

2025-001-047

Autumn Woods 2 Minutes

8-20-25

Attendees:

Chase Walker- Drycon LLC

Jace Young- Youngs Land Management

Michael Christian- Cornerstone Solutions

Shari Paul- B & S General Contractors

Kenneth Limore- FLS Contracting

David Ross- M. Ross Inc

Craig Philpott- Philpott Construction

Taylor Choate- TTA Construction

Jim Pierce- Builders Unlimited

HACN Attendees:

Baylee Scott- Procurement Specialist

Tonya Lockwood- Contracts Manager

Todd Enlow- Executive Director

Brandon Hamilton- Manager of Housing Procurement

Cherokee Nation Attendees:

Brandon Moore

Nathan Limore

Kevin Ogle

## Points of Discussion-

Baylee- Started off by stating the job, description and location. It's the site development for Future New Home Construction in Tahlequah, OK. Specified that it is a sealed bid. Stated the important dates and deadline for questions, clarifications, and due date for bids to be turned in. Specified that any and all interpretations will need to be submitted in writing. Clarifications will be posted on the website on the specified date by 5 PM. Went over the different locations and ways to submit the sealed bid and emphasized that it needed to be clearly marked RFSB 2025-001-047. Let them know that we will follow the Davis Bacon Wage Rates for this job. Contractors must be able to provide and submit bonding. Let them know that contact for information and to view the site, they can contact David Linch. Went over the documents in the RFB that will need to be included in your bid. Went over the breakdown of the bid cost on the Mandatory Bid Form & the start date and completion date. Asked if there were any questions.

Contractor inquired if the subdivision sign would be a part of the contract. Todd answered that it is not part of the contract.

Contractor asked about the sewer line that runs along the golf course if it needed to be sited back. Todd explained that our crew will be doing the sewer line install with the city as a partnership. The contractors should only have to worry about the site and the tie in.

Contractor inquired if the sidewalks would be part of this project. Brandon Moore explained that the driveway approaches and sidewalks are part of the project.

Contractor questioned if there was a preference on concrete or asphalt. Brandon stated that there is not a preference, just for the contractor to submit an alternate cost for the other if chosen, it can be added to the Mandatory Bid form.

Brandon Moore asked if there were any more questions.

Todd asked if everyone has driven by or seen the site yet. Stated that it has been surveyed. The contractor would be responsible for all the construction surveys.

Someone inquired if there would be parking pads. Brandon Moore explained that it is just the approaches for this project.

Contractor asked if they were to run the sanitary to the pads or if they are just running the main sanitary. Todd stated that they would only need to run the main. Both water and sewer would need to be brought across the road.

Brandon Moore reiterated that if there were any more questions, those must be turned in. We plan to make an award quickly.

Clarifications-

Question- When are you expecting this project to be finished?

Answer: The project will need to be completed six (6) months from the date of the Notice to Proceed.

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Addendum 1

Technical Specs were added on the website 8-5-25 at 10:23 AM. These must be reviewed and accounted for in all bids.

By signing below, I, the contractor, have reviewed and accounted for the specs in my bid.

Contractor Signature: \_\_\_\_\_

Date: \_\_\_\_\_