the fire hydrant location: Furnish and install (2) 6" shutoffs (locations to be determined): furnish and install one 6" fire hydrant at the end of the line run. THE JOB WILL BE PAID AT THE CLOSE OF THE INSTALLATION AND WHEN IT IS INSPECTED AND MEASURED FOR FOOTAGE. JOB WILL BE PAID OFF OF THE LISTED LINE-ITEM BIDDING ACCORDING TO MEASURED FOOTAGE OF WATER LINE AT COMPLETION OF JOB.
10. 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 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 an amended Termite Certificate to indicate that the perimeter surrounding the home has been treated. 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. The contractor shall, **at all times keep** the work area clean, including storage areas free from accumulations of waste materials. Contractors must set dumpsters at all sites. The 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.
11. All work must be performed in a workmanlike manner.

12. Exterior Walls. Total R-Value must be R-13 or better. Contractor shall install ½" OSB and house wrap. House wrap needs to cover all exterior walls and gables. The attic over heated space shall have an R-38 value.
13. The attic access to be located in the hallway and constructed out of paint grade A/C plywood.
14. Doors: Contractor shall install 6-panel interior primed Masonite doors throughout the home. Exterior doors will be 6-panel metal clad with silicone sealer under the thresholds to create water/moisture barrier, and a Storm door will be installed on all exterior doors, storm door will be white Larson Vinyl Clad or approved "equal to". Safety Chains on front and back storm doors to prevent wind damage.
15. All door hardware shall be Oiled Bronze finish or approved equal.
16. HVAC and hot water tank 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.
17. The contractor shall furnish and install all appliances. (Matching white)
18. 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** (White) with an Energy Star Rating, and to the greatest extent possible be "made in the USA.
19. Washer and dryer hookups will be located according to blueprints or if needed identified in the field. Dryer vented to exterior wall.
20. Contractor shall install a kitchen 30" vent-a-hood; vent-a-hood will be vented through the roof. Match to appliances.
21. Bathroom Exhaust Fan: duct work will be installed from the exhaust fan to the outside soffit with vent grill. There shall be one per bathroom.
22. 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, 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.

23. Roof: Contractor shall install shingles with a 30-year warranty including roof ridge vent. Decking material shall be minimum 5/8" thick. The contractor shall install Tamko Heritage Shingles, NO STAPLES, Weathered wood (or approved equal) with a 30-year warranty with 30 pound felt, slanted roof vents and flashing roof edge styled D-White. Metal or Rubber in Valleys. 5/8 Decking clips, ice, and snow shield in valley of porch.
24. Roof Pitch shall be 5/12. Porch will be 3/12 pitch.
25. Porch: Front Porch post will be 6" x 6' Stained Cedar (SEE HACN Inspector for Stain Color)- 2 per unit.
The back porch will not be covered, this will be a 6X6 poured slab only.
Both the front and back porches will be poured at the same time as the slab floor.
26. 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 the pad, if available and if agreed upon with the Inspector.
27. 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. Final termite treatment to be done around perimeter of the home after the sod is installed.**
28. 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.
29. The contractor will be responsible for pouring driveways from the street to the new 6 units. The driveways will be 16'X40' and extend from the street to the new unit to create a parking area to the front side of each unit. The driveways shall have 5X5 turn in radius on each side.
30. The contractor shall pour a sidewalk from the parking pad to the front porch of each unit: Approximately 4'X25' with no handrails.

