



Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007
Phone 918-456-5482



RFP – 2019-001-001

Request for Proposal- Providing Design/Build Services

Alternative Housing Options for the Replacement Home Program

Questions and Clarifications Responses:

1. RFP references “replacement” homes.
 - A. Should costs for the demolition of the existing homes, where the replacement homes would be constructed, be included in our costs? **No, each demolition is different, so we do not request a quote for demo up front.**
2. RFP states, “Later, this design may also be used for other HACN homeownership or rental programs at the discretion of the HACN”.
 - A. Is this statement meant to convey that architect/designer waives all rights of said design and that HACN would own the design, copyrights, patents, and other intellectual property upon submittal by the offerer? **No**
 - B. Would architect/designer be compensated for additional use of the design beyond the five (5) replacement homes indicated in the RFP? **No**
3. Section 2: Proposal Details, we accept that costs for proposals are to be borne by offeror. However, it appears the offeror is being asked to provide legitimate and detailed design and pre-construction services pro-bono in order to submit a proposal.
 - A. Are Federal funds being used for the project? **Yes**
 - B. If Federal funds are be used, is there a limit or restriction on pro-bono work allowed for response to the RFP? **No since this the submitted design must be completed and priced and will be relied upon for contract basis and subsequent construction.**
4. Section 4: Evaluation Factors, item 4 states: “Concept of Design – Contractor must provide details on design, construction, energy efficiency, and cost savings”. While noted as “concept”, this statement implies that an actual completed design (floor plans,

details, etc.) must accompany the RFP as there would be no way to provide a cost basis without it.

- A. Are offerors in fact required to provide a complete design and related costs in their response to this RFP?
No. At minimum, we require a floorplan and a price. An RFP allows us to negotiate with offerors within a competitive range on design details and pricing.
5. Section 4: Evaluation Factors, Item 5 states: "Pricing – Contract must include pricing for **one or more** options (1-bedroom, two-bedroom, handicap accessibility, tiny home, pole barn, modular, etc)". Please clarify how many options/types are required, is the following acceptable? **Yes**
 - A. One (1) one bedroom (includes accessibility).
 - B. One (1) two bedroom (includes accessibility).
6. Section 4: Evaluation Factors, Item 6 – Completion Date.
 - A. Will each home have a 90-day construction window, or is the 90 days for all Five (5) homes? **90 days per home. All 5 will not be built at the same time, but we will request as needed. There could be more or less than 5 homes.**
7. Section 6, Award – "The contract may be extended for an additional one-year time period at the discretion of HACN".
 - A. What is the original contract length? **It is a one-year contract.**
 - B. Will the selected design-build firm construct all homes during the contract period? **The selected offeror will build this home during the contract period.**
8. It looks like these include both the design and construction portion.
Can you confirm this bid also includes the construction? **Yes, design and build.**