

APPENDIX B
To Request for Lump Sum Fixed-Price Quotation
SCOPE OF WORK

Contractor shall include all necessary labor, installation tools, fasteners, sealants, and consumables to complete renovations on 27 apartment units in the Karuk Tribe Housing Authority community of Yreka, CA 96097 on Tribal Trust Lands as follows:

Unit addresses are:

1234 A Thook (2-bedroom)	1230 B Thook (3-bedroom)
1234 C Thook (4-bedroom)	1230 D Thook (2-bedroom)
1238 D Thook (2-bedroom)	1231 A Thook (3-bedroom)
1242 D Thook (2-bedroom)	1235 A Thook (3-bedroom)
1241 A Muh Chee Shee (3-bedroom)	1238 B Thook (4-bedroom)
1241 C Muh Chee Shee (3-bedroom)	1238 C Thook (3-bedroom)
1245 C Muh Chee Shee (3-bedroom)	1239 A Thook (3-bedroom)
1251 A Puh Nay Fitch (2-bedroom)	1241 B Muh Chee Shee (3-bedroom)
1251 B Puh Nay Fitch (2-bedroom)	1245 D Muh Chee Shee (3-bedroom)
1256 C Puh Nay Fitch (4-bedroom)	1248 A Muh Chee Shee (2-bedroom)
1256 D Puh Nay Fitch (3-bedroom)	1256 A Puh Nay Fitch (3-bedroom)
1331 A Ee Tucka Tucka Tee (3-Bedroom)	1256 C Puh Nay Fitch (4-bedroom)
1336 A Ee Tucka Tucka Tee (3-bedroom)	1336 B Ee Tucka Tucka Tee (3-bedroom)
	1336 C Ee Tucka Tucka Tee (3-bedroom)

- 1) Contractor shall have all units completed by **September 25, 2026**.
- 2) Demolition, debris removal, and painting **will be completed by KTHA**.
- 3) **KTHA will provide the following items TO BE INSTALLED BY SUCCESSFUL BIDDER:**
 - a) Toilets and hardware.
 - b) Kitchen and bathroom sinks and faucets.
 - c) Shower manifolds and fixtures.
 - d) ¼ turn shut off valves (for showers).
 - e) ¼" and/or 3/8" subfloor/underlayment. As specified
 - f) Vinyl Flooring planks and glue.
 - g) 3 ¼" MDF Colonial Baseboard and 4" rubber cove base.
 - h) Cabinets, countertops, trim, toe board, and countertop end caps.
 - i) Tub shower Combo kit.
 - j) Hood vents.
 - k) Paint for baseboards and touch up.
 - l) Transition strips and bullnose for the stairs, doorways and crawlspace access (includes exterior front and back door).
 - m) Pulls for cabinetry.
- 4) **Contractor will provide the following items:**
 - a) All plumbing supply and drain lines for kitchens and bathrooms.
 - b) All materials necessary to fully install shower and tub connections as outlined above.
 - c) Nails to install MDF colonial baseboards.

- d) Glue to install 4" rubber cove base in bathroom areas.
 - e) Caulking: Clear for kitchens/baths, Almond for the baseboards.
 - f) Staples and leveler for subflooring installation.
 - g) Drywall and drywall screws, mud and texture to match existing around shower/tub area.
 - h) Hardware for all cabinets, shower/tub and other applications necessary.
 - i) Any lumber necessary for installation of the shower/tub or other areas necessary.
 - j) All materials necessary for painting (brushes, trays, drop cloths, etc.).
- 5) **Contractor shall provide all labor, installation tools, fasteners, sealants, and consumables necessary for the installation of Tub Shower Combo kits including:**
- a) Securely fastening the tub/shower diverter.
 - b) Installing finish trims and caulking.
 - c) Patching drywall to match existing texture and paint (paint will be provided for each unit, it will be left in the pantry of the kitchen).
 - d) Caulk around entire tub surround.
 - e) All installation materials to be provided by Contractor.
- 6) **Contractor shall provide all labor, installation tools, and materials and labor to prep floors as required and install vinyl flooring, including:**
- a) ¼" Underlayment or 3/8" if needed to make kitchen or bathroom transition seamless.
Contractor will follow nail plan on underlayment to ensure no loose boards. Staples will be supplied by successful Contractor.
 - b) Pre-painting the provided 3 ¼" **MDF baseboard before installing.**
 - c) Installing all baseboards and rubber cove base in bathrooms.
 - d) **NO cutting will be allowed inside of the units.**
- 7) **Contractor shall provide all labor to properly install the provided cabinetry and countertops, including:**
- a) Accurately cutting out sink holes in countertops.
 - b) Installing provided sinks and plumbing fixtures as required.
 - c) Installing pulls on all drawers and cabinets.
 - d) Testing all plumbing fixtures **prior** to final walk through with KTHA.
 - e) Clearing all cabinet interiors of debris.
- 8) **Successful bidder shall provide all labor to THOROUGHLY clean, remove dust, debris, construction materials and prep renovated areas to ensure unit is ready for Tenant Move-In. Cleaning must be done prior to final walk through.**
- 9) **FINAL walk-through will be completed by Maintenance Supervisor, Brian Gonzalez. Any items not completed as specified, to KTHA standards, must be corrected within 5 business days.**
- 10) Contractor shall have appropriate license, certifications and insurance for the work to be performed.
- 11) All work shall be completed according to applicable building codes and regulations. No permits are required as this is Trust land.
- 12) All bids must include a TERO fee of 2% on the total bid amount and Tribal Sales Tax of 6% on all materials delivered to/installed on Trust land. Tribal Wage Rates (as attached) and Indian preference will apply.