REVISED 9/21/26

Scope of Work

New Construction

Solicitation 2026-001-055

Cherokee, Delaware, Mayes, Rogers and Sequoyah Counties

1. Davis-Bacon Wage Rates #OK20260005, OK20260081 & OK20260079 are applicable to this project and are included.

2. **This will be a turnkey job to include a house from footing up to finish and shall include a parking pad or approach and must be completed in 120 consecutive 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. ***I have reviewed the notes provided by the Construction Department regarding ALL sites and I have conducted my own site evaluation***

4. The Contractor will be responsible for building permits, inspection fees and meeting all city/state building codes and covenants if applicable. The contractor will be responsible for temporary utilities **(DO NOT tie into families' existing services**).

5. Payments will be in three phases as follows: **FIRST phase (Draw 1)**, thirty percent (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 (Draw 2)**, thirty percent (30%) upon completion and acceptance dry-in (windows, entry doors, plumbing, and electrical roughed in, (shingles installed) and an inspection report indicating that the work site is free and clear of any trash and debris. The **FINAL phase (Draw 3)**, forty percent (40%) upon completion of the new home (100%). 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.

6. The Contractor shall **at all times keep** the work area clean, including storage areas free from accumulations of waste materials. The contractor must set dumpsters at all sites. The contractor shall place a portable toilet 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, and the work area shall be left in a clean, neat, and orderly condition satisfactory to the HACN Inspector.

7. All work must be performed in a workmanlike manner.

8. 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.

9. The Contractor shall install a wood flue per specifications ONLY at homeowner request. This should be determined prior to framing, and the inspector must be notified. HACN must have the family sign a request form and include it on insurance request.

10. Lay out of House – Contact HACN Inspector to assist with layout of house. ALL PINS MUST BE FOUND BEFORE building the home. **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.**

11. 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.

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

    All trees and construction debris must be removed from the HACN acreage prior to construction of the home. This includes any debris, material structures disturbed during clearing and building of the pad and for septic drain field.

    THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CLEARING. NO CHANGE ORDER WILL BE ACCEPTED FOR THE CLEARING OF TREES AND CONSTRUCTION OF HOUSE PAD.

Any tin horns needed for the construction of the driveway shall be at a minimum 20' in length. If the driveway is from a main (state) highway contact 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" 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 bid accordingly.

12. The Contractor will be responsible for the driveway from the parking pad to the accessible public road and will be required to build a gravel backup area off the parking pad.

13. Final grade material to be topsoil free of large rocks, trash and tree roots and any debris. Topsoil material must be approved by HACN.

14. The Contractor responsible for installing Bermuda mix sod in the 30' perimeter around the home.

15. Utilities: Contractor will be responsible for getting utilities to the site electric, water and sewer. The contractor will be responsible for getting the perc test done. **Underground Electric service must be in conduit.**

16. Pad: Pre-Treat slab, footing for wood infestation insects. (see spec book for requirements SECTION 2D) **Proof of application must be posted at the site. 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.**

17. Footing: Shall be 18"x24" with 5/8" rebar using four bars. Footings will be installed under the perimeter walls and shall include under porches 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. Porch footing shall be a minimum of 12" X 12" with 4 5/8 rebar. **The Contractor shall install corner bars and dal bars are to be wet set.**

18. All concrete will have design mix for 3500 psi compressive strength and shall have an air-entraining admixture to give air content between 5 to 7% volume concrete.

A 6-mil polyethylene plastic shall be installed as a waterproof membrane on all units, and all cuts and penetrations shall be sealed with tape.

19. Approach: for each unit containing a garage door (3 with attached garage), a 15' x 25' concrete approach shall be constructed. A drop down will be required for the 3 with attached garage units to prevent water from entering the garage. The approach must comply with local/state code.

    Homes without garages (2- & 4-Bedroom plans) will have a 14'x25' concrete parking pad at the end of the driveway, include 4'x20' sidewalk to be installed from the parking pad to the front porch.

    Porch: a 6'x6' concrete slab at the back door. Before concrete is poured, a slab inspection must be requested from the local building official and pass inspection. 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.

20. Post-tension cables will be required with approved concrete blueprints, unless the contractor supplies a soil sample test. APPROVED CONCRETE BLUEPRINTS MUST BE SIGNED OFF BY HACN CONSTRUCTION MANAGER PRIOR TO BEGINNING 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. 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 both a 7 and a 28- day break.

22. **Contact HACN Inspector regarding concrete: Footing**, when dug and before poured and **Slab** (before poured). **HACN STAFF SHOULD BE PRESENT.**

23. Overhead Garage Door (3 and 4 Bedroom Only) 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. A garage door opener IS Not required. Garage door opener will be optional at homeowners' expense.**

24. 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.) Must be secured to the home.

