



NISQUALLY INDIAN TRIBE

Building Department

11940 Billy Frank Jr. Blvd SE
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

Scope of work: Nisqually Housing Department Rental House (Lot #11B)

1. **Build a 2524 square foot (2 attached units 1262 sq. ft. each) 2-story Duplex with a 442 square foot (2 attached units 221 sq. ft. each) attached garages.**
2. **Contractor responsibility to contact Jen Elliott to get permits or schedule inspections.**
 - a. **Phone: 360 456-5221 ext. 1366.**
 - b. **Email: elliott.jennifer@nisqually-nsn.gov**
3. **Dumpsters and sani-cans provided by Contractor.**
4. **Cost and schedule are factors in this bid, but the Nisqually Indian Tribe prioritizes quality construction and products.**
5. **Contractor responsible for labor and materials.**
6. **Bidder to provide itemized breakdown.**
7. **Bidder to provide schedule with timeline.**
8. **The contract will provide a weekly email with the progress of the project and what is coming up the next week.**

Framing

- **Minimum of 24" crawl space from ground to bottom of floor joist.**
- **No fireplace.**
- **Densglass, Rock-wool, and all materials and labor to install Densglass and Rock-wool will be provided by contractor.**
- **Provide 2x for all sub facia. Minimum 16" overhangs.**
- **No OSB use CDX**
- **1-hour fire rated wall, overhang, and post detail on sheet 4 does not apply, no other structures within 5 feet of Duplex.**

Install windows, exterior doors, and sliding glass doors

- **Provide and install Milgard windows or equivalent. Wrap window openings with window flashing tape, trim exterior of window with 5/4 x4 Absolute Cedar or equivalent (no standard white wood), flash top of window with metal flashing.**
- **Provide and install sliding glass doors and flash, trim and caulk same as windows.**
- **Provide and install exterior fiberglass doors**
- **Provide and install the Moisture Barrier on the exterior of the house. Fortaflash bottom of the window opening. Install the window, then Fortaflash bottom flange of window, the two sides, and the top making sure all sides overlap.**

- Provide and install keyless entry at each entry, hardware color will be black.
- Provide non-insulated garage doors (Black) with windows and electric openers.
- Provide screens and Blinds for all windows.
- Install all exterior windows and doors to manufactured specifications.

Siding

- Lap siding and shake will be Hardi or equivalent.
- Side house with 8 1/4-inch hardi plank siding with 7-inch reveal with hardi shake on gables shown on prints. Bear Skin or equivalent, behind all siding joints, install all plumbing and electrical blocks.
- Caulk around and flash above all windows, along all corner boards, around all plumbing and electrical blocks, or any exposed nail in siding, trim, or soffit. Use Big Stretch caulking (no Quad).
- All exterior trim Absolute Cedar or equivalent (no standard white wood). Wall and window trim, Facia, columns, and garage wrap.
- Install 1x6 tongue and groove cedar on ceiling of porches. Contractors responsible for staining all Cedar, Clear or transparent stain.

Roofing

- Materials and labor bid for roofing.
- Roofing shingles will be Pabco brand with Black as the color. Use Synthetic Felt under shingles and drip edge at roof to gutter line and gable flashing.
- Contractor will make one trip back to house to install all roof boots for plumbing, HVAC, and any other roof penetrations.
- Roof swept or blown off leaving no sawdust, debris, or nails on roof.
- Provide and install gutters and downspout, color will be black in color.

Electrical

- All electrical rough in and trim outs to be done to 2023 NEC code.
- Under Cabinet lighting in kitchen.
- Light fixtures will be black.
- Circuit and wiring for 2 outdoor HVAC unit.
- (40) 6" wafer LED integrated lights, wires for (2) septic tanks and (2)50 amp car charger in garage. (Tribal electricians will lay out lighting plan). Fiber to be run from external garage point to interior LV termination point in living room. Each unit will
- LED paddle lighting in each bedroom.
- 200-amp service double meter stack. (2)- 100 amp 20 space panels. Contractor to provide and install (2) 1500 Orenco Prelos step tank. Contractor to connect to the home and the existing sewer box system. Contractor to connect to the home and conduct commissioning of the step system under the supervision of Nisqually Public

Works Department. Contractor to connect all electrical requirements from the house panel to the septic tanks per NEC 2023 Coded.

