

Questions for RFQ Solicitation# 2025-001-077 Professional AE Services

1. #2 on Evaluation Factors - 20 points. "Previous Participation that the offeror has provided services within the Cherokee Nation jurisdictional boundaries."

Does this include ANY work within the CN Tribal Boundaries (7000 square miles in Eastern OK and 14 counties) including Non-Tribal and Other Tribal Projects?

Yes, however, please specify any pertinent work with any Cherokee Nation or affiliate projects first, if any.

2. Does HACN want to include any basic additional energy or air quality requirements for the project such as EPA AirPlus & Star.

Some projects may have certifications, but not all. So, provide responses without consideration of the additional certifications.

3. Is the land on Trust/Fee/Non-tribal lands or mixed?

The majority of the land will be owned by the Housing Authority of the Cherokee Nation (state chartered entity). However, some projects may also be on Trust land.

4. Do you have existing surveys of the proposed new sites?

Not currently, there are numerous projects, but we are seeking an A/E firm that will provide services, including surveys as necessary.

5. Are any of the sites near waterways and require Oklahoma EQ eval? Are there flood plains?

The sites will NOT be in floodplains, but some may be near waterways. Environmental Reviews/Assessments will be conducted prior to the start of any designs or projects. All environmental work will be provided by Cherokee Nation Environmental Services.

6. How many prototypical housing types does HACN want?

We are seeking an A/E firm to develop sites and plans for a variety of housing. HACN offers house plans for 1-5 bedroom units, but also has plans for rental units. We have a current catalog of plans, but HACN seeks to develop a set of plans between 15-20 total units for all bedroom types. Example: 2 plans for 1-bedroom units, 3 plans for 2-bedroom units, 5 plans for 3-bedroom units, and so on.

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7. Does each newly designed prototypical require a completely unique floor plan / elevations / materials, or can the differences be minimized to adjustments in materials / plans / elevations of each prototypical?

Some of the plans will have to accommodate narrow lot sizes, particularly in urban environments, and will require a “shotgun” version of the plans.

8. How many dwelling units is HACN expecting in your multi-family (unit) prototypical, or are you expecting a range of units?

We will explore duplex, tri-plex and quad-plex units. However, with some funding we may explore multi-level, multi-family options.

9. Are the units for sale to private owners or to be owned and rented by HACN?

All units will remain the property of HACN for a minimum of 30-years for homeownership units. Rentals will remain HACN property for the entire useful life of the structure.

10. Will CN self-perform any Wi-Fi/data design and install?

If a multi-story, multi-family unit, yes, we would. However, lesser units HACN will work with local utility providers to provide a single point of entry for data in the units.

11. Will HACN expect to have a builder’s book of all the designs, or update existing home selections?

We would like to develop a builder’s book utilizing some of our existing inventory, but would also include newly developed units.

12. Does HACN want the A/E team to work with Cultural Tourism for culturally designed items to be included in the prototypical designs?

Some cultural components may be included in the design. However, decent, safe, and affordable housing is the HACN mission. Any cultural components will be added with the lens of affordability as well.

13. This is a Request For Qualifications and is not in reference to a specific project, correct?

Correct

