

**ADVERTISEMENT FOR REQUEST FOR SEALED PROPOSALS for  
THE ALABAMA DEPARTMENT OF CONSERVATION AND  
NATURAL RESOURCES,  
STATE PARKS DIVISION (PARKS) for**

***TINY CABINS AND MOBILE HOMES  
For GUEST LODGING AND STAFF HOUSING***

**RFP Number: ADCNR-Cabins-4-2024**

**RELEASE DATE:**

**APRIL 12, 2024**

**PROPOSALS DUE:**

**WEDNESDAY, MAY 8, 2024, AT 12:00 PM (NOON) CENTRAL TIME**

Alabama Department of Conservation & Natural Resources  
Alabama State Parks Division  
Attention: Toni Hart  
64 North Union Street, Room 538  
Montgomery, AL 36130  
toni.hart@dcnr.alabama.gov

## I. OVERVIEW

The *Alabama Department of Conservation and Natural Resources, State Parks Division*, (hereinafter referred to as ADCNR) is seeking specific sealed proposals from qualified Proposers for “Tiny Cabins” and “Mobile Homes” to be used as guest lodging at multiple State Parks in Alabama. **ADCNR may award multiple contracts to multiple Proposers.** The selected Proposer(s) will be responsible for obtaining any and all necessary approvals, licenses, permits, and insurance coverage for the lawful operation of the services outlined herein.

The selected Proposer(s) will:

- A) Prepare the sites for placement of the buildings to be used as guest lodging at various State Parks across Alabama;
- B) Manufacture or purchase the modular buildings in the style of “tiny cabins” and “mobile homes” in accordance with Exhibit A;
- C) Deliver the buildings to designated State Parks sites;
- D) Install the buildings and connect same to utilities;
- E) Furnish each building with furniture, fixtures, and equipment in accordance with Exhibits C and D; and
- F) Provide turn-key units in compliance with all local and state codes and federal laws, including the Americans with Disabilities Act.

ADCNR reserves the right to award the contract to a Proposer(s) other than the lowest-priced Proposer(s), if a higher-priced proposal is the most advantageous to the State as determined by ADCNR. Discussions may be conducted with offerors who submit proposals determined to be reasonably susceptible of being selected for award, but proposals may be accepted without such discussions. Proposers acknowledge that it may be in the State's best interest to conduct additional discussions or require the submission of best and final offers.

## II. PURPOSE AND SUMMARY OF SCOPE OF SERVICES

**Overview:** ADCNR is seeking to purchase and install Tiny Cabins and Mobile Homes to be used for guest lodging within the Alabama State Parks on an as-needed basis. Proposals should reference the “RFP Submission Example,” included herein as Exhibit D, observing the following general points:

1. Specify in your Proposal each and every building floor-plan model that you will provide if selected. **Note: Proposers are not required to offer every model.**

Proposals must include a cost breakdown per unit and a price list for ancillary furniture, fixtures, and equipment.

2. Proposers must have the ability to contract for two (2) years or longer at ADCNR's discretion.
3. "Delivery" will be a quotable/billable item that must be specified in your Proposal. Proposers must be able to deliver throughout the State of Alabama. (Exhibit E)
4. "Ancillary Furniture, Fixtures, and Equipment (FFE) Packages" will be a quotable/billable item that must be specified in your Proposal. Proposers must be able to provide supplemental furniture on the lists provided. (Exhibits C and D)
5. "Set-up/Installation Fee" will be a quotable/billable item that must be specified in your Proposal. This includes pressure washing the home to remove any grease or road grime from transportation and/or setup. See the attached setup instructions labeled as Exhibit B.
6. Your Proposal must further specify, if you are selected:
  - a. Proposer has the capacity to hold the completed building on their site for a maximum of 180 days from the time the building is completed; or
  - b. If the permanent site is not ready, be able to deliver the home to a designated holding site at a designated park and then, at a later date, move the structure to the permanent site and set up and install same.
7. Proposer will hook up utilities upon delivery (see attached setup instructions labeled as Exhibit B.)
8. ADCNR will provide the pad/site and will have utilities ready for hook-up/installation.
9. Most sites will have a concrete pad. For sites that are not concrete, Proposer will cover the site with a 6 mil vapor barrier (black in color). See the attached setup instructions labeled as Exhibit B.
10. The proposal must provide whether the Proposer will provide a discount if multiple structures are purchased at once. The proposal must attach a quote with a discount for multi-units as applicable.
11. If, during the performance of a contract, the price of the material significantly increases through no fault of the Proposer, a price increase may be considered as allowed by law based on product cost ONLY. Documentation of the price increase is required from the manufacturer. All price increases as allowed by law, must be approved by both ADCNR and the Proposer in writing. Any de-escalation in price shall be passed on to ADCNR immediately while still meeting all specifications, terms, and conditions of the contract.

**Scope of Service:** It should be noted that ADCNR foresees that it will place a purchase order for multiple units per location, so Proposers should identify any economy of scale for 3 units, 5 units, or greater.

### III. PRE-BID MEETING:

A mandatory attendance Pre-Bid Meeting will be held virtually on Friday, April 19, 2024, at 1:00 PM CST. Potential proposers must have a representative present for the meeting in order to remain on the approved proposer list.

Virtual Meeting Link:

<https://aldcnr.webex.com/aldcnr/j.php?MTID=mbf8b30495a42b4a161551df22f9dd658>

### IV. SUBMISSION GUIDELINES:

Sealed proposals containing three (3) Paper Copies and one (1) Digital Copy (.pdf) on a thumb drive must be received by ADCNR **no later than 12:00 p.m. (NOON CENTRAL TIME) on May 8, 2024**. Proposals can be mailed or hand delivered to the State Parks office in Montgomery.

Mail Proposals to the following address:

Alabama Department of Conservation and Natural Resources  
State Parks Division

**Attn: Toni Hart – *TINY CABINS RFP***

64 North Union Street, Room 538  
Montgomery, Alabama 36104

ADCNR is not responsible for, and will not pay, any costs associated with the preparation and submission of Proposer's proposal. Questions and/or information related to the submission/delivery of qualifications shall be directed to: Dennis.Grooms@DCNR.Alabama.gov.

### V. EVALUATION:

A review committee will evaluate each proposal and make a recommendation to the Commissioner. All Proposers must hold a current business license and be registered with the Secretary of State to conduct business in the State of Alabama. ADCNR is an Equal Opportunity Employer. All Minority/Woman-Owned business enterprises (MBE) and disadvantaged business enterprises are encouraged to submit a proposal.

## **VI. REVIEW CRITERIA:**

All proposals submitted for ADCNR's consideration must provide the following information:

- A) Qualifications: Justification that the Proposer can meet the needs outlined in this RFP. (10%)
- B) Past Performance and Experience: Documented proof of at least five (5) years of experience in building and manufacturing tiny cabins and mobile homes, identifying particular projects undertaken, including experience working with current State Building Codes, and experience, if any, working with various authorities having jurisdiction (AHJs) within the State of Alabama. (5%)
- C) Capacity and Capabilities: Documented proof the Proposer has the capacity and capabilities to handle the build and installation as outlined within this RFP. (10%)
- D) Floor Plans: Proposer must designate each Model/floor plan from Attachment 1 that it will provide. (40%)
- E) Ancillary Services: Proposers must document that they can provide all aspects of the process seamless for the Owner including FFE, delivery, setup, and installation. (15%)
- F) Price: Proposer must provide a detailed breakdown of pricing as outlined in Exhibit D of the models the Proposer is offering and the FFE as outlined per each model. (20%)

## **VIII. CONTRACT CONTENT:**

1. Length of Contract. ADCNR anticipates entering into a contract with the selected Proposer(s) for a two-year period, subject to extensions as allowed by law at ADCNR's discretion.
2. Insurance. Proposers must maintain and provide, for the duration of the Contract, certificates of insurance coverage and renewals, including but not limited to, properly-endorsed comprehensive liability insurance with policy limits acceptable to ADCNR. For each policy, name the ADCNR, its agents, officers, and employees as "additional insureds."
3. Indemnification. To the extent authorized by law, the Proposer shall indemnify, save, and hold harmless the State of Alabama, Department of Conservation and Natural Resources, and all their employees, officers, and agents against any and all claims, damages, liability, and court costs, expenses, and attorneys' fees incurred as a result of any act or omission by the Proposer or its employees, agents, or applicable subcontractors.

**IX. PROPOSAL CONTENT TABLE:**

<b>Content – Submit 3 Paper Copies and 1 Digital Copy (.pdf) on thumb drive</b>
<b>1. Introductory Letter of Interest</b>
<b>2. Proposer Qualifications</b>
<b>3. History of Past Performance and Experience, including projects and photographs, and other relevant information, Firms Capacity and Capabilities</b>
<b>4. Model Floor Plans and Pricing Sheets (FFE and other fees)</b>
<b>5. Alabama Disclosure Statement: Disclosure Statement (alabama.gov)</b>
<b>6. E-Verify Memorandum</b>
<b>7. Insurance Coverage</b>
<b>8. Additional Supporting Documentation, including:</b> <ul style="list-style-type: none"><li>a) Immigration Status Form</li><li>b) Certificate of Compliance</li><li>c) W-9</li><li>d) Evidence that Proposer is registered with the Alabama Secretary of State</li></ul>

**Notes:**

1. ADCNR reserves the right to require a performance bond from the successful Proposer during the contract negotiation period.
2. Stamped drawings are not required in the proposal process. However, the appropriate engineer approved drawings/manufacturing process will be required at the time of purchase.
3. Pricing must be good for one year from proposal submission date.

**X. DISCLAIMER:**

This RFP does not constitute or guarantee a subsequent offer to contract. Rather, this RFP seeks the receipt of submissions from qualified and licensed professional respondents which PARKS may use to form the basis for the negotiation of a contract at its sole discretion. ADCNR reserves the right to reject any or all qualifications, to award no contract or to award a contract to one or more selected entities, and to solicit additional qualifications through the RFP process if that is determined to be in the best interests of ADCNR and the State of Alabama.

**XI. SUBMITTAL DEADLINE:**

It is the sole responsibility of the Proposer to ensure the actual delivery of its submission by the deadline.

## **XII. RESERVATIONS:**

### **1. Authority:**

This process is only for the benefit of ADCNR and is to provide ADCNR with competitive information to assist it in the process of selecting a Proposer. All decisions on compliance, evaluation, terms, and conditions related to the RFP will be made solely at the discretion of ADCNR.

### **2. Disclaimers:**

ADCNR reserves the right to award to multiple Proposers; to award by item, groups of items; to divide the award; to reject any and all proposals in whole or in part, and to waive any informality or technical defects if, in its judgment, the best interests of ADCNR and the State of Alabama will be served. ADCNR may seek clarification of the proposal from a Proposer at any time, and failure of the Proposer to timely respond may be cause for rejection. Clarification is not an opportunity to change the proposal. The submission of a proposal confers on Proposer no right of selection or to a subsequent contract. This process is for the benefit of ADCNR only and is to provide ADCNR with competitive information to assist in the selection process. All decisions on compliance, evaluation, terms, and conditions will be made solely at the discretion of ADCNR and made to favor the State of Alabama.

### **3. Questions/Requests for Clarifications:**

Written questions or comments regarding this RFP must be submitted via electronic mail message to [dennis.grooms@dcnr.alabama.gov](mailto:dennis.grooms@dcnr.alabama.gov). Proposer(s) understands and agrees that he/she has an affirmative duty to inquire and seek clarification regarding anything in this RFP that appears to be unclear.

### **4. Alterations:**

ADCNR reserves the right to revise this RFP, to alter any deadlines or revise any part of this RFP by issuing an addendum to same. Addenda, if any, will be posted at [www.outdooralabama.com](http://www.outdooralabama.com) and [www.alapark.com](http://www.alapark.com). It is the responsibility of the Proposer to check the website for addenda to the RFP, if any.

