

10/2/26

9:00AM

Pre-Bid

Solicitation 2026-001-055

Attendees:

Cade McCoy

HACN Attendees:

Baylee Woodward

Jeremy Holderby

Tonya Lockwood

Cherokee Nation Attendees:

None

Points of Discussion during Meeting:

Tonya-Welcome we are going to go over the information for Solicitation 2026-001-055. 8 units in Cherokee, Delaware, Mayes, Rogers, and Sequoyah Counties. Bids are due October 23rd by 4:00 PM. They can either be brought into Baylee or submitted to bids@hacn.org. As a GC if you sub anything out there will be documents that you will need to provide for your subcontractors. Such as Subcontract Agreements, insurances, licenses etc. The information needed for the insurance required are listed on pg. 4-5 of the RFB. For GC insurances the HACN will be listed as the certificate holder. For the subcontractors the GC will be listed. Some sites will need wells and/or septic systems, those will go on the separate bid forms. Well bid forms are on pg. 9 septic bid forms are on pg. 10 of the RFB. The inspectors have made site visits and have listed what the site will need but we advise that you go and look at the sites yourself. Contact your inspector before you do any drilling for the well or installing the septic systems they need to be onsite when this is done. Make sure to stay in contact with them and if there are any issues let them know.

Jeremy- We have changed some things on the Scope of Work. Like on the pads we request that you bring material in unless approved by the HACN construction department to use onsite material.

Also, the contractor will install the wood flue only at the homeowner's request. It should be listed on the site information sheets. Make sure to read through the Scope of work because that will be what we go off of.

Tonya- You will have 120 workdays to complete each unit awarded. Your payment will come in phases: Draw 1-30%, Draw 2 60%, Draw 3 100%.

Jeremy- Draw 1 30%-is the footing and slab, draw 2 60% is framing, roofing, rough in electrical, plumbing, and HVAC. Draw 3 100% is the completion of the house.

Tonya- Draw 1 will require termite certificate, Utility Service form, 7-day footing CCT. The utility form states that you will not use existing utilities onsite. You are responsible for fees for services. That needs to be included in your bid.

Baylee- If you look at the site or realize you have questions after this meeting you can submit them to me in writing by 4:00PM October 9th. We will get them answered and posted back on the site by 4:00PM October 14th. Page 14 tells you everything you need to turn in to make your bid complete. I recommend that before you turn in your bid you check the website to make sure there is not any addendums that need to be signed.

Tonya- Whitney will send you a form or if you have your own form, make sure to keep track of the color selections. They usually get to pick from 3 choices. As built will need to be legible and marked where everything is located, septic, electrical, driveway, etc.

Jeremey- Tonya said it before but make sure you look at the site because if you don't and then a lot of trees need to come down that you didn't account for in your price there won't be change orders.

Baylee- Make sure to visit the site, read the site information, scope of work and all documents, submit any questions, check the website, and submit your bid.

Questions:

Q: Will the sites be staked out?

Answer: They will be or usually are

Q: Site four states needs brush hogged before pad layout are we responsible for that

Answer: Yes, it will need to be included in your bid.

Q: Some sites state remove trees and needs new driveway to all get new driveways?

Answer: We will have the trees marked on which ones need to be removed and it just depends on the driveways. Some people may already be living on the property and a driveway already exists.

Q: How do we know who the inspector will be?

Answer: Once you get the Notice to Proceed with the PO the inspector and their phone number will be on it.

Q: Are we allowed to work on more than 1 project at a time.

Answer: Yes

2026-001-055

Interpretations Clarifications

Question- Of the 8 New Construction homes, contractors able to pick whichever of the 8 to bid on correct?

Answer- Yes, Contractors may choose to bid on any of the units advertised; awards are made individually.

Question- Where is the bid write up sheet for them, to fill out the amounts?

Answer- The Mandatory Bid Response sheet for New Construction homes, is Page 7 and 8 of the Request for Bid. Supplemental Bid Information for Septic Systems is page 9 - this is your bid Information for all units requiring a septic system. Supplemental Bid Information for Wells is page 10- this is your bid information for all units requiring a well drilled.-PAGES 7-8-9-and 10 must be submitted with your bid to be considered responsive.

Question- How would HACN like for me to submit my bid for each I choose to bid on?

Answer- Submit a dollar amount on the line of each unit you choose to submit a bid on. *The Mandatory Bid Response* sheets are Page 7 and 8 of the Request for Bid. *Supplemental Bid Information for Septic Systems* is page 9 - this is your bid Information for all units requiring a septic system. *Supplemental Bid Information for Wells* is page 10- this is your bid information for all units requiring a well drilled. -PAGES 7-8-9-and 10 must be submitted with your bid to be considered responsive.

Question- Also I use to be TERO but it expired, I am reapplying but it looks like it takes a month or so to get a TERO approval.. Should I still bid on them without it or does it always go to a current TERO Certified contractor?

Answer- As stated on Page #2 of the RFB- HACN will accept bids from Cherokee (Tribal) Indian and Non - Indian Bidders (TERO and NON TERO Contractors) . Tero Preference is given to those who are TERO Certified and in good standing with the HACN and TERO.