

2026-001-030

## Interpretations and Clarifications

There were no interpretations received- no clarifications to post.

5/7/26

9:00AM

Pre-Bid

Solicitation 2026-001-030

**Attendees:**

MCR Properties

N8V

**HACN Attendees:**

Baylee Scott

Randy Bogart

Tonya Lockwood

Whitney Cochran

**Cherokee Nation Attendees:**

**None**

**Points of Discussion during Meeting:**

**Tonya**-Good morning we would like to welcome everyone to the Pre-Bid for Solicitation 2026-001-030. 7 New Construction homes in Delaware, Mayes, Muskogee, and Nowata Counties. Whitney will go over the documents that you need and Randy will go over the scope of work.

There will be an addendum posted for Site#4. It will have a well that needs to be capped and clearing of all trees.

Bids for this project are due June 1<sup>st</sup>, 2026, at 500PM send bids to the email address [bids@hacn.org](mailto:bids@hacn.org).

You can bid on 1 or all 7 it is up to you on how many; you will have 120 working days to complete the projects.

**Whitney**-If awarded a home you will have 120 working days to complete if you are awarded more than 1 you will have 120 working days for each unit. The start date will be once you are onsite and start the footings.

If you are awarded, I will send you a Notification of Award and it will list all the documents that you will be required to submit. On page 5 it lists all the insurance that will be required. Such as General Liability, Auto, Workers Comp, and Builders Risk. We will also need all the same insurance for any subcontractor that you use. We will also need core crew list; these will have payrolls that will be required so we need the core crew list to match/check the payrolls. Payrolls will be required for the whole project. Submitted weekly.

For payments I will send a request for invoice that will list everything that will be required for that draw. If there is a well, we will need well phase 1 first and will require chemical analysis, well drilling report, with test pump data sheet, well completion and plugging report. Draw 1 we will need the termite certificate listing the dates of the sprays for footing and slab. We will also need at least the 7-day concrete test for the footings. Will start asking for proof of temporary utility services set and application for permanent utility services. Draw 2 will require the perc test if a septic system is needed. 7-day slab concrete test, and if not received on draw 1 application for permanent utility services are required. For the septic we will need the filed DEQ paperwork. For draw 3 I will need the closing documents. Those are listed on page 15 of the RFB. They include all final payrolls, lien releases for all subcontractors, Certificate of release from the GC, Serial numbers, as built, color choices that were selected. For Well Phase 2 we will need a Bac-T test to see if any filter system is needed. On page 15 it also goes over all documents that will be needed for subcontractors. Core Crew, license, Request for Acceptance, and subcontract for any subcontractors that you are going to use.

**Baylee-**When you submit your bid you will submit the RFB documents which will be pages 7 & 8 along with your TERO or Indian preference. By signing these documents, you understand that you will be held to a 1-Year warranty period. Also submit your septic system bid which will have you price for each system and additional sprinkler heads and nitrogen reduction system. If you bid on a unit with a well submit the well bid sheet which will have the cost of your well drilling, steel casing, etc. Notes at the bottom of this page state that well drilling and completion may be negotiated with the awarded contractor or removed from the scope of work. This will be clarified with interpretations. Also, you will fill out the Drug and Tobacco form letting us know if you are going to follow HCAN policy or if you have your own in place. Statement of Providing Tribal and Indian Preference complete this form letting us know how you plan to incorporate that. If you are TERO submit your certificate with the bid if you're not TERO you don't have to. Non-Collusive Affidavit must be notarized, make sure it is notarized upon submission, and includes the notary stamp. There is a previous Working History Form, if you can't find let me know and I can get it to you. Page 14 of the RFP is the preparation outline that lists everything to submit with your bid. You will submit your bid to me either by email or in person here at the office.

**Tonya-**Once you leave here and you visit the site or have any questions. They must be submitted to Baylee by May 14<sup>th</sup>, 2026, and answers will be posted on the website on May 19<sup>th</sup>, 2026. The website is [www.cherokeebids.org](http://www.cherokeebids.org). All questions must be submitted in writing. To schedule a site visit you can call Randy Bogart is number is listed on page 6 of the RFB.

