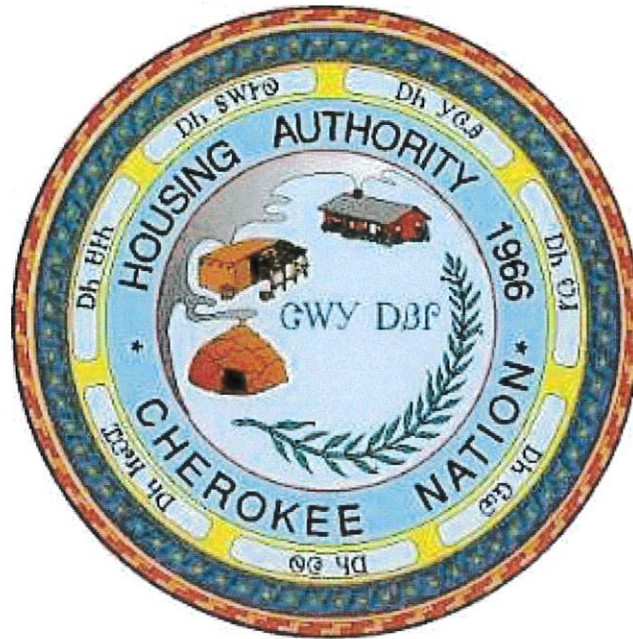


REQUEST FOR BIDS

Rebid 2



**Housing Authority of the Cherokee Nation
P.O. Box 1007
Tahlequah, OK 74465
(918) 456-5482**

**RFB for the Construction of One (1)
3-Bedroom home located in Tulsa County within Cherokee
Nation Reservation**

Bid Solicitation: # 2024-001-068

Bids Due: November 25, 2024, at 5:00 P.M.

Request for Bids Detailed Announcement

GENERAL:

The Housing Authority of the Cherokee Nation is seeking bids from qualified contractors for the construction of One (1) turn-key construction of a 3-bedroom home located in Tulsa County within the Cherokee Nation Reservation. Interested parties are to provide bids to furnish all necessary labor, quality control, licenses, materials, equipment, tools, supplies, permits, insurance, and supervision to complete the entire project and to perform the work require thereof within the time specified after receipt of the "Notice to Proceed". The project must be fully completed within **180 working days** or \$1,000.00 per working day will be charged to the contractor for each day that work continues beyond the contract end date. Contract extensions will only be allowed under extenuating circumstances. The Scope of Work and Specifications are available in the bid packet, along with all information and all necessary form documents.

Bid will be awarded to the lowest, most responsive/responsible bidder. The subsequent contract must be fully executed within (10) ten days of award or the bid will become null and void, and the next lowest most responsive/responsible bid will be considered. Contract award will be subject to the availability of funds.

HACN reserves the right to reject any and all bids. HACN reserves the right to determine if a bid meets stated requirements, and to award a contract that is in the best interest of the HACN, considering but not limited to the total cost and capability of the bidder. Bidders are responsible for all costs associated with the preparation and submission of bids. No bidder may withdraw their bid within 30 days after closing date.

BID PACKET:

Bid packets will be available on the Cherokee Nation Procurement Website, www.cherokeebids.org (this will be a large packet with several pages to print).

Bids will be accepted from Cherokee (Tribal) Indian and Non-Indian bidders who have picked up or downloaded a bid packet. Interested parties should visit the job sites and acquaint themselves with the exact nature of work to be performed following the pre-bid conference. To schedule a site visit contact **Randy Bogart at (918) 316-9139.**

The deadline for submitting bids is November 25, 2024, at 5:00 P.M. BIDS MUST BE RECEIVED ON OR BEFORE THE DEADLINE TO BE CONSIDERED. BIDS MUST BE CLEARLY MARKED "TURNKEY CONSTRUCTION RFB # 2024-001-068". Late bids will not be accepted and will be returned unopened.

Bids may be mailed to P.O. Box 1007 Tahlequah, OK 74465 ATTN: Baylee Scott, emailed to Baylee Scott at baylee.scott@hacn.org or hand delivered to Baylee Scott, at 5006 S. Muskogee Avenue, Tahlequah, OK 74464 by or before **November 25, 2024 at 5:00 P.M.**

For this project, Davis-Bacon *Wage Rate and General Contract Conditions* are applicable and included in the bid packet. Any state or Tribal law requiring the payment of wage rates that exceed the corresponding Federal rate is inapplicable and shall not be enforced.

