

Questions and Answers for West Siloam Springs Estates Housing Construction Bid

1. Will the pads be built by the Cherokee Nation prior to our start or does the contractor build pads?

Answer: Cherokee Nation will build the pads, the contractor will be responsible for each lot.

2. How many houses of each floor plan?

Answer: See the attached plan that shows the plan and elevation for each lot.

3. Can we use pex in lieu of copper water line?

Answer: Yes

4. Will you be issuing an addendum including revised bid date and revised date for questions to be answered?

Answer: No addendum, new bid due date is January 21st, 2015 by 3:00pm.

5. I noticed some of the specs seem to be a little outdated compared to what we are doing. Are we planning to follow spec book or continue what we've been doing? For example, the book says to use copper but I am assuming we would use pex. If so, is it sleeved?

Answer: Pex can be used and it should be sleeved. We will have to meet all current codes.

6. Will revised MEPS plans be issued to reflect floor plans?

Answer: For bidding purposes, bid 2.5 ton 13 seer units. For the gas fired furnace alternate bid a 75,000 BTU unit. The winning contractor will be required to submit load calculations and duct layouts once bid is awarded.

7. Will a site plan be issued to reflect the different floor plans and elevations to be built on-site? Etc... (How many floor plan# 1 elevation A, B, C's will need to be priced?)

Answer: See answer to questions #2.

8. Will taxes need to be paid on materials purchased?

Answer: Yes, and contractor is responsible for taxes.

9. Please clarify the footings? (the width) What type of slab? (conventional or post tension) If conventional, what type of steel and moisture barrier?

Answer: Footings to be 18" wide. Conventional slab with welded steel reinforcing (6"x6", W1.4/1.4) per ASTM. 10 mil visqueen will be required as a moisture barrier.

10. What size of HVAC unit will be needed for these types of houses?

Answer: See question #6

11. Are the slabs to be post-tension?

Answer: See answer to question #9

12. Where are the drawings for driveways and sidewalks?

Answer: Driveways will be from garage to street and sidewalks will be in front of houses except for corner lots. On corner lots sidewalks will be in front and will tie into the street. Also sidewalks from driveway to front door will be required. A 4'x4' concrete slab at back door and a 3'x3' concrete slab for the AC unit.

13. Is interior trim pre-finished, painted or stained?

Answer: Pre-finished

14. Is interior doors pre-finished, painted or stained?

Answer: Pre-finished

15. Is pex water pipe allowed?

Answer: See question #3

16. We understand that the site will be ready with the pad but not the slab, is that correct?

Answer: That is correct the pad will be ready but contractor will be responsible for the slab.

17. We need a subdivision plot showing streets, lots (showing which house plan by lot) utility locations, house location on lot, etc.

Answer: See question #2. Utility locations: Electric transformers will be in front of houses. Sanitary sewer will be in back and water will be in front.

18. We need to know if the electrical power will be overhead or underground and to what point are we responsible for?

Answer: Electric will be underground. Transformers will be in front of houses and contractor will be responsible for taking it to the transformer.

19. Section A-1221 sub section C number 4 requires GFCI protection for both lights and convenience, but no where else does it make requirements for general lighting and outlets to be protected by AFCI circuit breakers. Pursuant to the current code they will need to

be protected in this manner. If acceptable by the owner, please release a directive clarifying these questions.

Answer: Electrical will be required to meet current National Electric Code.

20. Is it a requirement of the owner for us to install tamper proof receptacle devices throughout the home per code?

Answer: Electrical will be required to meet current National Electric Code.

21. How many phone and cable drops are required and in what rooms? Would CN like an alternate for internet wiring?

Answer: One phone and one cable outlet in each bedroom and living area. We do not want a bid alternate for internet wiring.

22. What is the brick requirement?

Answer: Houses will be full brick up to the soffit height. Gables, soffit and fascia will be vinyl siding. Gables, soffit and fascia will also be bid as an alternate with Hardee Board Color Plus.