**Randy-**We have had some questions in the past on driveways. If it lists 40 feet or ½ mile off the road either way you are responsible for the whole driveway. If it is virgin ground, we do a cut 8-10 inches and

put some base in it. If you cannot read the survey let me know and I will see if I can get you a different one, some are hard to see. On Site #3 the survey shows the house lays east to west this house will run north to south. How the house is laid out on the survey is not necessarily how the house will lay. It is going to need a lot of fill, if you go out there and have any questions about dirt work make sure you give us a call. Some pads must be built up so make sure you figure in fill dirt to your cost. All units are set up for ADA wider doors and hallways higher toilets, unless the shorter ones are requested by the participant. Make sure everything is ADA as far as your fixtures. What we try to do is in the hallway bathroom we do a shower/tub comb and in the master, we do the walk-in shower unless they request different. I don't care if you call me to ask a question, but I will tell you that you need to submit it in email for that way everyone gets all the same information. Biggest thing I tell everyone is to go look at the site because the dirt work and the removal of the trees can get you. One of the biggest questions I get is about the wells. It is a sperate bid, if you call the drilling company a lot of them will have a set price for a minimum charge and then a cost for each additional foot after that. You can just put that cost on the bid form. For the top out I would get a price from at least 3 guys. Any filtration systems will be repayment agreement or a change order. If you look at these and there is a demo that will be a separate deal and you will not need to factor the demo. The unit that has a well that needs to be capped will be under where the new house will be built so it needs to be capped first. That is site #4.

**Tonya**-Site #4 will have the addendum posted and will need to be signed and submitted with your bid.

**Randy**- We need to be present on construction, we need to check cables, and other items so call us before you cover anything up. We must document and take pictures of everything.

**Tonya**-Make sure to call the inspector before installation of any septic or aerobic system. They need to be onsite when it is installed.

**Randy**-One thing we get into is in some cities/counties the city inspector overrides out scope and anything we tell you to do. Whatever they say goes.

**Tonya**-If you have anymore questions submit them to Baylee by the 14<sup>th</sup> and look for the answers on the website on the 19<sup>th</sup>.

**Randy**-If you want to go look at the site call me and me or one of my inspectors will meet you out there. Also, on site #4 there is a projected easement for the driveway, but we are not going to do that, we are going to use the existing driveway. We will not need to clear the land for the driveway with the easement. The reason we ask for the utility information is because we have some that what and the utility company is 6 months out and then we have a finished house that we can't move anyone into. Some places require concrete on the ground but if they know it's for HACN they will usually open a work order for it. Just apply for services as quickly as possible, that way it is not something that is holding the job up.

**Whitney**-Color selection sheet is sent with award notification.

**Randy**-I always tell everyone to give them 3 colors to chose from-siding, paint, brick etc. Brick colors need to be popular colors, something that we can get anytime. If they chose a random color, it may be hard to get it once you are ready to brick the house. Painting color is one color, and we shoot everything

ceiling, walls, etc. Base boars, trim, and doors will be alabaster white. We have a sheet that when you meet with the homeowners or at least by 30% needs to be completed and signed and sent back to us. Specify on paint exactly what it is brand, interior, exterior, etc. When painting make sure you use a good base coat and primer. Because if we see joints and you just painted you will be painting it again.

**Tonya**-Any other questions?

**There were none.**

**Questions:**

**Question-What about using a stim wall?**

**Answer: We have done some in the past, but we do not like to do them. With the cost, if that is the only option we may fail the site.**

**Question-On the clearing are you good with mulching or do you want the root balls out also?**

**Answer: We want the root balls out. Sometimes if it is 1 tree away from the house, we are okay with that but if it is excessive clearing, we want the balls out. I don't care if you burn if it is away from the house and you haul off the root balls. We don't pile on the acre everything has to be burned or hauled off.**