

## Interpretations and Clarifications.

Due to Covid-19 precautionary measures the Housing Authority of the Cherokee Nation did not hold a Mandatory Pre-Bid but instead elected to set October 1, 2020 between 10:00 A.M and 2:00 P.M. as the designated date and time for Bid Packet Pick Up.

Solicitation #2018-001-058- 32 NC homes located in any part of Adair, Cherokee, Craig, Delaware, Mayes, McIntosh, Muskogee, Rogers, Sequoyah and Wagoner Counties.

## Eligible Companies to bid & persons signing for packets.

- TTA Construction – Tyler Choate
- Legaha Group – Joshua Forrest
- Quality Roofing Systems- Michael Copeland
- HWH 1887 – Mark Murphy
- MacHill Tribal Construction – Mitchell Sanders
- Strong Builders LLC – Chad Strong
- Larry McCoy Construction – Larry McCoy
- Harris Contractors – Richard Harris

### HACN Employees:

- Brian Washington - Construction Manager
- Randy Bogart– Construction Assistant Manager and Inspector Supervisor
- Tonya Lockwood – New Construction Senior Contract Specialist
- Carla Henson – New Construction Contract Specialist
- Delana Kimble – Contract Manager

### Cherokee Nation Tero Contact:

- Willard Mounce – TERO – Information submitted in an additional handout given to all person(s) listed above.

### Pertinent Points of Bid Packet:

Pertinent dates – The deadline for bids is November 5, 2020 at 10:00 am. Bids must be received on or before the deadline to be considered. Bids must be clearly marked “Sealed Bid, Do Not Open, Turnkey Construction RFSB # 2020-001-058” A public bid opening will NOT be held.

Interpretations – Every request for interpretation of the meaning of the plans, specifications, or other pre-bid documents must be submitted in written format to the Housing Authority of the Cherokee Nation. Requests may be e-mailed to [Carla.henson@hacn.org](mailto:Carla.henson@hacn.org) or faxed to (918) 431-9306, Attention: Carla Henson. No interpretation of the meaning of the plans, specifications, or other pre-bid documents will be made to any bidder orally. Interpretation request must be received by October 30, 2020 by 5:00 pm. Interpretations for this bid shall be posted by November 2, 2020 at 5:00 pm.

NOTE the difference between single and non-single close on the Bid Form. Units identified as Single Close on the bid form you cannot start until the loans have been closed between the HACN and the Bank and the mortgages have been filed in the appropriate county. The bank advises of when this is complete, usually takes between 30-45 days, the HACN issues the NTP accordingly. Awarded Contractor(s) will be required to come in and fill out bank forms for each unit so that we can get to the bank as part of the closing documents. Units not identified as single close will be issued the NTP ASAP.

The entire project must be fully completed within 180 consecutive calendar days or \$1,000.00 per working day will be charged to the contractor for each day of extension over the presented construction end date. Bid bonds and assurance bonds explained on page 8 of the bid packet. Bids accepted by those who have picked up packets in the designated time as outlined in the procurement posting. Awarded contractor Must apply Davis Bacon Wage Rates.

Pg. 3 (Indian Preference).

Pg. 4, 5 & 6 (Information for Bidders). Bid Documents, Qualifications of Bidder, Debarment, Suspension, proposed Debarment and other Responsibility Matters, Subcontracts, and Insurance Requirements (For Successful Bidder Only) as written.

Pg. 7 – Interpretations on the Bid Documents – as written.

Pg. 8 – Bonding Requirements – A bid bond equal to one percent (1%) of grand total bid amount. A “bid bond” is one executed in connection with a bid offer to guarantee the contractor will enter into a contract if given the award. The only documents accepted will be an actual bid bond or cashier’s check. Performance, payment and Assurance A-E - as written.

Pg. 9 - The Preparation Outline as written – Forms that must be turned in (A-I) Drug Free form and Bid Bond in 1% of your grand total bid.

**Willard Mounce - (TERO)** – Tribal Law, Indian Preference, and TERO fee. If awarded the job, please come and visit with TERO before starting the job. We require a weekly project form – for every non- \$25/day will be paid. Cherokee 1<sup>st</sup>, Indian 2<sup>nd</sup>. Handout as written.

**Scope of work** – Per Construction Manager and Assistant Construction Manager - As written.

\*\* we have tried to mark out any information on the individual site information sheets that could read as questionable. Bid the units turnkey, meaning its contractors responsibility.

Fill in well drilling cost sheet, we may negotiate with you or remove entirely, we want to know what you are bidding per foot as this cost increases the Total Construction cost. Contractor should include Chemical Analysis and Microbiological Testing/Bac T testing in your well bid. Chemical Analysis testing will include a water quality test including Alkalinity, PH, Hardness, Total dissolved solids, chloride, Sulfate, Nitrate/Nitrite, Fluoride, Iron, Manganese, Lead, Arsenic. HACN will send to Water & Sanitation for a clearance for Human consumption and a breakdown of Primary and Secondary contaminants. At that time, the cost may be negotiated with the contractor for any filter systems needed on any/all primary contaminants. You will also provide a Microbiological testing /Bac T test when connected to the home. This testing will include Total Coliform, Fecal Coliform and E Coli presence/Absence. If this test fails, the first time the contractor will be responsible disinfecting and re-testing at his own expense. In the past the contractor has not properly disinfected the fittings prior to containing and submitting the samples, this has resulted in the responsibility shifting to the HACN. Inspector MUST BE ON SITE when drilling the well. If not notified and on site, the Contractor will assume all cost associated with the drilling and testing of the well.

NOTE: WE WOULD RATHER HOOK TO RURAL WATER IF AVAILABLE THAN DRILL WELLS.

**All tree’s must be removed by March 31, 2021 on all sites.**

Contact HACN Inspector to assist with the house/drive layout. Make sure all pins are located. Contractor will need to bring off site material, we will not allow material to be used for the site, this has caused drainage problems in the past. We will not build on FLAT sites; pads will be built up to allow for run off.

Contractor is responsible for calling the inspector if it is raining and they are unable to work. If we do not have it documented, we will hold you to the 180 days. Let us know if you are unable to work., we suggest that you call every day to keep us posted. Rain Days are only approved if it is feasible, if you are working inside then you should expect to work, and rain day request will be denied.

Access and Utility Easements – turn in the ( proposed and established) easements in the bid packets with the utility applications, this is the way that HACN has chosen to bring utilities, if the utility company can't use the existing easements then we will need it documented. Any additional easements will need to be approved and copies of the filed easements will need sent back to HACN.

### **Interpretations received by deadline:**

Bid forms: Can award to multiple contractors. Bid on the county or counties that you are interested in. Refer to Request for Sealed Bid Detailed Announcement for further information regarding award.

### **Clarification by Delana Kimble.**

#### **Deleting the following from the Bid:**

Destiny Evans -Cope-Tittle – Unit # 74768- 3 Bedroom – Withdrew from Program

#### **Adding the following to the Bid:**

Adair County:

Garret (Clay) Geneva Unit # 74924 – 4 Bedroom

#### **Corrected Bid form and Garret's site information included.**

- **INCLUDE CORRECTED Bid form, additional septic information and well information form when you submit your bid along with all items identified on the preparation outline, 1% of grand total of your bid - bid bond and drug free form.**

**Note:** Shantel Sinor Unit # 74891 – Mayes County has requested a propane line installed, she has her own propane tank, and has a gas dryer. We will allow to be stubbed into the home, will not be connected and cost will need to be paid directly to the contractor. We do not build custom homes.