

**CHEROKEE NATION
REQUEST FOR BID
DETAILED ANNOUNCEMENT
IRACO (ILLINOIS RIVER AREA COMMUNITY ORGANIZATION)
COMMUNITY BUILDING**

The Cherokee Nation is seeking sealed bids from qualified contractors for the repair of the existing structure and infrastructure as well as complete the interior build out of the IRACO Community Building according to construction documents. This will include all MEP, HVAC, doors, windows and finishes. The Cherokee Nation will only be accepting sealed bids from General Contracting Companies to act as the sole primary Contractor. Interested parties are to provide bids to furnish all labor, quality control, materials, supplies, and supervision to complete the project. All bids from General Contractors shall be whole and assume all sub-contracts and divisions of labor. **There is a mandatory site visit at 20367 E Steeley Hollow Rd, Tahlequah, OK 74464 on March 07, 2025 at 10:00 a.m. CT. If a company is interested in the project, but unable to attend the mandatory site visit as stated, there will be an opportunity to meet the requirement on March 11, 2025 at 10:00 a.m. CT. by contacting (918) 570-9072 to schedule.** Interested parties are to provide bids to furnish all labor, quality control, materials, supplies, and supervision to complete the project. The project must be completed within **Calendar Days to Complete**, as listed on the bid form. **Calendar Days to Complete** is defined as beginning upon issuance of **Notice to Proceed** by the Cherokee Nation to **Substantial Completion**, as declared by A/E team. The specifications, scope of work are available in the bid packet. The bid packet contains all necessary form documents. Interested parties are required acquaint themselves with the exact nature of the work to be performed. The Nation requires Wage Rate OK20250067 be followed & wage scale reports maintained and made available to the Nation upon request; any state or Tribal law requiring the payment of wage rates that exceed the corresponding Federal rate is inapplicable and shall not be enforced. A bid guaranty equal to five percent (5%) of total bid must be included with the bid submittal. Bids will be accepted from Indian and Non-Indian bidders. All Cherokee Nation buildings, whether leased or owned, and the grounds surrounding those facilities are considered by the Nation to be a drug free and tobacco free workplace; the successful bidder will ensure all employees, subcontractors, and other workers will abide by this policy. Indian preference will be given only to bidders who provide proof of current certification from the Cherokee Nation Tribal Employments Office (TERO) located in Tahlequah, Oklahoma, telephone number (918) 453-5000. Proof of TERO certification must accompany and be included in sealed bid submittal. This bid and any subsequent award resulting in an agreement shall comply with procedures for selection of contractors and sub-contractors set forth within § 5307 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. § 5301 *et seq.*), as well as the Cherokee Nation Acquisition Management Policies and Procedures. To that end, the parties of any awarded Agreement shall, to the greatest extent feasible, give preference and opportunities for training and employment to Indian and Alaska Natives, and preference in the award of contracts to Indian organizations and Indian-owned economic enterprises. This clause shall be included in every subcontract in connection with the Project, and Contractor shall, at the direction of Cherokee Nation, take appropriate corrective action in the event of a finding by Cherokee Nation of a violation hereof by a contractor or subcontractor. Bid will be awarded to the lowest, most responsive/responsible bid for each location. The subsequent contract must be fully executed within ten (10) days of award or the bid will become null and void, and the next lowest most

responsive/responsible bid will be considered. Award of contract will be subject to availability of funds. TERO requirements apply to award of contract. Cherokee Nation TERO Office requirements apply including fee of ½ of 1% of contract award and additional daily fee of \$25.00 for onsite non-Indian crew members. Successful bidder must complete required TERO paperwork and pay all applicable fees in accordance with the current Legislative Act for this project. Please contact Cherokee Nation Tribal Employment Rights Office (T.E.R.O.) at (918) 453-5000 with any questions. The successful bidder must have fees and all paperwork submitted to TERO for contract to be considered fully executed. A Performance Bond and Payment Bond will be required of the successful bidder along with a one-year warranty period as specified in the bid packet. Sealed bids may be hand delivered/courier delivered to Cherokee Nation Procurement Department, Attn: Shelly McClain, 17665 S. Muskogee Avenue, Tahlequah, Oklahoma 74464. **Bids must be received on or before March 25, 2025 by 2:00 p.m. CT.** Bids must be sealed and clearly marked "SEALED BID, DO NOT OPEN, IRACO COMMUNITY BUILDING". **A Public Bid Opening will be held on March 25, 2025 by 2:00 p.m. CT in the Financial Resources Building, 17665 S. Muskogee Avenue, Tahlequah, Oklahoma 74464.** Cherokee Nation reserves the right to reject any and all bids. Cherokee Nation reserves the right to determine if a proposal meets stated requirements, and to award a contract for bid that is in the best interest of the Cherokee Nation including but not limited to the total cost and capability of the bidder. Cherokee Nation reserves the right to determine the format of any agreement resulting from this bid opportunity. Bidders are responsible for any and all costs associated with the preparation and submission of bids. No bidder may withdraw their bid within 90 days after due date.