Wage Rate #OK20240081 Modification Number 0, Publication Date 1/4/2024

General Conditions terms are defined in form HUD-5370-EZ.

INDIAN PREFERENCE:

Indian preference will be given only to contractors who provide proof of current certification from the Cherokee Nation Tribal Employments Rights Office (TERO) located in Tahlequah, OK. Proof of TERO certification must be included with the bid. This bid is subject to Section 7 (b) of the Indian Self- Determination and Education Assistance Act (25 U.S.C. 405 e), which requires in part, that to the greatest extent feasible, preference in the award of the contracts and subcontracts shall be given to Indian Organizations and Indian Owned Economic Enterprises. Cherokee Nation TERO requirements apply, including fee of ½ of 1% of contract award. The successful contractor must complete the TERO Labor Agreement and pay all applicable fees, including \$25 per day for every non-Indian employee working on this project in accordance with Legislative Act 01-14. **Please contact TERO at 918-453-5334 with any questions. The successful bidder must have all fees and paperwork submitted to TERO for a contract to be considered fully executed.**

TERO information included in the packet, for any questions please contact them directly. It is presumed that you understand their requirements by submitting your bid.

Information for Bidders

Bid Documents

The Housing Authority of the Cherokee Nation (hereinafter "HACN") invites bids on the attached bid form. All sections of the form must be completed.

Bids prepared and submitted in accordance with these provisions may be considered informal; HACN may waive any informalities (immaterial variations) or reject any and all bids. Any bid may be withdrawn prior to the scheduled bid opening or authorized postponement. Any bid received after the specified deadline will not be considered and will be returned unopened.

Qualifications of Bidder

The HACN may make such investigations as deemed necessary to determine the ability of the bidder to perform the work, and the bidder shall furnish to the HACN all such information and data for this purpose as the HACN may request. The HACN reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the HACN that the bidder is properly qualified to carry out the obligations of the contract and to complete the work. Conditional bids will not be accepted.

Debarment, Suspension, proposed Debarment, and other Responsibility Matters:

No Contracts/Purchase Orders shall be awarded to debarred, suspended, or ineligible contractors-under Executive Order 12549 (Debarment and Suspension). Contractors may be suspended, debarred, or determined ineligible by HUD regulations (24 CFR Part 24) or by other Federal agencies (e.g., Department of Labor, for violations of Labor Regulations) when necessary to protect the Housing Authority of the Cherokee Nation in its business dealings. The HACN may suspend or debar a contractor under state, local or tribal laws as applicable.

The responding party certifies to the best of its knowledge and belief that the person, the firm, or any of its principals are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency or Indian Tribe. The bidder will also certify they have not, within a three-year period preceding this Request for Bid:

- Been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, Local or Tribal) contract or subcontract; violation of Federal or State anti-trust statutes relating to the submission of offers; or commissions of embezzlement, theft, forgery, bribery, falsifications or destruction of records, making false statements, and are not presently indicted for, or otherwise criminally or civilly charged by governmental entity with, commission of any of the offenses enumerated in this provision, or
- Had one or more contracts terminated for default by a Federal, State, Local or Tribal agency.

The responding party shall provide immediate written notice to the HACN if, at any time prior to contract award, the person learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

Subcontracts:

The successful bidder is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract under this contract must be approved by the HACN, and the TERO office must be consulted prior to any subcontractor being on site to ensure all appropriate forms, paperwork and approvals are in place. The successful bidder will be required to complete the Request for Acceptance of Subcontractor at the time of the contract signing if a subcontractor is to be utilized. All sums due to any suppliers or subcontractors must be paid and Lien Waivers submitted to HACN prior to any draw being released to Contractor.

Insurance Requirements: (For Successful Bidder Only)

Before performing contractual services on behalf of the HACN, compliance with the following insurance requirements must be verified. Provide an original Certificate of Insurance naming the Housing Authority of the Cherokee Nation as a certificate holder.

Certificate should read:

Housing Authority of the Cherokee Nation

Attn. Contracts Dept.

