

2025-001-023

Clarifications, Interpretations, and Minutes

Clarifications- There were no interpretations received. There was an error on bedroom size for a participant and that has been corrected, posted, and an addendum added to address the change. Revised RFBs and Site Directions have been added.

Minutes-

3/19/25 9:00AM

Pre-Bid Solicitation 2025-001-023

Attendees: David Barten-TrueCot Excavation & Construction

HACN Attendees: Whitney Cochran-Contract Specialist Randy Bogart-Construction Manager Tonya Lockwood-Contracts Manager

Cherokee Nation Attendees: None

Points of Discussion during Meeting: Tonya-Introductions and Welcome. Read the detailed announcement, stated important dates and information. Construction of 3- & 4- Bedroom Homes in various counties. Some units will have demos. Construction has gone to sites and check for needed demos. If bidding on demo units all 3 lines on bid form need to be completed. All participants have already picked their roof style selections, they are listed on the bid form. Page 13 of RFB lists all documents that need to be turned in with a bid. These units will follow Davis Bacon, payrolls will be submitted weekly. Wage information for each county is included in the bid packet.

Randy-Went through Scope of Work. With New Construction homes everything is brand new, will not tie into existing septic. Most units have already been staked out. On the surveys they have the proposed house site. That doesn't mean that's where the house will go. We like to meet before the construction begins with the participant and contractor to see where the actual home will go. Look the Site Information pages over well. Make sure you figure driveways into your bid. Cover yourself on all utility costs. All fixtures are black or oil bronze. If it is a completely wooded area, I would just clear the whole area.

Tonya-Some participants may want a wood flue kit. This group has not made that decision yet.

Randy-You may want to include that cost to cover yourself on those since we don't know who will want one and who won't.

Tonya-Tero has preferences and Tero fees apply. The awarded contractor is responsible for contacting TERO to get fees taken care of. Any questions or interpretations are due in writing to Baylee Scott by 2:00PM March 25, 2025. The answers will be posted by March 28, 2025, at 2:00PM.

Randy-We try to give the participants 3 color choices for brick, paint, flooring, etc.

Tonya-Let the inspector know when you are first on site with equipment. Before contractor pours concrete inspector must be onsite. Once you are onsite with equipment your allotted days start. An inspector is required to be onsite for different phases of construction. Payments are based on 3 draws. Once the inspection report is received a request for an invoice and the required documentation will be sent.

Whitney-The units that require wells, the well will have to be drilled and the well drilling report, etc. received before construction of the home begins. Units will be individually awarded, each unit awarded will be required to have submitted subcontract documents for each unit. If there are any changes to the core crew list and subcontractors during construction, the contractor must notify the contract specialist before they are on site.

Tonya-One unit is handicap.

Randy-We want all oak cabinets. We give the participants choices in stain color. Okay with clear coated if the participant wants it. For painting on the finish for the walls we like to use satin or eggshell. We do not want to use flat finish. Paint and primer combo (all in one) is okay to use.

Tonya-Any questions?

Questions? Are metal roofs allowed on the houses?

Answer- No metal roofs.

How do Change Orders work?

Answer: We try to stay away from Change Orders. If a change order is needed get in contact with the inspector.