25. Roof Pitch shall be 5/12. **The Contractor shall install hurricane clips to the rafters**

26. 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, Weathered Wood (or approved equal) with a 30-year warranty. 30 lb. felt, slant roof vents or Ridge vents, styled D-White. **Contractor shall install ice and water shields in all valleys and roof transitions**

27. Porch: Shall have 6 X 8' white aluminum fluted columns on both front and back porches. Columns must be anchored at the top and bottom **(See plans for # of columns)**

28. Exterior Walls: Total R value must be R-13 or better. Contractor shall install ½" OSB and house wrap over OSB exterior including gables. Attic over heated space shall have a R-38 value **at a minimum of 12" deep**. The garage ceiling and walls will be insulated. ***The contractor shall install Attic insulation baffles at the soffit location.***

29. Doors: Contractor shall install 6-panel interior primed Masonite doors throughout the home. Exterior doors will be 6-panel metal clad, and a storm door will be installed on all exterior doors. Storm door will be white Larson Vinyl clad or approved "equal to". Substitution must be approved prior to installation. The safety chain must be installed with storm doors**. All door hardware must be oil rubbed bronze or black.**

30. Windows: Vinyl Single Hung divided lite insulated glass.

31. Siding: Vinyl siding will be installed on gables and soffit according to manufacturer's specifications, with house wrap. Vinyl siding to cover two end gables and small front gable. Includes soffit, soffit vents, fascia, brick mold, garage door wraps, beam cap covering eave boxes, covering window headers and 2 octagon vents on each gable. Window trim will be wrapped in metal.

32. Soffit will include soffit vents every 8 feet. The Contractor will be required to install soffit baffles for attic insulation

33. Windows and Doors must be trimmed with treated 2/4 and covered with metal (same as fascia)

34. Masonry: Face brick equal to ASTM – C – 216, Grade S.W., sound, free of checks, warps, 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 22 gage galvanized, corrugated, and anchored not over 15" vertically, not over 32" horizontally and not over 16" from openings. Contractor will be required to acid wash brick to remove excessive mortar when job is complete.

35. HVAC: the Contractor will install an Electric 15 seer HVAC System **(tonnage will be determined according to size of home)** with filter grills. 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 must be approved prior to installation. **CONTRACTOR MUST INSTALL CONDENSATE OVERFLOW SENSOR AND A DIVERTABLE CONDENSATE BLOW OUT VALVE ON ALL UNITS**

36. The Contractor shall install a 200-amp breaker box. Location of the panel box will be determined in the field by HACN inspector and Contractor and must comply with all city/county codes**. Service from the house to the pole must be underground and in conduit.**

37. 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. **Install 48" fans in ALL bedrooms and 52" fan in living room**. Use Wood colored fans (**Not White).**

38. All electrical fixtures will be oil rubbed, bronze, finish or black.

39. Plumbing: All work to conform to all applicable codes. All fixtures will be oil rubbed bronzed or black finish.

    Water heater: Bradford (or approved equal) electric, white, 40-gallon capacity. Tank to come complete with TPR valve and drain to the exterior. Cold water shut off, metal pan underneath, and all materials required for code compliant installation.

    Kitchen Sink: 20- gauge stainless steel, double bowl sink 33" x 22" x 6" or 36"x 22"x 6" 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. (oil rubbed bronze or black finish)

Bathroom faucets: Delta (or approved equal) Handicap units will have lever handle faucet on bathroom vanity faucets. (oil rubbed bronze or black 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 value.

Bathroom stools: **Install high-rise toilets on ALL standard and ADA units. Some homes may require 19" toilets if requested by the homeowner.** Crane (or approved equal) 1.5-gallon Galaxy Elite II – Church (or approved equal) chrome escutcheon on supply drain.

Handicap units: High rise commode, Crane (or approved equal) 1.5-gallon Galaxy Elite II – Church (or approved equal) chrome escutcheon on supply drain. **If homeowner requests a small standard unit, an elongated bowel will be required. Round bowls will not be accepted.**

40. Prefab 60"x37" ¾" x78" ¼" roll-in with fold down seat and grab bars. The shower needs to be recessed flush with finished floor. Lower kitchen cabinets and bathroom vanity will need open space under sink to allow for wheelchair accessibility. Install drawers on each side of sink where applicable. **Shower shall have detachable shower head with glide bar.**

    Contractor to leave an open area under sink for wheelchair accessibility. Install drawers on each side of the sink where applicable. ADA will be requested by homeowner and verified by Contracts Manager.