P.O. Box 1007

Tahlequah, Oklahoma 74465

The certificate should contain the following information:

1. Type of Insurance
2. Policy number

3. Effective date
4. Expiration date
5. Limits of Liability (this amount is usually stated in thousands)
6. Ten-day cancellation clause

Required Coverage:

1. Worker's Compensation and Employer's Liability:

Limits of Liability:

Bodily Injury by Accident: \$100,000 each accident

Bodily Injury by Disease: \$500,000 policy limit

Bodily Injury by Disease: \$100,000 each employee

Oklahoma Statute requires Worker's Compensation coverage for anyone with one (1) or more employees. **Exclusion Forms must be certified through the State of Oklahoma **

2. General Liability:

Coverage:

Comprehensive (including products/completed operations)

Limits of Liability:

**Bodily Injury and Property Damage Combined: \$100,000
(Each Occurrence)**

3. Automobile Coverage:

Vehicles Covered:

All Autos

Bodily Injury and Property Damage Combined: \$300,000

Hired Autos

Non-Owned Autos

Limits of Liability:

4. Builders Risk:

Builders Risk in the amount of the project is required for all development construction contracts and shall be supplied by the contractor. The Builders Risk Policy must be in effect for the entire term of the contract, including any approved extensions.

Note: The Contractor shall either: (1) during the life of his subcontract, require each of his subcontractors to procure and to maintain Subcontractor's Public Liability and Property Damage Coverage or the same types of coverage in the same amounts as specified above, or (2) insure the activities of this subcontractors in his own policy.

The failure or omission of any bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect of his bid.

The failure or omission of any bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect of his bid.

Site Inspections

At the time of the opening of bids, each bidder will be presumed to have:

- Inspected the sites.
- Familiarized themselves with any existing conditions.
- Read and became thoroughly familiar with the plans and contract documents (including all addenda).

To schedule a Site Inspections please contact Construction Manager, Randy Bogart at (918) 316-9139.

The HACN reserves the right to reject any and all bids in connection with this RFB. At the execution of a contract, or at the rejection of all bids.

**MANDATORY BID RESPONSE SPREADSHEET – HACN
BID SOLICITATION # 2024-001-068 Rebid #2**

The General Contractor, as Bidder, agrees to perform all work as shown and called for in the scope of work and specifications for the HACN.

The work will be completed within **180 workdays** of acceptance of this proposal, a fully executed contract, and receipt of a Notice to Proceed. The Bidder agrees to furnish all necessary labor, quality control, licenses, material, equipment, tools, supplies, permits, insurance and supervision to complete the entire project and to perform the work required thereof.

TULSA COUNTY (1):

Celestine Gamble – Unit 75406 - Handicap

3-BR –Hip Roof – Bid Amount \$ _____

<https://maps.app.goo.gl/j2WH8MAeG3MrFMST8>

NOTE TO BIDDERS REGARDING (CHEROKEE) TRIBAL OR INDIAN PREFERENCE:

TERO Certified Contractor: _____ YES _____ NO (check one)
(Proof of Certification must accompany all bids)

By signing this bid document, I understand that after the home has been completed, I will be held to a 1-Year Warranty Period.

SUBMITTED BY:

COMPANY NAME

COMPANY ADDRESS

PRINT NAME & TITLE

AUTHORIZED SIGNATURE

EMAIL ADDRESS

PHONE NUMBER

DATE

Drug Free and Tobacco Free Workplace:

- a) Any contractor performing work for the HACN agrees to publish a statement notifying all employees, subcontractors and other workers that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against violators of such prohibition.
- b) The HACN will consider lack of enforcement or lax enforcement of the statement by the Contractor a default of the contract.
- c) The Contractor further agrees to provide all persons engaged in performance of the contract with a copy of the statement.
- d) A copy of the Contractor's Drug Free Workplace Statement shall be included with any bid submitted or the Contractor will be deemed to accept and agree to use the statement provided by the HACN.
- e) The Contractor understands and recognizes that all HACN buildings, whether leased or owned, and the grounds surrounding those facilities are considered by the HACN to be a tobacco free workplace. The Contractor will ensure all employees, subcontractors, and other workers abide by this policy.