### **5. Waiver of Administrative Informalities:**

ADCNR reserves the sole and exclusive right to reject or accept any and all proposals and to waive any informality in any proposal. The best interests of ADCNR shall be considered as the number one determining factor in selecting or not selecting a Proposer.

### **6. Proposal Rejection/RFP Cancellation:**

Issuance of this RFP in no way constitutes a commitment by ADCNR to award a contract. ADCNR reserves the right to accept or reject, in whole or part, all proposals submitted and/or cancel this RFP if it is determined to be in ADCNR's best interest. ADCNR also reserves the right to withdraw this RFP at any time or terminate the contract resulting from this RFP upon thirty (30) days-notice without penalty.

7. Changes and/or Withdrawal of Proposal:

A Proposer may withdraw a proposal that has been submitted at any time up to the date and time the proposal is due. To accomplish this, a written request signed by the authorized representative of the Proposer must be e-mailed to the addresses referenced herein. No additions or changes to an original proposal will be allowed unless specifically requested in writing and e-mailed to the addresses referenced herein by the authorized representative of the Proposer.

8. Errors and Omissions in Proposal:

ADCNR reserves the right to make corrections or amendments due to errors identified in proposals by ADCNR or by the Proposer. ADCNR, at its discretion, has the right to request clarification or additional information from the Proposer. Proposer acknowledges the receipt of all amendments issued and posted on [Alabama State Parks | Alapark](#).

9. Compliance with Laws:

Proposer acknowledges and agrees to comply with all applicable State regulations and laws, Federal regulations and laws, and ADCNR policies, guidelines, and standards. In addition, Proposer is required to certify that Proposer and/or its affiliates are properly registered and are collecting and remitting all applicable state and local sales tax or simplified sellers use tax and lease tax. Vendors/manufacturers must have all required licenses specific to the product you are offering. Tiny cabin vendors must be a registered/licensed manufacturer for park model recreational vehicles and must be registered to do business in the State of Alabama through the Alabama Secretary of State. Mobile home vendors must be a licensed manufacturer or dealer for said products, must be registered to do business in Alabama through the Alabama Secretary of State, and licensed by the Alabama Manufactured Housing Commission. A General Contractor's license is not required for vendors of Tiny Cabins or Mobile Homes.

10. Protest Period:

A bona fide Proposer who is aggrieved in connection with the solicitation of a contract may protest to the Chief Procurement Officer. See generally State of Alabama Department of Finance Administrative Code Regulations at [administrative-code-355-4-1-01-thru-06.pdf](#) (alabama.gov).



11. Owner Insurance:

ADCNR buildings are generally self-insured or insured through the Alabama Division of Risk Management.

**XIII. CONTACT INFORMATION:**

General questions and/or information must be directed in writing to: Dennis Grooms, Construction Manager – [Dennis.Grooms@DCNR.Alabama.gov](mailto:Dennis.Grooms@DCNR.Alabama.gov). Questions and answers will be made available on the ADCNR website.

**XIV. GENERAL TIMELINE:**

RFP RELEASE DATE	April 12, 2024
PRE-BID MEETING:	April 19, 2024 at 1:00PM CENTRAL
DEADLINE FOR QUESTIONS	April 29, 2024 by 2:00PM CENTRAL
PROPOSALS DUE:	May 8, 2024, by 12:00PM NOON CENTRAL
SUBMIT TO CONTRACT REVIEW:	Week of June 3, 2024
CONTRACT REVIEW MEETING:	July 2024
NOTICE TO PROCEED:	early August 2024

These dates are best estimates at this time, but are subject to change. Updates will be posted on the [Alabama State Parks | Alapark](#) website.

## EXHIBIT A: DESIRED MODEL SPECIFICATIONS

STRICT ADHERENCE IS NOT REQUIRED BUT IS PREFERRED. PROPOSERS ARE NOT REQUIRED TO OFFER EVERY MODEL.

- TINY CABINS ARE PARK MODEL RECREATIONAL VEHICLES. CODE COMPLIANCE FOR TINY CABINS FALL UNDER ANSI 119.5 AND NEC REGULATIONS. THE SQUARE FOOTAGE LIMIT OF <400 SQUARE FOOT LIMIT IS THE MAIN FLOOR LIVING SPACE THAT IS HEATED AND COOLED. LOFTS AND PORCHES DO NOT FALL UNDER THE <400 SQUARE FOOT LIMIT. IF A MODEL WAS CALLED OUT IN EXCESS OF THE ANSI SQUARE FOOTAGE, YOU MAY PROPOSE A MODEL, BUT ANSI REGULATIONS MUST BE FOLLOWED.
- CODE COMPLIANCE FOR MOBILE HOMES MUST MEET APPLICABLE STATE AND HUD REGULATIONS. THE "INFORMATION CARD" PROVIDED WITH EACH HOME MUST BE FILLED OUT WITH ADCNR'S INFORMATION AND RETURNED TO THE MANUFACTURER.
- ADCNR SPECIFIED WHICH FLOOR PLANS MUST BE ADA ACCESSIBLE MODELS IN THE SPECIFICATIONS. ADA MODELS MUST MEET APPLICABLE ADA REGULATIONS.
- PROPOSER DETERMINES DIMENSIONS OF EACH MODEL IN YOUR PROPOSAL. FOLLOW THE DESCRIPTIONS OUTLINED IN THIS RFP FOR GUIDANCE. ADCNR WILL NOT DICTATE DIMENSIONS.
- PORCHES CAN BE ATTACHED TO THE END OF THE TINY CABIN OR ON THE LONG SIDE. THE PROPOSER MAKES THAT DETERMINATION. IT IS MOST DESIRABLE FOR THE PORCH TO BE IN FRONT OF THE MAIN ENTRANCE TO THE STRUCTURE.
- FFE MUST FOLLOW RFP INSTRUCTIONS.

### OVERVIEW:

- 1) \_\_\_\_\_ **MODEL A. Overview:** Model A must have 1 bedroom, 1 bath, bunk room (not a loft), and a sky porch. Model A must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof. A sky porch is defined as a second seating area above the entry porch for the building. It is accessible via a stairwell from the main porch and has a fixed handrail system attached on all sides, minus the stairwell access point. Its purpose is for lounging or sunbathing.
- 2) \_\_\_\_\_ **MODEL A – ADA. Overview:** Model A - ADA must have 1 bedroom, 1 bath, bunk room (not a loft), and sky porch. Model A - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 3) \_\_\_\_\_ **MODEL B. Overview:** Model B must have 1 bedroom, 1 bath, bunk room, and loft. Model B must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 4) \_\_\_\_\_ **MODEL C. Overview:** Model C must have 1 bedroom, 1 bath, wrap-around porch, and sky porch. Model C must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof. A sky porch is defined as a second seating area above the entry porch for the building. It is accessible via a stairwell from the main porch and has a fixed handrail system attached on all sides, minus the stairwell access point. Its purpose is for lounging or sunbathing.

- 5) \_\_\_\_\_ **MODEL C – ADA. Overview:** Model C - ADA must have 1 bedroom, 1 bath, and wrap-around porch. Model C - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 6) \_\_\_\_\_ **MODEL D. Overview:** Model D must have 1 bedroom, 1 bath, and a loft. Model D must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 7) \_\_\_\_\_ **MODEL D – ADA. Overview:** Model D - ADA must have 1 bedroom, and 1 bath. Model D - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 8) \_\_\_\_\_ **MODEL E. Overview:** Model E must have 1 bedroom and may be less than 300 square feet (11'8" x 30'). Model E must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof. This model list a dimension in excess of the 300 square feet. The 11'8" x 30' is the desired overall length of the structure, to include the deck.
- 9) \_\_\_\_\_ **MODEL F. Overview:** Model F must have 2 rooms and a restroom (half bath) with a large porch. The estimated size of building (39'x13'8"). Model F must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 10) \_\_\_\_\_ **MODEL G. Overview:** Model G must have 1 large room, storage area, and restroom (half bath) estimated size of building (39'x13'8"). Model G must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 11) \_\_\_\_\_ **MODEL H. Overview:** Model H is an outdoor PAVILION (only 1 wall) with amenities with an estimated size of about 13'x34'. Model H must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof. The wall listed in the description is an accent wall. These units are meant for outdoor use. The decking is to be composite material.
- 12) \_\_\_\_\_ **MODEL I. Overview:** Model I is a large outdoor pavilion (only 1 wall) with amenities with an estimated size of about 13'x26'. Model I must be built all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 13) \_\_\_\_\_ **MODEL J. Overview:** Model J is multiple pieces put together to make one larger home. Piece 1 is estimated to be 13'8"x57' and consisting of a restroom, utility room (washer and dryer), living room, and kitchen. Piece 2 is estimated to be 13'8"x 45'5" and consisting of a bathroom, closet, master bedroom, and porch (13'8"x20'11"). Piece 3 is estimated to be 13'8"x 45'5" and consisting of a bathroom, 2 bedrooms, and porch (13'8"x20'11"). Model J must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.
- 14) \_\_\_\_\_ **MODEL K. Overview:** Model K is multiple pieces put together to make one larger home for multiple families. Pieces 1 and 2 are estimated to be 11'x29'3" consisting of 2 bedrooms and a bathroom. Pieces 1 and 2 do not have met ADA standards. Pieces 3 and 4 are estimated to be 11'x29'3" consisting of 2 bedrooms and a bathroom. Piece 5 is estimated to be 11'x45' consisting of a laundry room, storage, 2 restrooms, living room, and kitchen. Pieces 3, 4, and 5 are to be build using ADA standards. The pieces will be setup in a "H" shape and 2 porches will be built to connect the rooms on each wing. The two porches are estimated to be 20'x45'. Model K must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

- 15) \_\_\_\_\_ **MODEL L. OVERVIEW:** Model L must have a primary Bedroom and a Bunk room, Bathroom, Kitchen, Living room, and porch. This model is estimated to be 13'4"x 42'6".
  
- 16) \_\_\_\_\_ **MODEL L-ADA. OVERVIEW:** Model L - ADA must have a primary Bedroom, Bathroom, Kitchen/Living room, and porch. This model is estimated to be 13'4"x 42'6".
  
- 17) \_\_\_\_\_ **MODEL M. OVERVIEW:** Model M must have a primary Bedroom and a Bunk room, Bathroom, Kitchen/Living room, and porch. This model is estimated to be 13'4"x 46'0".
  
- 18) \_\_\_\_\_ **MODEL M-ADA. OVERVIEW:** Model N - ADA must have a primary Bedroom, Bathroom, Kitchen/Living room, loft, and porch. This model is estimated to be 11'4"x 46'8".
  
- 19) \_\_\_\_\_ **MODEL N. OVERVIEW:** Model O must have a primary Bedroom, Bathroom, Kitchen, Living room, loft, and porch. This model is estimated to be 11'4"x 42'4".
  
- 20) \_\_\_\_\_ **MODEL O. OVERVIEW:** Model P must have a primary Bedroom, Bathroom, Kitchen, Living room, and porch. This model is estimated to be 11'4"x 43'2".
  
- 21) \_\_\_\_\_ **MODEL P. OVERVIEW:** Model Q is a 3 bedroom, 2 bath and must have a primary bedroom and bathroom, living room/kitchen and laundry room. This model is estimated at being 48'0"x27'4" with approximately 1,312SF.
  
- 22) \_\_\_\_\_ **MODEL Q. OVERVIEW:** Model R is a 3 bedroom, 2 bath and must have a primary bedroom and bathroom, living room/kitchen, and laundry room. This model is estimated at being 76'0"x15'0" with approximately 1,140SF.

## EXHIBIT A: DESIRED MODEL SPECIFICATIONS

(CONTINUED)

STRICT ADHERENCE IS NOT REQUIRED BUT IS PREFERRED. PROPOSERS ARE NOT REQUIRED TO OFFER EVERY MODEL.

