TWO TINY HOMES: SUPPLY AND DELIVERY

Tewaukon National Wildlife Refuge
9754 143 ½ Ave SE
Cayuga, ND 58013

I. Overview

The U.S. Fish and Wildlife Service (Service) needs two tiny homes. Tiny homes must be delivered and installed at the address listed above.

II. Purpose

To house seasonals, terms, and interns. While the refuge does have some hotels in the general vicinity, there is nothing that supports long term housing for seasonals, terms, and interns. With this housing being available it also allows a place for visiting employees and fire staff to stay on short notice or when hotels are booked during busy seasons.

III. Description/Specifications

Category	Specification
Dimensions	Approximately 400 square feet. Must fit on 12'X36' concrete slab.
Base	Steel trailer consisting of 2X6 floor joist between ¾" subfloor and base green treated OSB
Hook ups	50-amp power plug, water, and septic drain
Roof and Siding	29 gauge Steel Metal Roof. Maintenance free LP Smart siding.
Walls/Insulation	2X6 thick walls with minimum R20 wall fiberglass insulation. Minimum R30 insulation for the floors and ceilings.
Entry/Doors and windows	Insulated Front door. Windows in bedrooms and throughout living room. All opening windows must contain lock latch.
Interior Walls and Flooring	All wood ¾" tongue and groove pine interior walls. Durable vinyl plank flooring (minus stairs and loft which will be carpeted).
Lighting	Recessed Lighting with bedroom and living room having a ceiling fan with a light.
Temperature control	Installation of heating and cooling mini split with main unit in living room and additional unit in bedroom.
Kitchen	Kitchen with sink, counters, and wood-stained cabinets. Refuge will purchase appliances.
Bedroom	Built in 36" dresser. Closet with hanging rods. Space to fit a queen size bed and nightstands.
Loft	Carpeted flooring in loft and on safety stairs. Safety banister, and minimum 40" floor to ceiling height.
Bathroom	Shower, toilet, and sink with built in vanity.

Additional Features: Washer/dryer hook ups (washer/dryer will be purchased by the Refuge), and 5-year rodent protection. Doors throughout one (1) tiny home must be 32 inches wide.

IV. Work to be Performed by the Contractor

- Contractor is required to send updates on the construction of the tiny homes to confirm all the specifications in the contract are being met.
- Building and delivering the tiny homes with all specifications listed to Tewaukon National Wildlife Refuge.
- Supply all tiny home information, manuals, and warranty information.

V. Work to be Performed by the Service

- Have concrete slabs prepped for the tiny home delivery and installation.

VI. Performance

- Product delivery by the Contractor must be coordinated with point of contact (POC) Monday-Friday (except on Federal Holiday) between 8am-4pm.
- The Contractor will be responsible for the delivery of the unit until it has arrived and has been accepted by Refuge Staff/One of the POCs.
- The Service is not liable for damage of the tiny homes until they are installed and accepted by the service.

VII. Contacts/POCs

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