Please mark one and sign:

I have my own (Contractor's) Drug/Tobacco Free Policy/Statement _____

(Attach your policy/statement and sign and date bottom)

I agree to the HACN's Drug/Tobacco Free Policy/Statement: _____

Signature **Date**

**Statement on Providing Cherokee (Tribal) and Indian Preference
In Employment and Training Opportunities**

The Housing Authority of the Cherokee Nation has determined that all bidders for this solicitation shall, to the greatest extent feasible, comply with Cherokee (Tribal) and Indian Preferences in providing training and employment opportunities.

Detail your employment and training opportunities and plans to provide preference to Indians in implementing the contract:

Provide the number or percentage of Indians anticipated to be employed and trained.

If less than 100% Indian for new hires explain why:

Provide a list of all core crew members (owners, supervisors, key positions):

Describe the methods that will be used to train Indian employees:

Comparable statements from all subcontracts must be submitted.

Company Name _____

Signature

Date

Statement on Providing Cherokee (Tribal) or Indian Preference In the Award of Subcontracts

The Housing Authority of the Cherokee Nation has determined that all bidders under this solicitation shall, to the greatest extent feasible, comply with Cherokee (Tribal) and Indian Preference in the awarding of all subcontracts under the contract.

Awards of subcontracts shall be made to the qualified Indian Enterprise or organization with the lowest responsive bid if that bid is no more than "X" higher than the total bid price of the lowest responsive bid from any qualified bidder. In accordance with paragraph V of the HACN Procurement Policy, for any solicitation of a purchase exceeding \$150,000 that is based on price **and** other factors, Indian preference will be given based on the following criteria:

When the lowest responsive bid is	X = THE LESSER OF
At least \$150,000 but less than \$200,000	4.5% of that bid or \$8,000
At least \$200,000 but less than \$300,000	4% of that bid or \$10,500
At least \$300,000 but less than \$400,000	3.5% of that bid or \$12,000
At least \$400,000 but less than \$500,000	3% of that bid or \$15,000
At least \$500,000 but less than \$1,000,000	2.5% of that bid or \$20,000
At least \$1,000,000 but less than \$2,000,000	2% of that bid or \$30,000
At least \$2,000,000 but less than \$4,000,000	1.5% of that bid or \$40,000
At least \$4,000,000 but less than \$7,000,000	1% of that bid or \$52,500
\$7,000,000 or more	.75% if that bid or \$75,000

If no responsive proposal by a qualified Indian-Owned economic enterprise or organization is within the stated range of the total price of the lowest responsive proposal from any qualified enterprise, award shall be made to the bidder with the lowest price.

All bidders must submit with their proposal documentation of the bids or quotations received in subcontracts awarded to a non-Indian enterprise or a non-Indian organization. Failure by the bidder to provide such information shall render the proposal non-responsive and the bidder ineligible for award.

Detail your plans to provide Cherokee (Tribal) Indian Preference in the award of subcontracts:

Company Name _____

Signature

Date

PREPARATION OUTLINE

The following information must be submitted and signed as indicated with bid. All information must be submitted for any bid to be considered responsive and responsible.

- a. Preparation Outline (this form, must be signed and dated)
- b. Mandatory Bid Response Form
- c. TERO Certification (Bidder to provide if applicable)
- d. Statement on Providing Cherokee (Tribal) and Indian Preference in Employment and Training Opportunities
- e. Statement on Providing Cherokee (Tribal) and Indian Preference in the Award of Subcontracts
- f. Non-Collusive Affidavit
- g. Previous Work History Form
- h. Contractors Drug Free Workplace Statement or Agreement to follow HACN Drug Free Workplace statement (Copy of contractors or signed statement to agree to HACN) must be included in bid.