### DETAILED SPECIFICATIONS:

#### Model A:

**Overview:** Model A must have 1 bedroom, 1 bath, bunk room (not a loft), and a sky porch. Model A must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof. A sky porch is defined as a second seating area above the entry porch for the building. It is accessible via a stairwell from the main porch and has a fixed handrail system attached on all sides, minus the stairwell access point. Its purpose is for lounging or sunbathing.

#### Insulation:

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

#### Framing:

- All wood framing 16" on center

#### Flooring:

- LVP or LVP or Linoleum – color TBD at the time of procurement

#### Decking:

- Porch 10'x15"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

#### Gable:

- Open Gable with crows foot
- Sky Porch including fold-up metal (black) stairway

#### Exterior Columns:

- Columns on front of home stained

#### Exterior Siding:

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

#### Skirting:

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement

- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

**Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

**Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

**Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30" x 54" Vinyl Double Pane No Grid Window (White) – 3
- 30" x 27" Vinyl Double Pane No Grid Window (White) – 1
- 54" x 24" Vinyl Double Pane No Grid Window (White) – 1
- 72" x 12" Vinyl Double Pane No Grid Window (White) – 6
- 16" x 40" Vinyl Double Pane No Grid Window (White) – 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 24" Swing Door (Pantry) - color TBD at the time of procurement
- Interior – 24" Pocket Door (Bathroom) - color TBD at the time of procurement
- Interior – 28" Pocket Door (Master, and Bunk Room) - color TBD at the time of procurement
- Interior – Swing Door (Water Heater) - color TBD at the time of procurement
- 24" Barn Doors with Hardware - color TBD at the time of procurement
- Exterior 36" Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Over Range Microwave
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Wardrobe 78" x 30" 21" Deep
- Pantry 30" x 84" 12" Deep
- Nightstand
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built In Bunk Bed Twin/Twin
- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Composite under-mount sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - Custom

**Shower:**

- Tile Shower with shower glass door

**Commode:**

- Two-piece elongated bowl toilet standard height - white

**Water Heater:**

- Electric 50G Water Heater
- Optional: Tankless Electric Water Heater

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 18 Can LED (Cool) Lights

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen, and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Optional: 200 AMP Power Panel

- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom and in the bunk room
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Master, Living Room, Bunk Room)
- Exterior Power Outlet on the Porch
- Exterior Power Outlet on the Sky Porch
- Exterior Water Bibb
- Fire Extinguisher



## **Model A - ADA**

**Overview:** Model A - ADA must have 1 bedroom, 1 bath, bunk room (not a loft), and sky porch. Model A - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch 10'x15"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot
- Optional: Sky Porch including fold-up metal (black) stairway

### **Exterior Columns:**

- Columns on front of home stained

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30" x 54" Vinyl Double Pane No Grid Window (White) – 3
- 30" x 27" Vinyl Double Pane No Grid Window (White) – 1
- 54" x 24" Vinyl Double Pane No Grid Window (White) – 1
- 72" x 12" Vinyl Double Pane No Grid Window (White) – 6
- 16" x 40" Vinyl Double Pane No Grid Window (White) – 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 36" Swing Door (Bathroom, Master, and Bunk Room)- color TBD at the time of procurement
- Interior – Swing Door for Water heater
- Exterior 36" Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Microwave - Countertop
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Wardrobe 78"x30" 21" Deep
- Pantry 30"x84" 12" Deep
- Nightstand
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built In Bunk Bed Twin/Twin
- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Composite under-mount sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - Custom

**Shower:**

- Accessible shower with seat and grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)
- Shower head and handle set

**Commode:**

- Two-piece elongated bowl toilet ADA height – white
- Wall-mounted grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)

**Water Heater:**

- Electric 50G Water Heater and pan
- Optional: Tankless electric Water Heater

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 18 Can LED (Cool) Lights

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen, and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Optional: 200 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom and in the bunk room
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Master bedroom, Living Room)
- Exterior Power Outlet on the Porch
- Optional: Exterior Power Outlet on Sky Porch
- Exterior Water Bibb
- Fire Extinguisher

## **MODEL B –**

**Overview:** Model B must have 1 bedroom, 1 bath, bunk room, and loft. Model B must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Flooring:**

- LVP or Linoleum – color TBD at the time of procurement

### **Framing:**

- All wood framing 16” on center

### **Decking:**

- Porch 10’ x 13’8”
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns on front of home stained

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Loft:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

- Stairs – Wood (color matched to cabinets)
- Railing – Wood (color matched to cabinets)

**Ceiling Finish:**

- Tongue & Groove 6” color TBD at the time of procurement

**Windows**

- 30”x54” Vinyl Double Pane No Grid Window (White): 5
- 30”x27” Vinyl Double Pane No Grid Window (White): 6 (3 with Loft)
- 54”x24” Vinyl Double Pane No Grid Window (White): 4 (With Loft)
- 16”x40” Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12” down rod (porch)

**Doors:**

- Interior – 24” Pocket Door (Bathroom) - color TBD at the time of procurement
- Interior – 28” Pocket Door (Master, Bunk room) - color TBD at the time of procurement
- Interior – Swing Door to cover the water heater
- Exterior 36” Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Over Range Microwave
- 18” Dishwasher
- Optional – 27” washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves
- Nightstand
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain

**Shower:**

- 54" Tube/Shower Stall

**Commode:**

- Two-piece elongated bowl toilet standard height - white

**Water Heater:**

- Electric 50G Water Heater with pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 12 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen, and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom, Bunk Room, and in loft
- Electrical outlet in loft
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Living Room and Master)
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher

## **MODEL B – ADA**

**Overview:** Model B - ADA must have 1 bedroom, 1 bath, and bunk room. Model B - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Flooring:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

### **Framing:**

- All wood framing 16" on center

### **Decking:**

- Porch 10' x13'8"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x54" Vinyl Double Pane No Grid Window (White): 5
- 30"x27" Vinyl Double Pane No Grid Window (White): 3
- 16"x40" Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 36" Swing Door (Master, Bunk Room, Bathroom) - color TBD at the time of procurement
- Interior – Swing Door to cover up water heater
- Exterior 36" Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Microwave - Countertop
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves (Accessible shelves and closet rods heights are needed)
- Nightstand
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain



**Shower:**

- Accessible shower with seat and grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)
- Shower head and handle set

**Commode:**

- Two-piece elongated bowl toilet standard height - white
- Wall-mounted grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)

**Water Heater:**

- Electric 50G Water Heater and pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 10 Can LED (Cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen, and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom and in the bunk room
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Living Room and Master)
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher

## MODEL C -

**Overview:** Model C must have 1 bedroom, 1 bath, wrap-around porch, and sky porch. Model C must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof. A sky porch is defined as a second seating area above the entry porch for the building. It is accessible via a stairwell from the main porch and has a fixed handrail system attached on all sides, minus the stairwell access point. Its purpose is for lounging or sunbathing.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch 5'4" (sides) x 3'9"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

### **Gable:**

- Monoslope
- Sky Porch with steps (See definition above)

### **Exterior Columns:**

- Columns on front of home stained

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x54" Vinyl Double Pane No Grid Window (White): 11
- 16"x40" Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 24" Pocket Door (bathroom) - color TBD at the time of procurement
- Interior – 28" Pocket Door (Master) - color TBD at the time of procurement
- Interior – 28" Barn Doors with hardware (as shown in plan) - color TBD at the time of procurement
- Interior Door to cover what is labeled as W/D area
- Exterior 36" Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Over Range Microwave
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves
- Nightstand (2)
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with spring faucet – Black
- Kitchen – Garbage Disposal

- Bathroom - White Porcelain

**Shower:**

- 54" Shower Stall

**Commode:**

- Two-piece elongated bowl toilet standard height - white

**Water Heater:**

- Electric 50G Water Heater and pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 17 Can LED (Cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Master and Living Room)
- Exterior Power Outlet on the Porch
- Optional: Exterior Power Outlet for Sky Porch
- Exterior Water Bibb
- Fire Extinguisher

## **MODEL C - ADA:**

**Overview:** Model C - ADA must have 1 bedroom, 1 bath, and wrap-around porch. Model C - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch 5'4" (sides) x 3'9"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Monoslope
- Optional: Sky Porch with steps

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x54" Vinyl Double Pane No Grid Window (White): 11
- 16"x40" Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 36" Swing Door (Master, Bathroom) - color TBD at the time of procurement
- Interior – Swing Door to cover the water heater
- Exterior 36" Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Microwave - Countertop
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves
- Nightstand
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain

**Shower:**

- Accessible shower with seat and grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)
- Shower head and handle set

**Commode:**

- Two-piece elongated bowl toilet ADA height – white
- Wall mounted grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)

**Water Heater:**

- Electric 50G Water Heater and pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 20 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen, and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Master and Living Room)
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Optional: Exterior Power Outlet on the SkyPorch
- Fire Extinguisher

## **MODEL D -**

**Overview:** Model D must have 1 bedroom, 1 bath, and a loft. Model D must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch 10'x15"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns on front of home stained

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Loft:**

- LVP or LVP or Linoleum – color TBD at the time of procurement
- Stairs – Wood (color matched to cabinets)



- Railing – Wood (color matched to cabinets)

**Ceiling Finish:**

- Tongue & Groove 6” color TBD at the time of procurement

**Windows:**

- 30”x54” Vinyl Double Pane No Grid Window (White): 8
- 30”x27” Vinyl Double Pane No Grid Window (White): 2
- 16”x40” Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12” down rod (porch)

**Doors:**

- Interior – 24” Swing Door (Bathroom, Closet, and Water Heater) - color TBD at the time of procurement
- Interior – 28” Swing Door (Master) - color TBD at the time of procurement
- Exterior 36” Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Over Range Microwave
- 18” Dishwasher
- Optional – 27” washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves
- Nightstand
- Shelf above the Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain

**Shower:**

- 60" tub/shower combo

**Commode:**

- Two-piece elongated bowl toilet standard height - white

**Water Heater:**

- Electric 50G Water Heater and pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 12 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom and in loft
- Electrical outlet in loft
- Exterior Water Bibb
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Living Room and Master)
- Fire Extinguisher

## **MODEL D - ADA -**

**Overview:** Model D - ADA must have 1 bedroom, and 1 bath. Model D - ADA must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch 10'x15"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot
- Optional: Sky Porch

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x54" Vinyl Double Pane No Grid Window (White): 8
- 30"x27" Vinyl Double Pane No Grid Window (White): 2
- 16"x40" Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 36" Swing Door (Master, Bathroom) - color TBD at the time of procurement
- Interior – Swing Door to cover Water Heater
- Exterior 36" Half Glass Door (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Microwave - Countertop
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves (Accessible shelves and closet rods heights are needed)
- Nightstand
- Shelf above Water Heater
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain

**Shower:**

- Accessible shower with seat and grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)
- Shower head and handle set

**Commode:**

- Two-piece elongated bowl toilet ADA height – white
- Wall mounted grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)

**Water Heater:**

- Electric 50G Water Heater and pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 10 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used in bathroom, kitchen and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedroom
- Interior Ethernet Wiring
- Interior TV Outlet Wiring
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher

## **MODEL E -**

**Overview:** Model E must have 1 bedroom and may be less than 300 square feet (11'8" x 30'). Model E must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

### **Gable:**

- Closed Gable

### **Porch Screening:**

- Screened Porch Door – Wood & Black Vinyl Screen
- Under Porch Screening – Black Vinyl Screen

### **Exterior Columns:**

- Columns on front of home stained

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x27" Vinyl Double Pane No Grid Window (White): 9
- 24"x54" Vinyl Double Pane No Grid Window (White): 1
- 72"x12" Vinyl Double Pane No Grid Window (White): 1

