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CHEROKEE NATION®

REQUEST FOR SEALED PROPOSALS

Durbin Feeling Language Center

ADDENDUM 01



**Acquisition Management
On behalf of
Cherokee Nation Planning & Development**

**CHEROKEE NATION
P.O. Box 948
Tahlequah, OK 74465
(918) 453-5000**

REQUEST FOR SEALED PROPOSALS
Durbin Feeling Language Center
Addendum 01

This addendum dated January 27, 2021 shall be made part of the contract documents. Bidders shall be required to acknowledge receipt of the addendum on the space provided in the proposal form.

1. In accordance with the Request for Proposal requirements, a non-mandatory pre-proposal meeting following by a site visit was held January 15, 2021 at 10:00 a.m. at the project site. A copy of the non-mandatory sign-in sheet is attached herein for information only.
2. 100% Drawings for Review and Geotechnical Investigation Report have been uploaded to the following plan site:
<https://childersarchitect.sharefile.com/i/i61439aca82d43c1b>
3. The deadline for receipt of proposals shall be extended to Wednesday, February 3, 2021 at 5:00PM.

Points of Discussion during Meeting

No handout was provided. Ryan Holderby, Cherokee Nation Planning & Development reviewed dates, bonding requirements, mandatory bid documents, and sealed bid submittal instructions. Graham Sharum, Childers Architect Project Manager, presented a high level overview of the design drawings.

Cherokee Nation Tribal Employment Rights Office (TERO) was represented by Christine Rogers. Information regarding TERO requirements and fees was explained by Ms. Rogers.

Cherokee Nation Risk Management was represented by Jimmy Davenport. Information regarding safety requirements was discussed.

Howard Paden, Executive Director of Language, discussed the cultural significance of the project and it's critical importance to the Cherokee Nation.

Bidders were encouraged to submit questions in writing, no questions were taken during prebid.

Attendees were allowed to perform a site visit immediately following the meeting and were strongly encouraged to submit any additional questions in written format per the RFB instructions.

Questions Received by Deadline & Responses

1. **Question:** Is there an anticipated Program or Project Schedule available for review? (We understand this most likely will be coming with the 100% Construction Documents, but just making sure)
Response: A detailed project schedule will be developed by the successful bidder in conjunction with Cherokee Nation representatives. Completion date required by CN shall April, 2022.
2. **Question:** Are there any known non-traditional, fast-tracked procedures or expectations? (With reference to III. Scope of Work “fast-tracked”)
Response: The reference to “fast-tracked” construction shall mean that the CM will provide an aggressive construction schedule and will coordinate with Owner and Architect to begin procurement of initial bid packages immediately following receipt of NTP.
3. **Question:** Is there an architectural model, such as Revit model, available for review.
Response: Model has been uploaded to Childers Share File:
<https://childersarchitect.sharefile.com/i/i61439aca82d43c1b>
4. **Question:** May we please have a copy of the proposed or draft Prime Contract Agreement for this project?
Response: CN Anticipates using an AIA A133 and AIA A201 modified by CN for this Agreement. A draft sample will be issued in a subsequent addendum.
5. **Question:** May we please have a copy of the Geotechnical Report if finalized?
Response: Geotechnical Report has been uploaded to Childers’ Share File:
<https://childersarchitect.sharefile.com/i/i61439aca82d43c1b>
6. **Question:** What preconstruction services is the Nation seeking in addition to bidding and subcontracting phase management?
Response: Refer to AIA A133 for preconstruction requirements. There will not be incremental plan reviews since 100% for Review drawings have been issued.
7. **Question:** Is the Nation interested in a value analysis review of the plans?
Response: Refer to AIA A133, when issued, for plan review and constructability analysis requirements.
8. **Question:** When is construction expected to begin?
Response: Immediately following receipt of NTP, the successful CM will begin issuing demo and site packages for procurement.
9. **What stage of design is this project in?**
Response: 100% for Review have been delivered by Childers Architect.

10. **Question: Who is the architect?**
Response: James R. Childers, Architect, Inc.
11. **Question: How and when is a general contractor going to be selected?**
Response: Refer to RFP at
<https://www.cherokeebids.org/WebsiteAdmin/Procurement/Details/118967>
12. **Question:** Who is the general contractor?
Response: Construction Manager to be selected with this RFP.
13. **Question:** Are there electronic bid documents and plans/specs available?
Response: Refer to RFP at
<https://www.cherokeebids.org/WebsiteAdmin/Procurement/Details/118967>
14. **Question:** What is the project scope (sqft, floors, units)?
Response: Refer to RFP at
<https://www.cherokeebids.org/WebsiteAdmin/Procurement/Details/118967>
15. **Question:** What is the project budget?
Response: Not published at this time.
16. **Question:** What is the address?
Response: 16489 Hwy 62, Tahlequah, OK 74464

-END OF ADDENDUM 01-

SIGN-IN SHEET: PRE-BID MEETING SIGN-IN SHEET

PROJECT: Durbin Feeling Language Center

LOCATION: Proposed Jobsite (Old CN Tahlequah Casino)

DATE/TIME: January 15, 2021 - 10:00 a.m.

NAME	COMPANY	PHONE NUMBER
Rick Henrick	MASK & Builders	918 299 9797
Evan Anderson	Anderson Services Group	918 966 4417
Bill Mueys	Lynx Systems	918 639.4901
Matt Littler	Arrowhead	405-762-2844
Walter Whorton	Cantor Building Solutions	918-550-3262
Danny Duncan	Nabholz	918-551-7614
Lois Green	Talton Commercial Services	918 947 7497
David Hacc	Foreman Manhattan	918-583-6900
Ken Foreman	FKL	918-440-0014
Dathan Alley	Checke Station	(918) 316-3528
Sevin Stine	Parcliff	918-949-5045
Elizabeth Smith	WESCO	918 346 0300

Caryn Martin ACOwen 918. 850. 2967
Simon DSI Casper CNTR 918-566-2082

GRAHAM SHARUM

CHILDERS

479-522-7840

Max Bennett

Tompson Construction

918-344-1544

Jon Ennes

RIHC

(817) 550-7834

Christine Rogers

TERRO HILL

918-207-8480

Ryan Hardesty

FRON

918-575-4171

Larry Lawrence

TECO

Diana Danner

WAPROPS

918-221-1444

Robert Johnson

George Building Solutions

918-220-3515

Bill Hill

TRX Group

918-958-4401

Erin Anderson

Anderson Service Group

918-408-4411

Kristie Phillips

WAPROPS & Son, Inc

918-531-8111

NAME

COMPANY

PHONE NUMBER

DATE: JANUARY 12, 2011 - 10:00 AM

LOCATION: Progress Labs in OMCN (Medical Group)

SUBJECT: OMCN Facility Upgrade Cost

MEETING SHEET PRE-3RD MEETING SIGN-IN SHEET