

Redbird Smith Duplexes

2024-001-067

Minutes

Attendees:

Freddie Ferrell- Nighthawk Construction

Noel Clark- /C Construction

Nathan Higgins- Red Firm

Mike Cohea- RMC, Inc

HACN Attendees:

Duane White- Contracts Specialist

Baylee Scott- Contracts Specialist

Todd Enlow- Executive Director

Jerri Killer- Senior Deputy Executive Director

David Linch- Administrator, Construction and Development

Cherokee Nation Attendees-

Michael Moore- CNB

Kevin Ogle- CNB

Points of Discussion during Meeting:

Todd stated that we are developing the site located in blocks 1 & 2. There will be four 2 BR and four 3 BR homes. We are not doing covered parking. Roads cut, looking to pave in 2 weeks. Post tension slabs. Gas in the front of the homes, everything else in the back.

Electric will be ran underground using pedestals. Smart siding will be preferred. TERO fees will apply to this project. Duration of work is 270 days.

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Interpretations

1. Question- Will there be an allowable adjustment for material price increases?

Answer: No, this will be fixed price bid for the turnkey construction.

2. Question- Will siding be vinyl or wood? Is vinyl, the soffit, fascia will be metal, correct?

Answer: The siding, soffit and fascia should be LP SmartSide products.

3. Question- Drawings show brick over the windows and doors, is this correct?

Answer: Yes, the buildings will be commensurate with other housing units on the site.

4. Question- Have the interior and exterior colors been chosen?

Answer: No, we will work with the selected contractor to make final selections of colors for interior and exterior finishes.

5. Question- Is there dishwashers in each of the units?

Answer: Yes, the plans denote a dishwasher in each unit.

6. Question- Are there overhead cabinets over the bars?

Answer: Yes, the plans illustrate overhead cabinets over the bar area.

7. Do you really want sliding doors in the bedrooms?

Answer: The bedroom closet doors should be reflected as 2'0 double swing doors.

8. Question: Will the shower in the 2 bedrooms be a drop in?

Answer: Yes, the shower will be drop-in unit for long-term maintenance, repair and replacement costs.

9. Question: Are these ADA compliant?

Answer: Each of the 2-bedroom units have ADA compliant feature. However, some of the 2-bedroom units will be reserved as ADA compliant rentals, but not all.

10. Question- Is the firewall between the units a double 2x4 wall or a 2x6 plate with staggered 2x4 studs?

Answer: The firewall should be constructed as a 2x6 plate with staggered 2x4 studs.

11. Question- The plans do not show a flooring type. What type is required, if any?

Answer: The flooring will be Luxury Vinyl Tile (LVT) throughout. Mohawk Dodford or similar alternative.

12. Question- The drawings do not indicate tile or moisture protection surrounding the bathtubs. What type of moisture protection is required?

Answer: The surrounding walls should include moisture resistant drywall.

13. Question- The drawing or specifications does not specify what materials the cabinetry is to be made with. Is it wood, plastic, laminate, etc...?

Answer: Cabinets should be paint-grade wood construction.

14. Question- The drawing or specification does not specify what type of countertop material will be used. Is it laminate, solid surface, granite, etc?

Answer: Laminate countertops should be reflected in the submission.

15. Question- The exterior wall detail shows 2x4 construction at 16” centers with R-19 insulation. The only means to achieve an R-19 value is with 6” batt insulation or spray foam. Are the wall to be spray foamed?

Answer: Please provide costs based on spray foamed cavities in the walls, and blow-in insulation in the attics.

16. Question- The plans indicate a wider wall section separating the duplex units. Please provide details on dividing wall construction.

Answer: The firewall should be constructed as a 2x6 plate with staggered 2x4 studs.

17. Question- Is the dividing wall of the duplex unit a firewall?

Answer: Yes, the dividing wall should be constructed as a firewall.

18. Question- Does the dividing wall extend to the roof line?

Answer: Yes, the dividing wall should be firewall extended to the roof line.

19. Question- Is the 18’ dimension on the paving plans from the back of the curb?

Answer: Yes, the parking depth is 18’ from back of curb.

20. Question- Is the parking area striping and handicap symbols depicted on plan sheet 3 of 3 to be painted?

Answer: The handicapped parking will be located in front of the reserved ADA compliant units. The remainder of the parking will be standard.

21. Question- No ADA Ramps are shown from the parking area to the sidewalk in front of the duplexes. Are ADA ramps required, and if so, how many are required per unit?

Answer: ADA ramps will be installed between the ADA units and the associated parking areas. The overall site will include ramps for sidewalk access, and we wish to ensure the site is accessible.

22. Question- No sidewalk transition detail or ADA ramps are indicated from the sidewalk running parallel with the roadway to the parking area at each duplex. Are ADA ramps required on each side (left and right) of the parking area?

Answer: Yes, ADA ramps on each side.

23. Question- Plan sheet A-105 states a "Plate Height 8'-4' +/- . Common studs at 92-5/8" plus a single bottom plate and a double top plate achieve a height of 8'-1/8". Is this plate height acceptable?

Answer: Yes, the height of 8'-1/8" is acceptable.

24. Question- Are we required to topsoil the lots after contracting the duplexes?

Answer: Yes, adequate topsoil and sod 30' around each unit.

25. Question- Are the lots to be sodded or seeded after the construction of the duplexes?

Answer: Yes, the submittals should include sodding a 30' apron around each unit.

26. Question- The General Contractor building the Civil Portion of Redbird Smith Estate has indicated that the 6" concrete roadway with integral curb will be paved within

the next few weeks. Are we required to saw cut full depth and remove the 2' -8" wide curb and gutter at the parking areas?

Answer: Yes, the selected contractor will be responsible for the cuts and transition into the parking areas for each unit.

27. Question- Plan sheet A-106 shows lap siding on the gable end. What type of siding are you specifying (Masonite, smart board, cement board)?

Answer: Reference to Question 2 in this response. The siding will be LP SmartSide products.

28. Question- Existing soils in the parking areas indicate the need for sub-excavation and import of select engineered fill. Should the costs for sub-excavation and import be included in the bid?

Answer: Yes, respondents should factor the sub-excavation and import for the construction of the parking areas.

29. Question- The plans or specifications do not reference material testing. Is the contractor responsible for concrete testing and compaction testing of the engineered fill?

Answer: Yes, each respondent should include material testing and reporting as part of the bid response.

30. Question- Is the contractor responsible for the City of Sallisaw's electrical connect cost?

Answer: Yes, the selected contractor will be responsible for the connection to city utilities.

31. Question- Is the contractor responsible for the City of Sallisaw's water meter and installation cost?

Answer: Yes, the selected contractor will be responsible for the connection to city utilities.