SPECIAL INSTRUCTIONS

**** Be advised that all responsive proposals will be evaluated as outlined in this solicitation packet.**

Authorized Signature

Title

Company Name

Date

Bidder only:

- a. Labor Information Form (to be provided by HACN)
- b. W-9 Form (to be provided by HACN)
- c. New Contractors must complete a Vendor Registration form (provided by HACN)
- d. Core Crew Listing, Proof of CDIB or Tribal Membership cards (if Applicable, Licenses for trade. Ex. HVAC, Plumbing, Roofing, Electrical, Pest, (pre-treat)
- e. Request for Acceptance of Sub-Contractors, Subcontract Agreement and all applicable licenses, insurances and Core Crew list
- f. Insurance Certificates (General Liability, Auto, & Workers Comp) Builders Risk in the amount of the project
- g. Drug Free and Tobacco Free Workplace Certification

Closing documents required for final draw:

- a. Final Davis- Bacon payrolls
- b. Lien releases for all subcontractors and suppliers
- c. Final DEQ filed paperwork (if applicable)
- d. Certificate of Release from General Contractor
- e. Serial numbers (appliances, HVAC, water heater)
- f. As-Built drawing for each unit
- g. Account numbers for all utilities

NON-COLLUSIVE AFFIDAVIT

State of _____

County of _____

_____ being first duly sworn, deposed and says

that he/she is a partner or officer of the firm of _____,

the party making and foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion or communication or conference, with any person to fix the bid price of affiant or any other bidder, or to fix overhead, profit or cost element of said bid price, or that of any other bidder, or to secure any advantage against the Housing Authority of the Cherokee Nation, or any person interested in the proposed contract; and, that all statements in said proposal or bid are true.

Signed: _____

- (Bidder, if the bid is an individual;
- Partner, if the bid is a partnership;
- Officer, if the bid is a corporation)

Subscribed and sworn to before me this _____ day of _____, 20_____.

My commission expires _____, 20_____.

Notary Public Signature

Commission Number

Gamble, Celestine
Tulsa Co.

PO Box 700331
Tulsa, OK 74170
918-812-3483
(10/25/23 address change)
Casperpalmer4@gmail.com

Legal Description:

Lot 26 Block 3 Sunnyland Addn, Addition to the City of Tulsa, Tulsa County, OK

Directions to Site:

Tulsa, HWY 412 to HWY I-244 W, exit onto HWY 11 toward airport, proceed to Gilcrease Expy, go to exit N Peoria Ave, turn left on Peoria, go to Mohawk Blvd, turn right, go to N. Frankfort Ave, turn N, go to E 28th St. N, turn left, house on right side.

NOTES: QCD, Bertran McClellan, married, and Celestine Michelle Gamble, single, TO Celestine Michelle Gamble, single, 12/16/22 Doc # 2022125029.

5/12/23, landowner, Celestine Michelle Gamble, single, current contact information above.

Electric---PSO, 1-833-776-7697
Water---City of Tulsa, 918-596-2569
Electric to North and East, sewer to East, water to South, existing driveway to East.
Do not need access/utility easements.
City streets.

Lot 26, 63.5x150, covenants, garage required. 1/17/24, per surveyor, builder will need site plan and drainage path map drawn up for the Engineer at Goss & Associates.

N36°11'43.4" W095°59'26.7"