**Doors:**

- Exterior 36" Half Glass Door (white)
- Exterior 36" Screen Porch Door

**Other Items:**

- Smoke Detector/Carbon Monoxide Detector 5"
- Fire Extinguisher

## **MODEL F -**

**Overview:** Model F must have 2 rooms and a restroom (half bath) with a large porch. The estimated size of building (39'x13'8"). Model F must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood frame 16" on center

### **Flooring:**

- LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch 16'x13'8"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement



**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- Vinyl Double Pane No Grid Window (white) (2)
- Sliding Window (white) (2)

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior – 28" Pocket Door (office and checking area) - color TBD at the time of procurement
- Interior – 24" Swing Door (restroom) - color TBD at the time of procurement
- Exterior 36" Store Front Door (white)

**Appliances:**

- Optional: Mini fridge and microwave

**Cabinetry:**

- Optional: Office
- Checking Area
- Bathroom Sink Vanity

**Sinks:**

- Bathroom - White Porcelain

**Commode:**

- Two-piece elongated bowl toilet standard height – white

**Water Heater:**

- Electric 30G Water Heater and pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 14 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used on all outlets in restroom and outside

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5”
- USBc Outlet Wall Plug in Office and Checking Area
- Interior Ethernet Wiring
- Interior TV Outlet Wiring
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher

## **MODEL G -**

**Overview:** Model G must have 1 large room, storage area, and restroom (half bath) estimated size of building (39'x13'8"). Model G must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- Porch Steps - Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- Vinyl Double Pane No Grid Window (white)

**Ceiling Fans:**

- Ceiling fan with lights (living room)

**Doors:**

- Exterior 72" French Doors with built-in blinds (white)
- Optional: Side Exterior 72" French Doors with built-in blinds (white)

**Cabinetry:**

- Warehouse
- Optional: Desk
- Bathroom Sink Vanity – ADA standards must be met

**Sinks:**

- Restroom - White Porcelain

**Commode:**

- Two-piece elongated bowl toilet ADA height – white
- Wall-mounted grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)

**Water Heater:**

- Electric 30G Water Heater with pan

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 13 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used on all restroom and outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- Optional: USBc Outlet Wall Plug in Desk
- Interior Ethernet Wiring
- Interior TV Outlet Wiring

- Exterior Power Outlet
- Exterior Water Bibb
- Fire Extinguisher

## MODEL H -

**Overview:** Model H is an outdoor pavilion (only 1 wall) with amenities with an estimated size of about 13'x34'. Model H must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-11 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Decking:**

- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

### **Ceiling Fans:**

- Exterior Ceiling fan with 12" down rod (porch)

**Appliances :**

- Gas Fireplace (2)
- Outdoor Fireplace chairs set of 4 (2)
- Optional: Outdoor Island including sink, minifridge, and grill

**Lighting:**

- 8 Can LED (cool) Lights

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used on all outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug
- Interior Ethernet Wiring
- Interior TV Outlet Wiring
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher
- Outdoor Firepit chairs set of 4 (2)

## MODEL I -

**Overview:** Model I is a large outdoor pavilion (only 1 wall) with amenities with an estimated size of about 13'x26'. Model I must be built all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-11 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Decking:**

- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot

### **Exterior Columns:**

- Columns LP Colors – color TBD at the time of procurement

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

### **Ceiling Fans:**

- Exterior Ceiling fan with 12" down rod (porch)



**Appliances:**

- Gas Fireplace (2)
- Optional: Outdoor Island including sink, minifridge, and grill

**Lighting:**

- 16 Can LED (Cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used on all outside outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug
- Interior Ethernet Wiring
- Interior TV Outlet Wiring
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher
- Outdoor Firepit chairs set of 4 (2)
- Outdoor Dining Set: Table and 6 chairs
- Outdoor Fireplace Set: Sofa, 2 chairs, and End Tables

## MODEL J -

**Overview:** Model J is multiple pieces put together to make one larger home. Piece 1 is estimated to be 13'8"x57' and consisting of a restroom, utility room (washer and dryer), living room, and kitchen. Piece 2 is estimated to be 13'8"x 45'5" and consisting of a bathroom, closet, master bedroom, and porch (13'8"x20'11"). Piece 3 is estimated to be 13'8"x 45'5" and consisting of a bathroom, 2 bedrooms, and porch (13'8"x20'11"). Model J must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- All wood framing 16" on center

### **Flooring:**

- LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- Porch (2) 13'8"x20'11"
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs per piece/cabin.

### **Roof:**

- Monoslope
- Galvanized Sheet Metal Roof – color TBD at the time of procurement

### **Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

### **Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x54" Vinyl Double Pane No Grid Window (White): 24
- 30"x27" Vinyl Double Pane No Grid Window (White): 15

**Ceiling Fans:**

- 6 Ceiling fans with lights (living room and bedrooms)
- Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior 36" Swing Door (as shown in plan) - color TBD at the time of procurement
- Exterior 36" Half Glass Door (white)
- Exterior 72" French Doors with built-in blinds (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Microwave - Countertop
- 18" Dishwasher
- Optional – 27" washer/dryer stack 3.5 Cu. Ft./ 5.9 Cu. Ft. Dryer 4 Cycle

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Pantry 30"x84" 12" Deep
- Wardrobe 78"x30"21" Deep (Accessible shelves and closet rods heights are needed)
- Nightstand
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame with Storage – Queen

**Sinks:**

- Kitchen – Stainless Steel Double Bowl Sink with Spring Faucet
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain

**Shower:**

- Accessible shower with seat and grab bars (*Manufacturer must ensure that studs are added so that grab bar anchors will attach directly to a stud not just tongue and groove boarding or drywall.*)
- Shower head and handle set

**Commode:**

- Two-piece elongated bowl toilet ADA height – white
- Wall-mounted grab bars *(The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.)*

**Water Heater:**

- Electric 50G Water Heater

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 24 Can LED (Cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used for all kitchen, bathroom, and outdoor outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in Bedrooms
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (Master, Living Room)
- Exterior Power Outlet on the Porch
- Exterior Water Bibb
- Fire Extinguisher
- Optional: Arbor on porch
- Optional: Outdoor built-in grill

## MODEL K -

**Overview:** Model K is multiple pieces put together to make one larger home for multiple families. Pieces 1 and 2 are estimated to be 11'x29'3" consisting of 2 bedrooms and a bathroom. Pieces 1 and 2 do not have met ADA standards. Pieces 3 and 4 are estimated to be 11'x29'3" consisting of 2 bedrooms and a bathroom. Piece 5 is estimated to be 11'x45' consisting of a laundry room, storage, 2 restrooms, living room, and kitchen. Pieces 3, 4, and 5 are to be build using ADA standards. The pieces will be setup in a "H" shape and 2 porches will be built to connect the rooms on each wing. The two porches are estimated to be 20'x45'. Model K must be built with all wood from framing to the interior, LP siding on the exterior (lifetime warranty), and a metal roof.

### **Insulation:**

- R-22 Floor, R-13 Wall, R-19 Ceiling Insulation

### **Framing:**

- Wood framing 16" on center

### **Flooring:**

- LVP or Linoleum – color TBD at the time of procurement

### **Decking:**

- The two porches are estimated to be 20'x45'
- Composite Decking – color TBD at the time of procurement
- Railing – Metal Porch Railing Panel – Matte Black
- ADA ramp and railing – Composite Decking and Railing to match

### **Gable:**

- Open Gable with crows foot
- Optional: Sky Porch including fold-up metal (black) stairway

### **Exterior Columns:**

- Columns on front of home stained

### **Exterior Siding:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Skirting:**

- Prefinished LP Smart Lap Siding – color TBD at the time of procurement
- Prefinished LP Smart Side Textured Trim – color TBD at the time of procurement

### **Tie Downs:**

- 3 metal tie-downs are required on each side of the structure totaling 6 tie-downs per piece/cabin.

### **Roof:**

- Galvanized Sheet Metal Roof – color TBD at the time of procurement

**Walls:**

- 1x6 Tongue and Groove Interior Walls – color TBD at the time of procurement
- Interior Wall Trim – color TBD at the time of procurement

**Ceiling Finish:**

- Tongue & Groove 6" color TBD at the time of procurement

**Windows:**

- 30"x54" Vinyl Double Pane No Grid Window (White): 18
- 72"x12" Vinyl Double Pane No Grid Window (White): 4

**Ceiling Fans:**

- Ceiling fan with lights (living room)
- Optional: Exterior Ceiling fan with 12" down rod (porch)

**Doors:**

- Interior 36" Swing Door (as shown in plan) - color TBD at the time of procurement
- Exterior 36" Half Glass Door (white)
- Exterior 72" French Doors with built-in blinds (white)

**Appliances (Stainless Steel):**

- 4.8 Cu. Ft. Smooth Top Electric Range
- 18.3 Cu. Ft. Refrigerator Plumbed for ice maker
- 1.6 Cu. Ft. Microwave - Countertop
- 18" Dishwasher
- 4.1 Cu. Ft. Washer (Max Height 36" and max length to control setting is 24")
- 7.3 Cu. Ft. Dryer

**Counter Tops:**

- Quartz Countertops - color TBD at the time of procurement

**Cabinetry:**

- Kitchen
- Bathroom Sink Vanity
- Medicine Cabinet with Mirror
- Rustic Shelving Unit (Kitchen or Bathroom)
- Wardrobe 78"x30" 21" Deep (4) (Accessible shelves and closet rods heights are needed)
- Chest 41"x30"x20" (8)
- Pantry 30"x84" 12" Deep
- Nightstand (8)
- Optional: Linen Cabinet

**Bedding:**

- Built in Bed Frame – Queen (6)
- Built in Bed Frame – Twin (2)

**Sinks:**

- Kitchen – Composite under-mount sink with spring faucet – Black
- Kitchen – Garbage Disposal
- Bathroom - White Porcelain

**Shower:**

- Accessible shower with seat and grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)
- Shower head and handle set

**Commode:**

- Two-piece elongated bowl toilet ADA height – white
- Wall mounted grab bars (*The manufacturer must ensure that wooden blocking is added inside the wall and anchored to the studs on both sides so that grab bar anchors will attach directly to a stud not just tongue and groove boarding.*)

**Water Heater:**

- Electric 50G Water Heater (2) and pans

**Air Conditioning:**

- 9,000 BTU Ductless Mini-Splits Indoor Air Handler
- 20,000 BTU Ductless Outdoor Heat Pump

**Lighting:**

- 40 Can LED (cool) Light

**Receptacles/Light Switches:**

- Decora/Rocker Style
- GFIs must be used for all kitchen, bathroom, and outdoor outlets

**Conductors:**

- 14 Gauge Wiring for General Circuits, Other Circuits Sized Accordingly

**Other Items:**

- 100 AMP Power Panel
- Smoke Detector/Carbon Monoxide Detector 5"
- USBc Outlet Wall Plug in the kitchen and bedrooms
- Interior Ethernet Wiring
- Interior TV Outlet Wiring (common area, 1 bedroom per piece)
- Exterior Power Outlet on the Porch
- Porch (45'x20') with railing and ramps and steps
- Exterior Water Bibb
- Fire Extinguisher

**MODEL L -**

**OVERVIEW:** Model L must have a primary Bedroom and a Bunk room, Bathroom, Kitchen, Living room, and porch. This model is estimated to be 13'4"x 42'6".