31. All concrete will have a design mix for 3500psi compressive strength and shall have an air-entraining admixture to give air content between 5 to 7% volume concrete. Contractor to provide 6 mil polyethylene plastic and it shall be installed under slab as a vapor barrier membrane. FRONT PORCH POURED LEVEL WITH THE FLOOR AND ADA THRESHOLDS ON EXTERIOR DOORS. Exterior doors should have silicone seal under the thresholds to create water/moisture barrier. ADA unit
32. Post Tension Cables will be required with approved blueprints. APPROVED BLUEPRINTS MUST BE SIGNED OFF BY HACN, CONSTRUCTION MANAGER PRIOR TO BEGINNING PROJECT.
33. 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.
34. Under slab Spec. calls for copper. We will use PEX.
35. **Contact Inspectors for approval of:** *Pad Construction, Footing*, (when dug and before poured), *Slab*, (before poured). **HACN STAFF SHOULD BE PRESENT at all pours.**
36. HVAC: Contractor will install a 15 seer. 3 TON, 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. Plan shows heat pump, this will not be used.
37. 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. Includes 32" brick wainscotting to below window level. HACN to pick colors. Cap brick rowlock with break metal to extend from behind the starter strip/bottom row of smart siding over brick rowlock with ¾ hem on top and bottom edge of metal. Silicone between metal cap and brick rowlock.
38. The 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.

39. All electrical fixtures are to be Oil Bronzed finish or approved equal.
40. The contractor shall install ceiling fans with a light kit with single pole switch to each item to be installed in the living room and all bedrooms. Living room fan will be 52", all bedrooms will be 48". Total number of fans to be determined by number of bedrooms (See Plans). Use Wood colored fans (**Not White**)
41. Paint: Acceptable manufactures 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 the awarded contractor.
Paint Finish: Interior should be eggshell/satin over one coat of primer, (Primer shall be full strength, primers diluted with water at the time of installation will not be accepted by HACN) **Exterior:** two coats of semi-gloss finish over one coat of primer. Interior walls and ceilings will be one color. All exterior of homes will be one color.
42. The contractor shall install paint grade trim according to specs.
43. All closets shall have a 1"X12" painted shelf, with a metal closet rod from wall to wall installed at 64" AFF.
44. All linen closets shall have a minimum of 4 painted 1"X12" shelves.
45. Kitchen Cabinets: All solid wood (no particle board) stiles and rails ¾" thick solid wood. **Sample cabinet must be submitted and approved by Construction Manager.** Cabinet drawers must have side mount rails. The contractor shall install a laminate roll top with a drop-in stainless-steel sink. WHEN MEASURING FOR THE KITCHEN CABINETS, MAKE SURE TO ALLOW ADAQUATE SIZING FOR A 21 CUBIC FEET REFRIDGERATOR. Cabinets below sinks will be cut out for wheelchair accessibility on kitchen/vanity.
46. The base cabinets in the kitchen and the bathroom vanities will have an open space under the sink for wheelchair accessibility. (The contractor shall check with HACN before cabinet construction starts).

47. 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.)
48. The plumbing fixtures shall be Oil Bronzed finish or approved equal. Plumbers shall install detachable ADA shower head with glide bar.
49. All bathrooms shall have a walk-in/roll-in shower with ceramic tile. Shower floor to have a drop down, grouted floor pan, with Alamosa Beige glazed ceramic tile or approved equal for the floors and walls. Shower and floor to have a smooth transition for wheelchair accessibility.
50. The contractor will be responsible for all wood backing for ADA items: Grab bars at the toilet location (2), and the shower (2).
51. All toilets will be ADA elongated bowls.
52. Soffit shall be Smart Board with slotted air vents.
53. Bird Boxes on the gable ends will not be utilized on these homes, louvered octagon gable vents only.
54. Contractor shall install $\frac{3}{4}$ " x 6" primed textured smart board for fascia.
55. Windows must be trimmed with cedar 2X4, or Smart Board 5/4 board and painted white (same as fascia).
56. The contractor shall be responsible for final grading of the yard, approved topsoil, and site cleanup.
FINAL SOD INSTALLATION AND LANDSCAPING WILL BE BID OUT ON A SEPARATE BASIS AFTER HOMES ARE ESTABLISHED SO SQUARE FOOTAGES AND SHRUBBERY CAN BE DETERMINED.
57. Floor Covering: Armstrong Personality 12 Vinyl wood grain glue down or approved equal on all units throughout except for the bathroom. Bathrooms to be 12x12 Alamosa Beige glazed ceramic tile or approved equal. Bathroom floor tile and shower tile should be smooth flush transition with no step to allow for ADA roll-in.

58. **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.

59. 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. The contractor will not be released unless all work orders are complete and satisfactory.