Unit address: 311 N. Elgin, Tulsa, OK 74106
Unit #: 75406

3 bedroom

~~Eligible for single close~~

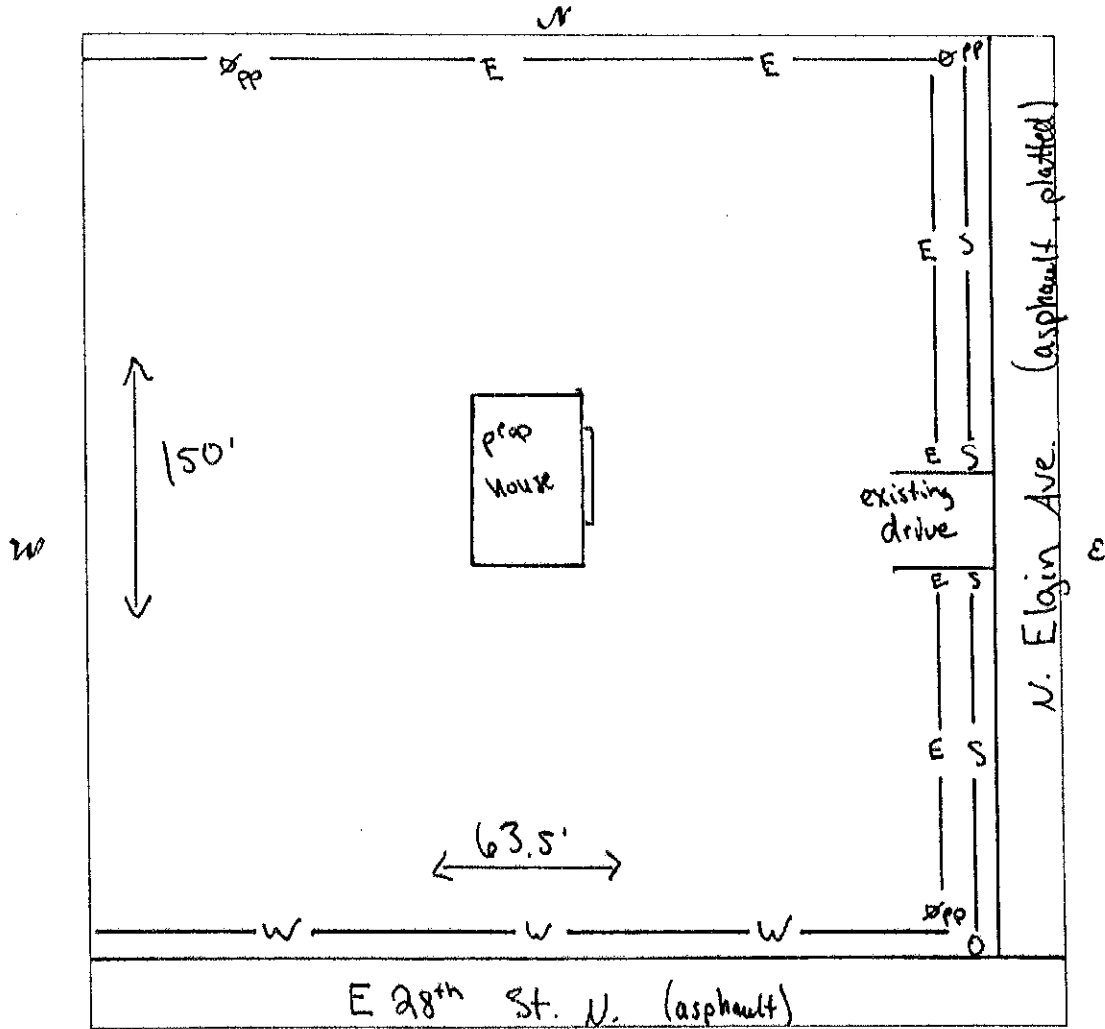
HANDICAP UNIT

HIP ROOF

SITE INFORMATION

Celestine Ramble
Name of Recipient

Tulsa
County



Access to site from: city county, state, private, road; asphalt

gravel , none , Access Easement needed N/A, Utility Easement needed N/A

Electric on site, septic/sewer on site, waterline on site, existing well N/A

GPS Coordinates: Long N36° 11' 43.4" Lat W095° 59' 26.7"

Single Close: Yes No Existing Structure: Maintained (circle one)

Notes: Lt 26 Blk 3, 63.5' x 150' City utilities available.
Existing drive on east side. MUST have single car garage.

Inspected by: Quinten Johnston CS
Print name & initial

4-20-23
Date



Keys to a brighter future

Housing Authority of the Cherokee Nation

1200 Hixson Drive
P.O. Box 1807
Tahlequah, OK 74465-1807

Phone 918-456-5422
Toll Free 800-437-2869

(THIS FORM IS FURNISHED IN ORDER TO OBTAIN THE REQUIRED UTILITY COMPANY INFORMATION THAT WILL FURNISH THE SERVICES FOR YOUR SITE. YOU MAY COMPLETE, SUBMIT AND OUR OFFICE WILL CONTACT THE COMPANY OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

UTILITY COMPANY INFORMATION FORM

Celestine Gramble
Name of Resident

Tulsa
County

Electric Company

Public Service Company Oklahoma

Name

PO Box 24401

Address

Canter, OK 44701-4401

Address

833-716-7697

Phone/Fax/Contact, etc.

Water Company (if applicable)

City of Tulsa

Name

175 E 2nd St Suite 450

Address

Tulsa Okla 74103

Address

918-596-2569

Phone/Fax/Contact, etc.