    On complete ADA homes, lever handle ADA hardware to be used.

    On complete ADA homes, range must have lower control knobs on the front below burner level.

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

    Other:
    Water: Pex supply lines for plumbing
    Exterior: Frost free hydrant at front and rear of home

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, the contractor MUST install access panel in drywall at valve location.

41. 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 a 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 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.

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

42. Paint: Acceptable manufactures are Glidden, Sherwin Williams, Pittsburg, and Color Solutions. **Substitutes must have the approval of the Construction Manager**. Contractor shall use an approved primer with two coats of egg-shell or satin finish on interior walls. Flat Finish on interior walls will not be accepted. Drywall joints shall not be visible after finish coat is applied.
    Walls and Ceilings will all be one color. **Three color choices shall be provided for walls/ceilings.** Trim and window stools shall be Alabaster Semi-Gloss Bright White.

43. The Contractor shall install paint grade trim according to specs.

44. Kitchen Cabinets: All **solid wood oak material** (no particle board). Stiles and rails ¾" thick solid wood. **The sample cabinet must be submitted and approved by the Construction Manager**. Cabinet drawers must have side mount rails. The contractor shall install a laminate roll top with a drop-in stainless-steel sink. All cabinets and vanities to be stained and sealed. **Cabinets shall be stained or natural clear coat finish.**

45. Vanity Mirrors: 24”x36” mirror above each vanity. MUST match other fixtures. HACN must approve sample.

46. 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.

    Kitchen, bathrooms, and utility room: 12 Mil wood grain glue down plank flooring. Contractor to get 3 samples/colors for homeowner to choose from. HACN to approve homeowners’ choice before installation. The contractor shall install with S-599 (or approved equal) Full spread Adhesive using notched trowel.

47. Appliances: Refrigerator minimum of 21 cubic feet with and Energy Start Rating. Electric range will be 30” free standing and 4ft. 4 wire range cord. Dishwasher – tall tub. All appliances must match in color and have an Energy Star rating. To the greatest extent possible, **must be “made in the USA”.** On complete ADA homes, range must have lower control knobs on the front below burner level.

48. The Contractor shall install a 30” vent hood in kitchen, which will be vented through the roof to outside fresh air. The contractor shall build a box above vent hood to match the color of cabinets, and the hood must match all appliance. On complete ADA homes vent hood switch must be mounted at countertop level.

49. Bathroom exhaust fan: duct work will be installed from the exhaust fan to the outside soffit to fresh air with vent grill. 2 per unit.

50. Washer and dryer hookups will be located according to blueprints.

51. **The General Specifications for New Construction will apply to the homes being constructed in this solicitation. These specifications shall be in addition to and shall be made part of the contract. HACN spec book should be referred to for any questions.** ALL MATERIAL, HARDWARE, AND SUPPLIES MUST BE APPROVED BY HACN PRIOR TO INSTALLATION.

52. All work must comply with all local, city, and state codes. (no exceptions). **The city/county inspectors shall override the HACN inspectors.**

COLOR SELECTIONS: CONTRACTOR SHALL PROVIDE A MINIMUM OF (3) THREE SAMPLES TO THE HACN FOR ACCEPTANCE. (INTERIOR WALL PAINT, BRICK, CARPET, LAMINATE FLOOR, AND VINYL SIDING) WHEN APPROVED BY HACN, CONTRACTOR SHALL VERIFY COLOR SELECTIONS WITH HOMEOWNER. **Selection of choices by families must be signed, dated and returned to HACN for filing. NO EXCEPTIONS.**

ALL WARRANTIES MUST BE SUBMITTED TO THE HACN INSPECTOR AT THE TIME OF FINAL PAYMENT. The 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 KEYS TO THE HOMEOWNER OR LEAVE AT THE JOB SITE. DO NOT GIVE PERMISSION FOR FAMILIES TO MOVE IN TO THE UNIT; REFER THEM TO THE HACN.

HACN will also need (4) four master keys at 60% complete.

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, so that all pertinent information is quickly located. 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. **AS BUILT MUST BE LEGIBLE.**

A one-year walk through inspection with the HACN will be done AND required repairs completed by the contractor prior to the retainage/ maintenance bond being released. No retainages will be released unless all work orders are complete and satisfactory.

NOTE: THERE WILL BE NO CHANGE ORDERS ADDRESSED UNLESS THEY INVOLVE HANDICAP ACCESSIBILITY**. BUILD THE UNITS PER PLANS AND SPECS. If the family requests a change order, please direct them to the inspector.**