

**CHEROKEE NATION  
REQUEST FOR SEALED PROPOSALS  
CONSTRUCTION MANAGEMENT  
AT-RISK SERVICES  
ADDENDUM 01**



**Acquisition Management**

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

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REQUEST FOR SEALED PROPOSAL  
CONSTRUCTION MANAGEMENT AT-RISK SERVICES  
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**In accordance with the Request for Proposal, the following questions or requests for clarification were received by the mandated deadline.**

- Question:** Would you please tell me what the estimated cost range is for the RFP – Construction Management at Risk – Cherokee Nation project?
- Answer:** The objective of the RFP is to identify responsible firms who meet the Cherokee Nation’s requirements to provide Construction Management At-Risk Services for a plethora of upcoming projects within the reservation boundaries. The projects vary in size, type and scope. Cost estimates will not be shared at any time.
- Question:** Could you share with the current plan holders list?
- Answer:** The Cherokee Nation does not maintain a list.
- Question:** What database was used to share this RFP?
- Answer:** This RFP was composed and posted by Cherokee Nation. It is posted on the Nation’s public bid website [www.cherokeebids.org](http://www.cherokeebids.org); and, was also advertised in news publications.
- Question:** Would a waiver of sovereign immunity be acceptable by Cherokee Nation for work planned under this RFP?
- Answer:** The Cherokee Nation will not waive sovereign immunity. The complete information is included in the RFP packet.
- Question:** Will Cherokee Nation please consider electronic proposal submittal versus 10 hard copy documents?
- Answer:** Please follow the instructions provided in the RFP.
- Question:** Please confirm if the offerors general conditions should be presented as a percentage of construction costs consistent with the project values provided in Attachment B.
- Answer:** They should be consistent with the projects values given in Attachment B and can be given as a percentage.
- Question:** Page 1, Item 14 of the RFP document requests offerors provide a Fee Schedule and Hourly Rate Schedule sheet with escalation. No form was provided for the hourly rates. Does Cherokee Nation have specific positions they wish to see or should offerors provide rates for all employee categories? Lastly, how many years of escalation should be provided?
- Answer:** All Employees. 5 years, with 2021 being one of the years.

**Question:** Due to the significant size of the document, please consider extending the due date one additional week.

**Answer:** The due date will be extended to 12/07/2021.

**Question:** The RFP requests sealed proposals, which include one original and 10 copies. Part of the mandatory information is our safety manual. This document is 676 pages alone. Are we needing to send 10 copies of this?

**Answer:** Include information in the sealed proposal to confirm there is an all –encompassing safety manual that will be made available upon request from Cherokee Nation.

**Question:** The RFP requests fee schedule and hourly rate sheet with annual escalation. Are these hourly rates to include normal items included in general conditions & general requirements? Such as project superintendent, project manager, assistant superintendent, project engineer, laborers, etc?

**Answer:** Yes, all positions.

#### **Additional Information:**

The Monthly GC schedule should be based on a similar project cost range like the CM fee. Copies may be made of the forms as necessary and completed for different size/scope projects.

**Sealed Proposal Due Date extended to:  
December 07, 2021 by 5:00 P.M.**

**All other submittal instructions and requirements remain.**