- Include 50 amp outlet for EV charger.

Plumbing

- All plumbing rough-in and trim to be performed according to the minimum requirements of the 2021 Uniform Plumbing Code.
- Including but not limited to toilets and faucet will be Kohler or Moen. Tub/shower, shower surrounds, shower doors, hot water tank, sinks, faucets, hose bibs are contractors' responsibility. Fixtures will be black. Provide and install A.O. Smith Signature 100 50-gallon Tall 4500-Watt double element electric water heater.
- Acceptable Materials for Drainage, Waste and Vent will be ABS and Sch 40 PVC. Acceptable materials for water piping will be PEX A and type L copper. Stub-outs for water will be in type L copper and supported with 1/2", 3/4", 1", 16 Gauge Copper Stub Out Bracket (20" Length). Overhead piping and inwall piping will be properly supported, p-tape, clamps, mid-story guides etc.

HVAC

- Provide and Install 2 Daikin 3MX36 outdoor units with pads.
- Provide and install 2 Daikin 15,000 BTU Head unit downstairs on living room walls.
- Provide and install 2 Daikin 24,000 BTU Slim duct units in the attic space. Framers will construct platform in the attic space.
- Provide and install line sets during rough in.
- Provide Drain pans under the attic units for protection against any leaks.
- All unit drains will be piped to the outside.
- Vent 4 exhaust fans, two kitchen vents, 2 dryer vents. (Need three 4-inch roof jacks for each unit. If the washer and dryer are moved, venting can be vented out the side wall. If not moved, vent through the roof.

Painting

- Exterior Paint- base, 2 body colors, and 1 accent color (3 colors total for exterior). Body will be Carriage Door SW 7594, trim color will be Windsor Greige SW 7528, and the accent will be Domino SW 6989. See attached drawings
- Interior Paint Sherwin Williams color StuccoSW7569 for walls and Marshmallow white SW 7001 for all MDF trim and all closet and pantry shelving. All paint to be Super Paint Sherwin Williams. All nail holes and joints on trim and shelving will be caulked and puttied.

Flooring, cabinets, and case work

- Provide and install Painted Navy Waypoint cabinets. Self-closer, real plywood, black cabinet handles, crown molding.
- Premium Natural Quartz countertops for cabinets and vanities. Windowsills will also be Premium Natural Quartz Color and all items will be Iced White color.
- Closets will have a shelf and closet rod. The interior of the windows will have two sides, and the top sheetrocked and bottom sill will be Premium Natural Quartz. All nail holes and joints need putty, caulked, and touch up paint.
- JetCore Flooring, Grey color in entire house including the stairs. Use matching bull nose for the stairs. (No carpet).
- All base trim will be ½ inch by 5 ½ square MDF. Door trim will be 2 ½ inch by ¾ square MDF. Bathroom base and door trim will be PVC square not MDF, same dimensions as the rest of the house, just PVC instead of MDF.

Tile

- Use Schluter or equivalent waterproofing membrane system for tub and shower enclosures and/ or wet areas. (Do not use liquid waterproofing systems such as Redgard)
- Mid-grade tile back splash in kitchen (in between lower and upper cabinets) and all bathroom floors will be tiled. Color chosen by Project Manager. Contractor provides samples.

Appliances and accessories

- All items will be times 2. One per unit.
- Stainless steel with Black accent appliances in the kitchen and laundry room. Appliances include Electric Range w/exhaust fan above, refrigerator/freezer combo, dishwasher, washer, and dryer. All appliances will be LG or equivalent.
- Mirrors, toilet paper holders and towel racks in bathrooms.

Miscellaneous

- Drywall to code. Contactor responsible for scheduling nail schedule inspection before mudding and tapping.
- Hydroseed front and back yard. Two plant beds, one with low plants and the other next to the house with 4 shrubs. 2 foot of river rock around perimeter of foundation. Plant 4 fruit trees, 2 in front and 2 in back yard. Coordinate with Project Manager.
- The job site is expected to be safe and clean. Contractor is responsible for the daily clean up, including their subs. Garbage left on job sites will not be tolerated.
- Contractor responsible for final professional cleaning at completion of the house.
- No roof vents or penetrations on the Southwest roof for future solar panels.