<b>Exterior Standards</b>
REMOVABLE HITCH
50% BRAKE AXLES
STD EXTRA IDLER AXLE
UNDERSLUNG AXLES W/LOW PROFILE TIRE
12' GABLE PORCH
FRAME STAND FOR AC CONDENSOR
2X6 FLOOR JOIST 16" O.C.
OSB FLOOR DECKING
CAN LIGHTS ON PORCH
22/13/13 INSULATION
2X6 TRUSS 16" OC W/BOXED O-HANGS
WHITE OR BRONZE SGL FULL VIEW DR AT LR 6" JAMB
LOW-E WINDOWS - BRONZE OR WHITE
METAL ROOF-GALVALUME
WIRE AND BRACE C/F ON PORCH
HOUSEWRAP UNDER SIDING
HARDIE LAP SIDING
DECORATIVE BOARD & BATTEN ACCENT
12' GABLE PORCH
TREATED DECKING IPO COMPOSITE DECK
6X6 HARDI WRAP PORCH POST
BLACK STEEL PORCH RAILS
PORCH STEPS - COMPOSITE DECKING AND BLACK STEEL PORCH RAILS TO MATCH
<b>INTERIOR STANDARDS</b>
NICKEL GAP TROUGHOUT
EXTRA WHITE OR TIMBERLAKE INTERIOR TRIM
INTERIOR DOOR HARDWARE SYDNEY LEVER
INTERIOR POCKET DOOR HDW-SQUARE SB
5 PANEL INTERIOR DOORS
LVP or Linoleum – color TBD at the time of procurement
<b>KITCHEN STANDARDS</b>



WOOD CABINETS
42" OVERHEAD CABINETS
VINTAGE BRICK BACKSPLASH
LITE RAIL TRIM UNDER O/H CABS
LED STRIP LIGHTING UNDER O/H CABS
1/2 SHELF IN BASE CABINETS
STD S/S SINGLE BOWL SINK
QUARTZ/GRANITE COUNTERTOP T/OUT
P8018MB 4" PULLS T/OUT (MATTE BLK)
PFISTER BLACK SPRING KITCHEN FAUCET
STAINLESS 30" CERAMIC TOP RANGE
STAINLESS 18' FRIG W/ICEMAKER
S/S MICROWAVE OVER RANGE
MONICA PENDANT LIGHT
GARBAGE DISPOSAL
<b>PLUMBING &amp; ELECTRICAL STANDARDS</b>
200 OR 100 AMP SERVICE
ELECTRIC OR GAS TANKLESS WATER HEATER
SHUT OFF VALVES AT SINKS & TOILETS
A/C QUICK DISCONNECT
2 EXT RECEPTS & 1 EXT FAUCET
TV CHAISE & RECEPT (3)
LED CAN LIGHTS IN LIVING ROOM
LED CAN LIGHTS IN PRIMARY BEDROOM
20K MULTI ZONE HEAT PUMP 2-HEAD
WIRE AND BRACE C/F ON PORCH
ADD EXT ELEC. OUTLETS-EACH
ADD EXT ELEC. OUTLET FOR TV
ADDITIONAL EXTERIOR FAUCET-EACH
<b>PRIMARY BATH STANDARDS</b>
ELONGATED TOILET
CHINA LAV W/METAL FAUCET
24X30 MEDICINE CABINET
MATTE BLK BATHROOM CABINET HWARE
5108 BRADY 54" TUB/SHWR COMBO
MATTE BLACK LAV & SHWR FIXTURES
VENT FAN IN BATHROOM
STANDARD MIRROR IN BATH
BANJO CTOP OVER TOILET

<b>PRIMARY BEDROOM STANDARDS</b>
36" 3 DRAWER DRESSER
QUEEN BED WITH FRAME
LED CAN LIGHTS IN PRIMARY BEDROOM
CEILING FAN
DECORATIVE SCONCE LIGHTS (2)
MATTE BLACK BEDROOM CABINET PULLS
<b>BEDROOM #2/BUNK STANDARDS</b>
TWIN OVER FULL BUNK BED
DECORATIVE SCONCE LIGHTS BUNK AREA
18" DRAWER STACK

<b>LIVING ROOM STANDARDS</b>
CEILING FAN
LED CAN LIGHTS IN LIVING ROOM

**MODEL L - ADA -**

**OVERVIEW:** Model L - ADA must have a primary Bedroom, Bathroom, Kitchen/ Living room, and porch. This model is estimated to be 13'4"x 42'6".

<b>Exterior Standards</b>
REMOVABLE HITCH
50% BRAKE AXLES
STD EXTRA IDLER AXLE
UNDERSLUNG AXLES W/LOW PROFILE TIRE
12' GABLE PORCH
FRAME STAND FOR AC CONDENSOR
2X6 FLOOR JOIST 16" O.C.
OSB FLOOR DECKING
CAN LIGHTS ON PORCH
22/13/13 INSULATION
2X6 TRUSS 16" OC W/BOXED O-HANGS
WHITE OR BRONZE SGL FULL VIEW DR AT LR 6" JAMB
LOW-E WINDOWS - BRONZE OR WHITE
METAL ROOF-GALVALUME
WIRE AND BRACE C/F ON PORCH
HOUSEWRAP UNDER SIDING
HARDIE LAP SIDING
DECORATIVE BOARD & BATTEN ACCENT
TREATED DECKING IPO COMPOSITE DECK
6X6 HARDI WRAP PORCH POST
BLACK STEEL PORCH RAILS
PORCH ADA RAMP - COMPOSITE DECKING AND BLACK STEEL PORCH RAILS TO MATCH
<b>INTERIOR STANDARDS</b>
NICKEL GAP T/O
EXTRA WHITE OR TIMBERLAKE INTERIOR TRIM
INTERIOR DOOR HARDWARE SYDNEY LEVER
INTERIOR POCKET DOOR HDW-SQUARE SB
5 PANEL INTERIOR DOORS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT
<b>KITCHEN STANDARDS</b>
WOOD CABINETS
42" OVERHEAD CABINETS

VINTAGE BRICK BACKSPLASH
LITE RAIL TRIM UNDER O/H CABS
LED STRIP LIGHTING UNDER O/H CABS
1/2 SHELF IN BASE CABINETS
STD S/S SINGLE BOWL SINK
QUARTZ/GRANITE COUNTERTOP T/OUT
P8018MB 4" PULLS T/OUT (MATTE BLK)
PFISTER BLACK SPRING KITCHEN FAUCET
STAINLESS 30" CERAMIC TOP RANGE
STAINLESS 18' FRIG W/ICEMAKER
S/S MICROWAVE (COUNTERTOP)
MONICA PENDANT LIGHT
GARBAGE DISPOSAL
<b>PLUMBING &amp; ELECTRICAL STANDARDS</b>
100 AMP SERVICE
ELECTRIC OR GAS TANKLESS WATER HEATER
SHUT OFF VALVES AT SINKS & TOILETS
A/C QUICK DISCONNECT
2 EXT RECEPTS & 1 EXT FAUCET
TV CHAISE & RECEPT (3)
LED CAN LIGHTS IN LIVING ROOM
LED CAN LIGHTS IN PRIMARY BEDROOM
20K MULTI ZONE HEAT PUMP 2-HEAD
WIRE AND BRACE C/F ON PORCH
ADD EXT ELEC. OUTLETS-EACH
ADD EXT ELEC. OUTLET FOR TV
ADDITIONAL EXTERIOR FAUCET-EACH
<b>PRIMARY BATH STANDARDS</b>
WALL MOUNT LAV
MATTE BLK BATHROOM CABINET HWARE
ROLL IN SHOWER WITH GRAB BARS
MATTE BLACK LAV & SHWR FIXTURES WITH MOVABLE SHOWER HANDLE
VENT FAN IN BATHROOM
GRAB BARS AT RAISED TOILET
STANDARD MIRROR IN BATH
WALL MOUNT LAV
MATTE BLK BATHROOM CABINET HWARE
ROLL IN SHOWER WITH GRAB BARS

<b>PRIMARY BEDROOM STANDARDS</b>
36" 3 DRAWER DRESSER
QUEEN BED WITH FRAME
LED CAN LIGHTS IN PRIMARY BEDROOM
CEILING FAN
DECORATIVE SCONCE LIGHTS (2)
MATTE BLACK BEDROOM CABINET PULLS
<b>BEDROOM #2/BUNK STANDARDS</b>
TWIN OVER FULL BUNK BED
DECORATIVE SCONCE LIGHTS BUNK AREA
18" DRAWER STACK

<b>LIVING ROOM STANDARDS</b>
CEILING FAN
LED CAN LIGHTS IN LIVING ROOM

**MODEL M -**

**OVERVIEW:** Model M must have a primary Bedroom and a Bunk room, Bathroom, Kitchen/Living room, and porch. This model is estimated to be 13’4”x 46’0”.

<b>Exterior Standards</b>
REMOVABLE HITCH
50% BRAKE AXLES
STD EXTRA IDLER AXLE
UNDERSLUNG AXLES W/LOW PROFILE TIRE
12' GABLE PORCH
FRAME STAND FOR AC CONDENSOR
2X6 FLOOR JOIST 16" O.C.
TREATED DECKING IPO COMPOSITE DECK
CAN LIGHTS ON PORCH
22/13/13 INSULATION
2X6 TRUSS 16" OC W/BOXED O-HANGS
WHITE OR BRONZE SGL FULL VIEW DR AT LR 6" JAMB
LOW-E WINDOWS - BRONZE OR WHITE
METAL ROOF-GALVALUME
WIRE AND BRACE C/F ON PORCH
HOUSEWRAP UNDER SIDING
HARDIE LAP SIDING
DECORATIVE BOARD & BATTEN ACCENT

COMPOSITE DECKING
6X6 HARDI WRAP PORCH POST
BLACK STEEL PORCH RAILS
PORCH STEPS - COMPOSITE DECKING AND BLACK STEEL PORCH RAILS TO MATCH

<b>INTERIOR STANDARDS</b>
NICKEL GAP T/O
EXTRA WHITE OR TIMBERLAKE INTERIOR TRIM
INTERIOR DOOR HARDWARE SYDNEY LEVER
INTERIOR POCKET DOOR HDW-SQUARE SB
5 PANEL INTERIOR DOORS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT

<b>KITCHEN STANDARDS</b>
WOOD CABINETS

42" OVERHEAD CABINETS
VINTAGE BRICK BACKSPLASH
LITE RAIL TRIM UNDER O/H CABS
LED STRIP LIGHTING UNDER O/H CABS
1/2 SHELF IN BASE CABINETS
STD S/S SINGLE BOWL SINK
QUARTZ/GRANITE COUNTERTOP T/OUT
P8018MB 4" PULLS T/OUT (MATTE BLK)
PFISTER BLACK SPRING KITCHEN FAUCET
STAINLESS 30" CERAMIC TOP RANGE
STAINLESS 18' FRIG W/ICEMAKER
S/S MICROWAVE OVER RANGE
MONICA PENDANT LIGHT
GARBAGE DISPOSAL
<b>PLUMBING &amp; ELECTRICAL STANDARDS</b>
100 AMP SERVICE
ELECTRIC OR GAS TANKLESS WATER HEATER
SHUT OFF VALVES AT SINKS & TOILETS
A/C QUICK DISCONNECT
2 EXT RECEPTS & 1 EXT FAUCET
TV CHAISE & RECEPT (3)
LED CAN LIGHTS IN LIVING ROOM
LED CAN LIGHTS IN PRIMARY BEDROOM
20K MULTI ZONE HEAT PUMP 2-HEAD
WIRE AND BRACE C/F ON PORCH
ADD EXT ELEC. OUTLETS-EACH
ADD EXT ELEC. OUTLET FOR TV
ADDITIONAL EXTERIOR FAUCET-EACH
<b>PRIMARY BATH STANDARDS</b>
ELONGATED TOILET
CHINA LAV W/METAL FAUCET
24X30 MEDICINE CABINET
MATTE BLK BATHROOM CABINET HWARE
5108 BRADY 54" TUB/SHWR COMBO
MATTE BLACK LAV & SHWR FIXTURES
VENT FAN IN BATHROOM
STANDARD MIRROR IN BATH
BANJO CTOP OVER TOILET

<b>LOFT STANDARDS</b>
LOFT RAILING-BLACK MATTE STEEL
BLACK MATTE STEEL STAIRS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT IN LOFT
<b>PRIMARY BEDROOM STANDARDS</b>
36" 3 DRAWER DRESSER
42" BARN DOOR
CEILING FAN
DECORATIVE SCONCE LIGHTS (2)
MATTE BLACK BEDROOM CABINET PULLS
LED CAN LIGHTS IN PRIMARY BEDROOM
BUILT-IN NIGHTSTANDS
(2)POP-UP PLUGS (1)IN EACH N/STAND
QUEEN BED FRAME ONLY
<b>BEDROOM #2/BUNK STANDARDS</b>
BUILT-IN CUBBIES W/RECEPT BUNK AREA
39X75 BLK MATTE STEEL BUNK BEDS
DECORATIVE SCONCE LIGHTS BUNK AREA

<b>LIVING ROOM STANDARDS</b>
CEILING FAN
LED CAN LIGHTS IN LIVING ROOM



**MODEL M – ADA -**

**OVERVIEW:** Model M - ADA must have a primary Bedroom, Bathroom, Kitchen/Living room, loft, and porch. This model is estimated to be 11'4"x 46'8".