Richard Smith
Signature, Utility Co. Representative
(if applicable)

Name, Available

Allen Holdman
Signature, Utility Co. Representative
(if applicable)

NOTES

LAND DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR OUR STAFF

David Imit
C-918-325-3932
O-918-456-5422
F-918-456-5018
david.imit@hach.org

Carly Bly
O-918-456-5422
F-918-456-5018
carly.bly@hach.org

Orlando Johnson
C-918-306-7355
O-918-456-5383
F-918-456-5108
orlando.johnson@hach.org



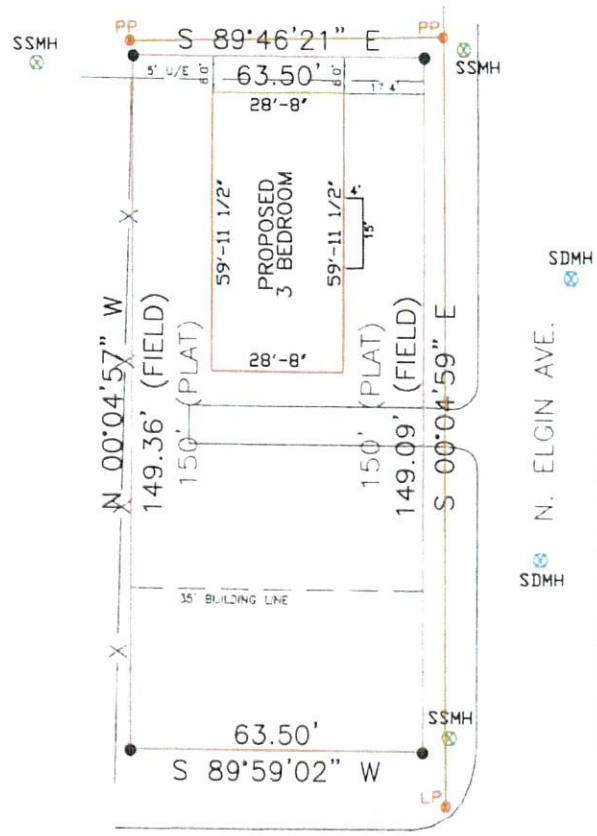
BOUNDARY SURVEY PLOT PLAN

PREPARED FOR CHEROKEE NATION HOUSING AUTHORITY
 PARTICIPANT: CELESTINE GAMBLE
 MAILING ADDRESS: P.O. BOX 700331, TULSA, OK 74170
 UNIT ADDRESS: 311 N. ELGIN, TULSA, OK 74106
 UNIT #75406

BASIS OF BEARINGS:
 GEODETIC NORTH
 LAT 36°11'43.4"N
 LONG 95°59'27.1"W



- LEGEND
- - SET IRON PIN
W/ CAP LS1318
 - ▲ - SET MAG NAIL
W/ SHIMMER LS1318
 - - FOUND MONUMENT
 - — — - FENCE
 - PP - POWER POLE
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE



NOTE:
 THIS PLAT OF SURVEY MEETS
 THE OKLAHOMA SURVEYING
 STANDARDS FOR THE PRACTICE
 OF LAND SURVEYING AS
 ADOPTED BY THE OKLAHOMA
 STATE BOARD OF REGISTRATION
 FOR PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS.

LEGAL DESCRIPTION

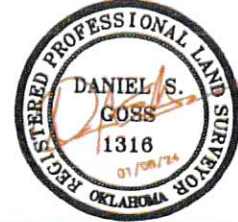
LT 26 BLK3, SUNNYLAND ADDN. ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
 (DOC # 2022125029)

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACURATE REPRESENTATION OF SAID SURVEY, NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED.

WITNESS MY HAND AND SEAL THIS 08 DAY OF JANUARY, 2024

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932 (EXP. 06/30/2024)



D. GOSS & ASSOCIATES
 100 W. WOODHILL RD.
 TULSA, OK 74106
 TEL: 918-481-1111
 EMAIL: INFO@DGOSS.COM
 WWW.DGOSS.COM

Scale: 1" = 60'	DATE: 01/08/2024
GAMBLE	DRAWN BY: CJ
JOB # 14237	REVISED:
SITE LAST VISTED: 01/05/2024	