<b>Exterior Standards</b>
REMOVABLE HITCH
50% BRAKE AXLES
STD EXTRA IDLER AXLE
UNDERSLUNG AXLES W/LOW PROFILE TIRE
12' GABLE PORCH
FRAME STAND FOR AC CONDENSOR
2X6 FLOOR JOIST 16" O.C.
OSB FLOOR DECKING
CAN LIGHTS ON PORCH
22/13/13 INSULATION
2X6 TRUSS 16" OC W/BOXED O-HANGS
WHITE OR BRONZE SGL FULL VIEW DR AT LR 6" JAMB
LOW-E WINDOWS - BRONZE OR WHITE
METAL ROOF-GALVALUME
WIRE AND BRACE C/F ON PORCH
HOUSEWRAP UNDER SIDING
HARDIE LAP SIDING
DECORATIVE BOARD & BATTEN ACCENT
TREATED DECKING IPO COMPOSITE DECK
6X6 HARDI WRAP PORCH POST
BLACK STEEL PORCH RAILS
PORCH ADA RAMP - COMPOSITE DECKING AND BLACK STEEL PORCH RAILS TO MATCH
<b>INTERIOR STANDARDS</b>
NICKEL GAP T/O
EXTRA WHITE OR TIMBERLAKE INTERIOR TRIM
INTERIOR DOOR HARDWARE SYDNEY LEVER
INTERIOR POCKET DOOR HDW-SQUARE SB
5 PANEL INTERIOR DOORS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT
<b>KITCHEN STANDARDS</b>
WOOD CABINETS

42" OVERHEAD CABINETS
VINTAGE BRICK BACKSPLASH
LITE RAIL TRIM UNDER O/H CABS
LED STRIP LIGHTING UNDER O/H CABS
1/2 SHELF IN BASE CABINETS
STD S/S SINGLE BOWL SINK
GARBAGE DISPOSAL
QUARTZ/GRANITE COUNTERTOP T/OUT
P8018MB 4" PULLS T/OUT (MATTE BLK)
PFISTER BLACK SPRING KITCHEN FAUCET
STAINLESS 30" CERAMIC TOP RANGE
STAINLESS 18' FRIG W/ICEMAKER
S/S MICROWAVE (COUNTERTOP)
MONICA PENDANT LIGHT
<b>PLUMBING &amp; ELECTRICAL STANDARDS</b>
100 AMP SERVICE
ELECTRIC OR GAS TANKLESS WATER HEATER
SHUT OFF VALVES AT SINKS & TOILETS
A/C QUICK DISCONNECT
2 EXT RECEPTS & 1 EXT FAUCET
TV CHAISE & RECEPT (3)
LED CAN LIGHTS IN LIVING ROOM
LED CAN LIGHTS IN PRIMARY BEDROOM
20K MULTI ZONE HEAT PUMP 2-HEAD
WIRE AND BRACE C/F ON PORCH
ADD EXT ELEC. OUTLETS-EACH
ADD EXT ELEC. OUTLET FOR TV
ADDITIONAL EXTERIOR FAUCET-EACH
<b>PRIMARY BATH STANDARDS</b>
WALL MOUNT LAV
MATTE BLK BATHROOM CABINET HWARE
ROLL IN SHOWER WITH GRAB BARS
MATTE BLACK LAV & SHWR FIXTURES WITH MOVABLE SHOWER HANDLE
VENT FAN IN BATHROOM
GRAB BARS AT RAISED TOILET
STANDARD MIRROR IN BATH
<b>LOFT STANDARDS</b>
LOFT RAILING-BLACK MATTE STEEL

BLACK MATTE STEEL STAIRS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT IN LOFT
ADD EXT ELEC. OUTLETS-EACH
<b>PRIMARY BEDROOM STANDARDS</b>
36" 3 DRAWER DRESSER
LED CAN LIGHTS IN PRIMARY BEDROOM
CEILING FAN
DECORATIVE SCONCE LIGHTS (2)
MATTE BLACK BEDROOM CABINET PULLS
BUILT-IN NIGHTSTAND W/POP-UP PLUG
QUEEN BED FRAME ONLY
<b>LIVING ROOM STANDARDS</b>
CEILING FAN
LED CAN LIGHTS IN LIVING ROOM

**MODEL N -**

**OVERVIEW:** Model N must have a primary Bedroom, Bathroom, Kitchen, Living room, loft, and porch. This model is estimated to be 11'4"x 42'4".

<b>Exterior Standards</b>
REMOVABLE HITCH
50% BRAKE AXLES
STD EXTRA IDLER AXLE
UNDERSLUNG AXLES W/LOW PROFILE TIRE
12' GABLE PORCH
FRAME STAND FOR AC CONDENSOR
2X6 FLOOR JOIST 16" O.C.
TREATED DECKING IPO COMPOSITE DECK
CAN LIGHTS ON PORCH
22/13/13 INSULATION
2X6 TRUSS 16" OC W/BOXED O-HANGS
WHITE OR BRONZE SGL FULL VIEW DR AT LR 6" JAMB
LOW-E WINDOWS - BRONZE OR WHITE
METAL ROOF-GALVALUME
WIRE AND BRACE C/F ON PORCH
HOUSEWRAP UNDER SIDING
HARDIE LAP SIDING
DECORATIVE BOARD & BATTEN ACCENT
10' GABLE PORCH
COMPOSITE DECKING
6X6 HARDI WRAP PORCH POST
BLACK STEEL PORCH RAILS
PORCH STEPS - COMPOSITE DECKING AND BLACK STEEL PORCH RAILS TO MATCH
<b>INTERIOR STANDARDS</b>
NICKEL GAP T/O
EXTRA WHITE OR TIMBERLAKE INTERIOR TRIM
INTERIOR DOOR HARDWARE SYDNEY LEVER
INTERIOR POCKET DOOR HDW-SQUARE SB
5 PANEL INTERIOR DOORS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT
<b>KITCHEN STANDARDS</b>
WOOD CABINETS

42" OVERHEAD CABINETS
VINTAGE BRICK BACKSPLASH
LITE RAIL TRIM UNDER O/H CABS
LED STRIP LIGHTING UNDER O/H CABS
1/2 SHELF IN BASE CABINETS
STD S/S SINGLE BOWL SINK
SOLIDO EDGE FORMICA COUNTERTOPS
P8018MB 4" PULLS T/OUT (MATTE BLK)
PFISTER BLACK SPRING KITCHEN FAUCET
STAINLESS 30" CERAMIC TOP RANGE
STAINLESS 18' FRIG W/ICEMAKER
S/S MICROWAVE OVER RANGE
MONICA PENDANT LIGHT
LARGE CAB DOOR ON FRONT OF BAR
PREP FOR GARBAGE DISPOSAL
QUARTZ/GRANITE COUNTERTOP T/OUT
<b>PLUMBING &amp; ELECTRICAL STANDARDS</b>
200 OR 100 AMP SERVICE
ELECTRIC OR GAS TANKLESS WATER HEATER
SHUT OFF VALVES AT SINKS & TOILETS
A/C QUICK DISCONNECT
2 EXT RECEPTS & 1 EXT FAUCET
TV CHAISE & RECEPT (3)
LED CAN LIGHTS IN LIVING ROOM
LED CAN LIGHTS IN PRIMARY BEDROOM
20K MULTI ZONE HEAT PUMP 2-HEAD
WIRE AND BRACE C/F ON PORCH
ADDITIONAL EXTERIOR FAUCET-EACH
ADD EXT ELEC. OUTLET FOR TV
ADD EXT ELEC. OUTLETS-EACH
<b>PRIMARY BATH STANDARDS</b>
ELONGATED TOILET
CHINA LAV W/METAL FAUCET
24X30 MEDICINE CABINET
MATTE BLK BATHROOM CABINET HWARE
5108 BRADY 54" TUB/SHWR COMBO
MATTE BLACK LAV & SHWR FIXTURES
VENT FAN IN BATHROOM
STANDARD MIRROR IN BATH

BANJO CTOP OVER TOILET
<b>LOFT STANDARDS</b>
LOFT RAILING-BLACK MATTE STEEL
BLACK MATTE STEEL STAIRS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT IN LOFT
<b>PRIMARY BEDROOM STANDARDS</b>
CLOSET WITH SINGLE ROD & SHELF
(2) CAN LIGHTS SWITCHED SEPARATE
MATTE BLACK BEDROOM CABINET PULLS
LED CAN LIGHTS IN PRIMARY BEDROOM
QUEEN BED FRAME ONLY
<b>LIVING ROOM STANDARDS</b>
CEILING FAN
LED CAN LIGHTS IN LIVING ROOM

**MODEL O -**

**OVERVIEW:** Model O must have a primary Bedroom, Bathroom, Kitchen, Living room, and porch. This model is estimated to be 11'4"x 43'2".

<b>Exterior Standards</b>
REMOVABLE HITCH
50% BRAKE AXLES
STD EXTRA IDLER AXLE
UNDERSLUNG AXLES W/LOW PROFILE TIRE
12' GABLE PORCH
FRAME STAND FOR AC CONDENSOR
2X6 FLOOR JOIST 16" O.C.
TREATED DECKING IPO COMPOSITE DECK
CAN LIGHTS ON PORCH
22/13/13 INSULATION
2X6 TRUSS 16" OC W/BOXED O-HANGS
WHITE OR BRONZE SGL FULL VIEW DR AT LR 6" JAMB
LOW-E WINDOWS - BRONZE OR WHITE
METAL ROOF-GALVALUME
WIRE AND BRACE C/F ON PORCH
HOUSEWRAP UNDER SIDING
HARDIE LAP SIDING
DECORATIVE BOARD & BATTEN ACCENT
COMPOSITE DECKING
6X6 HARDI WRAP PORCH POST
BLACK STEEL PORCH RAILS
PORCH STEPS - COMPOSITE DECKING AND BLACK STEEL PORCH RAILS TO MATCH
<b>INTERIOR STANDARDS</b>
NICKEL GAP T/O
EXTRA WHITE OR TIMBERLAKE INTERIOR TRIM
INTERIOR DOOR HARDWARE SYDNEY LEVER
INTERIOR POCKET DOOR HDW-SQUARE SB
5 PANEL INTERIOR DOORS
LVP OR LINOLEUM – COLOR TBD AT THE TIME OF PROCUREMENT
PANTRY AT KITCHEN AREA
<b>KITCHEN STANDARDS</b>
WOOD CABINETS

42" OVERHEAD CABINETS
VINTAGE BRICK BACKSPLASH
LITE RAIL TRIM UNDER O/H CABS
LED STRIP LIGHTING UNDER O/H CABS
1/2 SHELF IN BASE CABINETS
STD S/S SINGLE BOWL SINK
QUARTZ/GRANITE COUNTERTOP T/OUT
P8018MB 4" PULLS T/OUT (MATTE BLK)
PFISTER BLACK SPRING KITCHEN FAUCET
STAINLESS 30" CERAMIC TOP RANGE
STAINLESS 18' FRIG W/ICEMAKER
S/S MICROWAVE OVER RANGE
MONICA PENDANT LIGHT
PREP FOR GARBAGE DISPOSAL
LARGE CAB DOOR ON FRONT OF BAR
<b>PLUMBING &amp; ELECTRICAL STANDARDS</b>
100 AMP SERVICE
ELECTRIC OR GAS TANKLESS WATER HEATER
SHUT OFF VALVES AT SINKS & TOILETS
A/C QUICK DISCONNECT
2 EXT RECEPTS & 1 EXT FAUCET
TV CHAISE & RECEPT (3)
LED CAN LIGHTS IN LIVING ROOM
LED CAN LIGHTS IN PRIMARY BEDROOM
20K MULTI ZONE HEAT PUMP 2-HEAD
WIRE AND BRACE C/F ON PORCH
ADDITIONAL EXTERIOR FAUCET-EACH
ADD EXT ELEC. OUTLETS-EACH
ADD EXT ELEC. OUTLET FOR TV
<b>PRIMARY BATH STANDARDS</b>
ELONGATED TOILET
CHINA LAV W/METAL FAUCET
24X30 MEDICINE CABINET
MATTE BLK BATHROOM CABINET HWARE
3307 PARKER F/GLASS SHWR
MATTE BLACK LAV & SHWR FIXTURES
VENT FAN IN BATHROOM
STANDARD MIRROR IN BATH
BANJO CTOP OVER TOILET



<b>PRIMARY BEDROOM STANDARDS</b>
42" BARN DOOR
LED CAN LIGHTS IN PRIMARY BEDROOM
CEILING FAN
DECORATIVE SCONCE LIGHTS (2)
MATTE BLACK BEDROOM CABINET PULLS
BUILT-IN NIGHTSTANDS
(2) POP-UP PLUGS (1) IN EACH N/STAND
BENCH WITH 2 DRAWER STACKS
KING BED FRAME ONLY
<b>LIVING ROOM STANDARDS</b>
CEILING FAN
LED CAN LIGHTS IN LIVING ROOM

## **MODEL P -**

**OVERVIEW:** Model P is a 3 bedroom, 2 bath and must have a primary bedroom and bathroom, living room/kitchen and laundry room. This model is estimated at being 48'0"x27'4" with approximately 1,312SF

### **CONSTRUCTION:**

CENTRAL AIR AND HEAT (electric) EQUIPPED: Yes  
INSULATION - CEILING: R38  
EXTERIOR WALL ON CENTER: 16" O.C.  
EXTERIOR WALL STUDS: 2x6  
FLOOR DECKING: 23/32 OSB  
INSULATION - FLOOR: R19  
FLOOR JOISTS: On Frame - 2"x6" Floor Joist and 2"x4" Sidewall Construction - 16" O.C.  
SUB FLOOR: 23/32" Tongue & Groove Sub floor  
UNDERBELLY: High Density Woven Simplex Underbelly  
INTERIOR WALL ON CENTER: 2"x4" Interior Wall Construction - 16" O.C.  
INTERIOR WALL STUDS: 2x4  
INSULATION: R13 - WALL  
SIDE WALL HEIGHT: 8 ft.  
RAFTERS: 2"x6" Rafters - 16" O.C.  
HOUSE WRAP: Energy Saving 7/16" OSB & House Wrap  
INSULATION - WALL: R19  
HOT WATER (ELECTRIC) HEATER: EQUIPPED, MINIMUM 40 GAL  
ELECTRICAL OUTLETS: (2) GFIs on all outdoor outlets with cover to protect the outlets

### **EXTERIOR:**

ENDWALL EAVES: 10" on Multi-Section Homes  
FRONT REAR EAVES: 10" on Multi-Section Homes  
DORMER: Opt 16 or 20 foot dormer  
FRONT DOOR: 38x82 Steel with full view storm  
HOSE BIBS: Front and Rear Frost Proof Faucet  
EXTERIOR LIGHTING: At Exterior Doors  
REAR DOOR: 36x80 Steel with full view storm  
ROOF PITCH: 8/12 roof pitch  
ROOF: Metal (color to be determined) w/ 7/16 OSB decking  
SIDING: Cement Fiber board/ Color to be chosen w/ 7/16" OSB Wrap  
WINDOW TRIM: Raised panel vinyl shutters / vinyl window trim  
WINDOW TYPE: Low E Vinyl Thermopane no mull with blinds  
HVAC: 9,000 BTU Air Handler in Living Room and Bedroom  
WATER VALVES: Shut off valves throughout

### **INTERIOR:**

CARPET GRADE: LVP or Linoleum throughout  
INTERIOR DOORS: 6-panel painted interior doors - Triple Hinged  
LIGHTING: LED Can throughout

ELECTRICAL: GFIs must be used in bathroom and kitchen  
MOLDING: 4" Crown / 5 1/2" base  
INTERIOR CORNERS: 90 degree corners  
SAFETY ALARMS: Smoke Alarms All Bedrooms, Living Room, Kitchen, and Carbon Dioxide Detectors  
WALL FINISH: Knockdown  
INTERIOR WALLS: 1/2" finished sheetrock  
FANS: Ceiling fan with downrod in Living Room and bedrooms

**KITCHEN:**

KITCHEN CABINET INTERIOR: Adjustable/lined shelving  
KITCHEN CABINERY: Real 42" wood cabinets with soft close doors and drawers  
KITCHEN COUNTERTOPS: Ogee edge countertop w/continuous backsplash  
KITCHEN DISHWASHER: Yes  
KITCHEN FAUCETS: Gooseneck Pullout  
KITCHEN RANGE HOOD: Standard 30"  
KITCHEN RANGE TYPE: Electric Coileye  
KITCHEN REFRIGERATOR: 18CF Side by Side  
KITCHEN SINK: Double Bowl Stainless steel MINIMUM 33 L X 19 W X 6 D

**BATHROOMS:**

BATHROOM BATHTUBS: Fiberglass  
BATHROOM CABINETS: Real Wood Cabinets with soft close drawers and doors  
BATHROOM COUNTERTOPS: Ogee edge with Ogee edge backsplash  
BATHROOM FANS: Yes  
BATHROOM FAUCETS: Metal with Scald Guard Protection  
BATHROOM FLOORING: Designer Roll Goods  
BATHROOM LIGHTING: Can light above lav  
BATHROOM SHOWER: Fiberglass  
BATHROOM SINK: Porcelain  
BATHROOM TOILET TYPE: Elongated commodes

**OPTIONAL:**

DECK: Front 6 X 6 Landing with steps, must conform to applicable code  
DECK: Rear 12X12 with steps, must conform to the applicable code

## MODEL Q -

**OVERVIEW:** Model Q is a 3 bedroom, 2 bath and must have a primary bedroom and bathroom, living room/kitchen, and laundry room. This model is estimated at being 76'0"x15'0" with approximately 1,140SF.

### CONSTRUCTION:

CENTRAL AIR AND HEAT (electric) EQUIPPED: Yes  
INSULATION - CEILING: R38  
EXTERIOR WALL ON CENTER: 16" O.C.  
EXTERIOR WALL STUDS: 2x6  
FLOOR DECKING: 23/32 OSB  
INSULATION - FLOOR: R19  
FLOOR JOISTS: On Frame - 2"x6" Floor Joist and 2"x4" Sidewall Construction - 16" O.C.  
SUB FLOOR: 23/32" Tongue & Groove Sub floor  
UNDERBELLY: High Density Woven Simplex Underbelly  
INTERIOR WALL ON CENTER: 2"x4" Interior Wall Construction - 16" O.C.  
INTERIOR WALL STUDS: 2x4  
INSULATION: R13 - WALL  
SIDE WALL HEIGHT: 8 ft.  
RAFTERS: 2"x6" Rafters - 16" O.C.  
HOUSE WRAP: Energy Saving 7/16" OSB & House Wrap  
INSULATION - WALL: R19  
HOT WATER (ELECTRIC) HEATER: EQUIPPED, MINIMUM 40 GAL  
ELECTRICAL OUTLETS: (2) GFIs on all outdoor outlets with cover to protect the outlets

### EXTERIOR:

ENDWALL EAVES: 10" on Multi-Section Homes  
FRONT REAR EAVES: 10" on Multi-Section Homes  
DORMER: Opt 16 or 20 foot dormer  
FRONT DOOR: 38x82 Steel with full view storm  
HOSE BIBS: Front and Rear Frost Proof Faucet  
EXTERIOR LIGHTING: At Exterior Doors  
REAR DOOR: 36x80 Steel with full view storm  
ROOF PITCH: 8/12 roof pitch  
ROOF: Metal (color to be determined) w/ 7/16 OSB decking  
SIDING: Cement Fiber board/ Color to be chosen w/ 7/16" OSB Wrap  
WINDOW TRIM: Raised panel vinyl shutters / vinyl window trim  
WINDOW TYPE: Low E Vinyl Thermopane no mull with blinds  
HVAC: 9,000 BTU Air Handler in Living Room and Bedroom  
WATER VALUES: Shut off values throughout

### INTERIOR:

CARPET GRADE: LVP or Linoleum throughout  
INTERIOR DOORS: 6-panel painted interior doors - Triple Hinged  
LIGHTING: LED Can throughout

ELECTRICAL: GFIs must be used in bathroom and kitchen  
MOLDING: 4" Crown / 5 1/2" base  
INTERIOR CORNERS: 90 degree corners  
SAFETY ALARMS: Smoke Alarms All Bedrooms, Living Room, Kitchen, and Carbon Dioxide Detectors  
WALL FINISH: Knockdown  
INTERIOR WALLS: 1/2" finished sheetrock  
FANS: Ceiling fan with downrod in Living Room and bedrooms

**KITCHEN:**

KITCHEN CABINET INTERIOR: Adjustable/lined shelving  
KITCHEN CABINERY: Real 42" wood cabinets with soft close doors and drawers  
KITCHEN COUNTERTOPS: Ogee edge countertop w/continuous backsplash  
KITCHEN DISHWASHER: Yes  
KITCHEN FAUCETS: Gooseneck Pullout  
KITCHEN RANGE HOOD: Standard 30"  
KITCHEN RANGE TYPE: Electric Coileye  
KITCHEN REFRIGERATOR: 18CF Side by Side  
KITCHEN SINK: Double Bowl Stainless steel MINIMUM 33 L X 19 W X 6 D

**BATHROOMS:**

BATHROOM BATHTUBS: Fiberglass  
BATHROOM CABINETS: Real Wood Cabinets with soft close drawers and doors  
BATHROOM COUNTERTOPS: Ogee edge with Ogee edge backsplash  
BATHROOM FANS: Yes  
BATHROOM FAUCETS: Metal with Scald Guard Protection  
BATHROOM FLOORING: Designer Roll Goods  
BATHROOM LIGHTING: Can light above lav  
BATHROOM SHOWER: Fiberglass  
BATHROOM SINK: Porcelain  
BATHROOM TOILET TYPE: Elongated commodes

**OPTIONAL:**

DECK: Front 6 X 6 Landing with steps, must conform to applicable code  
DECK: Rear 12X12 with steps, must conform to the applicable code

# EXHIBIT B

## SETUP AND INSTALL

**Overview:** This applies with all models.

### PRELIMINARY PREPARATIONS

1. Check with the owner or general contractor for exact location of park model site.
2. Check access to utilities prior to setting park model.
3. The park model site must be graded and sloped properly to prevent water accumulation in the area beneath the unit.
4. Cover site with 6 mil vapor barrier (Black) to help eliminate condensation under park model.
5. All purchased buildings must be delivered and installed by a licensed and certified installer registered with the Alabama Manufactured Housing Commission. The installer must submit the requisite property locator to AMHC for inspection purposes, where required.

### SETTING PARK MODEL

1. Tow unit into desired location over firm footing on park model site.
3. Place the first hydraulic jack under the chassis beam just forward of the front axle spring hanger. Allow room for pier support to be placed next to the front spring hanger.
4. Second jack shall be located under the same chassis main beam just behind the rear axle spring hanger.
5. Uniformly lift this side of the unit using both jacks and remove the tires (if desired).
6. Locate first two support piers adjacent to the front and rear axle spring hangers. Adjust initial piers as low as possible for easy leveling. Generally, maintaining proper pitch in the drain lines will be the governing factor.
7. Place an additional support pier no greater than 24" from the front and rear end of the park model.
8. Lift other chassis main beam and remove tires if desired (see steps 3-5).
9. Place piers directly opposite those placed on first "I" beam.
10. Evenly space the remaining piers at the required spacing for chassis supports.

11. Level unit from side to side and front to rear by adjusting pier support heights or shimming. Level must be checked by use of water level or large carpenter's level, and by observation of passage doors and cabinet door for plumbing fit.

12. Install tie-down straps and anchors where required per page

13. Pressure wash park model to remove any grease or road grime from transportation or setup

#### **UTILITY HOOK-UP**

Provide final installation of any ship loose waste lines at this time. Additional specifications will be provided within design drawings. Third party inspections will be required for the listed systems: water supply, drainage system, fuel supply system, electrical system, smoke alarms and the bottom board.

#### **HOOK UP WATER LINE TO SERVICE**

A. Minimum  $\frac{3}{4}$ " water connection is required.

B. A master cold water shut-off valve shall be installed in the water supply line adjacent to the park model.

C. To drain water lines, remove cap from drain location, open faucets, and apply air pressure until all water is removed from system.

#### **HOOK UP GAS LINE SERVICES**

Use a gas supply connector listed and rated according to the label attached to the park model at the gas supply connection.

#### **HOOK UP WASTE LINE TO SERVICE**

A. Minimum 3" waste connection required.

B. An approved flexible connector shall be installed at each end of the drain line from the park model to the sewer outlet.

C. For shipped loose drain line installation, see drawing S-11 detail "E".

a) Complete electrical hook up and installation of light fixtures shipped loose for interior and exterior of park model prior to turning on service.

**WARNING: DO NOT TURN ON BREAKER TO WATER HEATER UNTIL TANK IS FULL OF WATER.**

b) Complete electrical hook up from park model park to service.

c) After completing all utility hook ups to service, perform the following tests:

- i. Electrical function test.
- ii. Water pressure test.
- iii. Flood test (plumbing drain system).
- iv. Gas test.
- v. Appliance function test.









# EXHIBIT C

## ANCILLARY FURNITURE, FIXTURES, AND EQUIPMENT (FFE) FOR MODELS A - K

**Overview:** Models A – K all have FFE that is needed to make these facilities as turnkey as possible. Below is a list of possible FFE that may be added to the purchase order. Please provide a unit price per each line item:

<i>Description</i>	<i>Price</i>
<i>Indoor Furniture</i>	
Sofa	
Chairs	
End Table	
Consult Table	
Bar Stool	
Table (Raelynn)	
Chairs (Raelynn)	
Office Desk & Chairs	
Custom Built Reception Desk	
Wardrobe 78"x30" 21" Deep	
Chest 41"x30"x20"	
Pantry 30"x84" 12" Deep	
Nightstand	
Linen Cabinet	

### *Outdoor Furniture*

#### **Gliders**

2' Glider	
2' Swivel Glider w/heavy duty swivel	
4' Glider	
5' Glider	
5' Glider w/Console	
Gliding Settee	
Gliding Ottoman	
Ottoman	
Footrest	

#### **Swings**

2' Swing	
4' Swing	

5' Swing	
5' Swing w/console	

### Deck Chairs & Rockers

2' Adirondack Chair	
2' Folding Adirondack Chair	
Recliner	
Rocking Chair	
Lounge Chair	
Pa's Rocker	

### Benches

4' Park Bench	
5' Adirondack Bench	
6' Straight Bench	

### Dining

Square Dining Table 40"x40"	
Square Counter Table 40" x 40"	
Square Bar Table 40" x 40"	
Round Dining Table 40"	
Round Counter Table 40"	
Round Bar Table 40"	
Rectangular Dining Table	
Rectangular Counter Table	
Rectangular Bar Table	
Octagonal Picnic Table	
Picnic Table	
Kids Picnic Table	
Oval Dining Table	
Oval Counter Table	
Oval Bar Table	
Serving Bar	
24" Accent Table	
24" Deluxe Accent Table	
Round Accent Table	
Coffee Table	
Round Coffee Table	
Mission Dining Set	

**Accessories**

Trash Can	
Checker Top Square Tables	
Checkers w/box	
Cup Holder- Swing out	
Cup Holder - Pull out	
Cup Holder - Fixed	
A Frame Vinyl Swing (Clay or White)	
A Frame Vinyl Swing Black	
Springs for Swings (set of 2)	

**Seating**

Mission Dining Side Chair	
Mission Counter Side Chair	
Mission Bar Side Chair	
Patio Chair - Dining	
Patio Chair - Counter	
Patio Chair - Bar	
Patio Swivel Chair - Dining	
Patio Swivel Chair - Counter	
Patio Swivel Chair - Bar	
Patio Swivel Rocker Chair	
Bar Stool	

**Outdoor Accessories**

Gas Fireplace	
Outside TV	
Outdoor Island including sink and 4 burn grill	

# EXHIBIT D

## ANCILLARY, FURNITURE, FIXTURES, AND EQUIPMENT (FFE) FOR MODELS L – Q:

**Overview:** Models L – R all have FFE that is needed to make these facilities as turnkey as possible. Below is a list of possible FFE that may be added to the purchase order. Please provide a unit price per each line item:

Optional Furnishings		
Item	Type	Price
Tahir 77" Road Arm Sleeper	Furniture	
Cuisinart 7 pc Kitchen Utensil Set	Kitchen	
Simplicity 53 pc Flatware Set for 8	Kitchen	
Chafin 31" Bar Stool (Set of 2)	Furniture	
Vineyard Reserve 12 pc Glassware	Kitchen	
Kingsdown Infusion Pitcher	Kitchen	
Glass Pump Soap Dispenser (4 Set)	Kitchen	
Craft Kitchen 5 pc Measuring Spoons	Kitchen	
Cook Pro 5 pc Mixing Bowl Set	Kitchen	
KitchenAid Asteroid Solid Oven Mitt	Kitchen	
Eyler 24 pc Dinnerware (Set of 6)	Kitchen	
Stainless Steel Sponge Holder	Kitchen	
Old Dutch Intl Steel Colander	Kitchen	
Heim Concept 12 pc Steel Cookware Set	Kitchen	
Imperial Home 3 pc Bamboo Cutting Board	Kitchen	
Conerly Can Opener	Kitchen	
Cuisinart 15 pc Knife Block Set	Kitchen	
KitchenAid 2 Slice Toaster	Kitchen	
Flemington Queen Platform Bed	Furniture	
Motion Sensor Trash Can	Appliances	
BBQ Grilling Tool Set	Kitchen	
Foliage Tree in Basket	Decor	
Life's Better at the Lake' Wall Decor	Decor	
Epicurious 12" Non-Stick Frying Pan w/Lid	Kitchen	
18" Freestanding Plunger	Bath	
Oasis Linera Paper Towel Holder	Kitchen	
Barware Wing Corkscrew	Kitchen	

Oontz Angle 3 Plus Bluetooth Speaker	Kitchen	
Dyna Gia 50" Barrel Charcoal Grill	Porch	
Welcome Outdoor Mat	Porch	
Lift Top Coffee Table w/Storage	Furniture	
Gaige 6 pc 21oz Plastic Drinking Glass Set	Kitchen	
Willette Banana Leaf Wicker 3 Gallon	Kitchen	
Tynvou Wood Rectangle Decor Bowl	Kitchen	
Wayfair Basics 3 pc Nonstick Cookie Sheets	Kitchen	
Queen Size Mattress	Furniture	
Twin Size Mattress	Furniture	
Keurig K Mini Serve	Kitchen	
K-Cup Storage	Kitchen	
Well 76.5" Square Arm Sofa Bed	Furniture	
50"TV	Furniture	
42"TV	Furniture	
Swivel TV Mount	Furniture	
Fixed TV Wall Mount	Furniture	
Broom & Dustpan Set	Kitchen	
Decorative Plants	Decor	
Coffee Mugs	Kitchen	
Bath Towels	Bath	
Hand Towels	Bath	
Kitchen Towels	Kitchen	
King Linens (Sheets, Blankets, Pillows)	Bedroom	
Queen Linens (Sheets, Blankets, Pillows)	Bedroom	
Full Linens (Sheets, Blankets, Pillows)	Bedroom	
Twin Linens (Sheets, Blankets, Pillows)	Bedroom	



# EXHIBIT E

## RFP Submission Example:

Proposer's Name: \_\_\_\_\_

<b>MODEL TYPE</b>	<b>PRICE (1) PER LOCATION</b>	<b>OPTIONAL ITEMS: (As outlined in Exhibit A)</b>	<b>DISCOUNTED PRICE IF ORDER (1-3) PER LOCATION:</b>	<b>DISCOUNTED PRICE IF ORDER (3-6) PER LOCATION:</b>
Model A:				
Model A – ADA:				
Model B:				
Model B - ADA				
Model C:				
Model C - ADA				
Model D:				
Model D - ADA				
Model E:				
Model F:				
Model G:				
Model H:				
Model I:				
Model J:				
Model K:				
Model L:				
Model L- ADA:				
Model M:				
Model M – ADA::				
Model N:				
Model O:				

Model P:				
Model Q:				

Note: Please submit a completed price list for the ancillary FFE items for Models A – K (Exhibit B) and Models L – Q (Exhibit C)

Other FEES:

Below is a list of potential locations that ADCNR is looking to install such models however this list is not limited to these locations and locations are subject to change. This is only to get a general idea and agreement as to the cost of the setup, install, and delivery fee:

State Parks	Address of Park	Setup & Install Fee/ 1 per location	Delivery Fee/ 1 per location	Other Fees: (please describe)
Roland Cooper State Park	285 Deer Run Drive Camden, AL 36726			
Bladon Springs State Park	3921 Bladon Road Bladon Springs, AL 36919			
Blue Springs State Park	2595 AL-10 Clio, AL 36017			
Buck's Pocket State Park	393 County Road 174 Grove Oak, AL 35975			
Cheaha State Park	19644 Hwy 281 Delta, AL 36258			
Chewacla State Park	124 Shell Toomer PKWY Auburn, AL 36830			
Chickasaw State Park	26955 US HWY 43 Gallion, AL 36742			
DeSoto State Park	7104 DeSoto PKWY NE Fort Payne, AL 35967			
Cathedral Caverns State Park	637 Cave Road Woodville, AL 35776			
Gulf State Park	20115 State Park Road Gulf Shores, AL 36542			
Joe Wheeler State Park	4401 McLean Drive Rogersville, AL 35652			
Lake Guntersville State Park	1155 Lodge Dr. Guntersville, AL 35976			
Lake Lurleen State Park	13226 Lake Lurleen Road Coker, AL 35452			
Lakepoint State Park	104 Lakepoint Drive Eufaula, AL 36027			
Monte Sano State Park	5105 Nolen Avenue Huntsville, AL 35801			

Oak Mountain State Park	200 Terrace Drive Pelham, AL 35124			
Meaher State Park	5200 Battleship PKWY East Spanish Fort, AL 36527			
Paul M. Grist State Park	1546 Grist Road Selma, AL 36701			
Rickwood Caverns State Park	370 Rickwood Park Road Warrior, AL 35180			
Wind Creek State Park	4325 Alabama HWY 128 Alexander City, AL 35010			
Frank Jackson State Park	100 Jerry Adams Drive Opp, AL 36467			