



HO-CHUNK NATION

DEPARTMENT OF THE TREASURY

PROCUREMENT DIVISION

January 21, 2022

ADDENDUM #5

ITB #2021SFS03

Design-Build Services for the Ho Chunk Child Care Center Project

Vendor Questions and Ho Chunk Responses

Q1. Can you provide us the construction cost/estimated budget for the above project?

A1. The budget for this project is capped at 1.4mil.

Q2. I am not sure where this is specified in the bid? I am assuming we are not wanting 3 separate plans, rather the same plan with 3 different views.

A2. "We are asking for the same plan with 3 different views."

Q3. Are there plans to expand beyond the 76 children and if so, what is the time frame and should this be considered in the design?

A3. We do want to keep expansion in mind, however we cannot give a time frame. It would be ideal to have this considered in our build for future expansion. Which would primarily be SQ FT of classrooms and storage.

Q4. Materials—is there any expectation to include brick facades or other materials that would influence cost? For example, match external materials to those present in adjacent buildings?

A4. No, we are not going to be matching materials to any present buildings.

Q5. The program is asking for, "The most cost effective combination of options in each LEED's Category that should be employed to achieve the desired rating for this project." Please clarify if you are asking for a specific level of design to follow LEED criteria, e.g. LEED Silver. Will you be formally pursuing the plaque and is the cost of certifying the program to be included vs. being just designed and built to a standard with no formal certification?

A5. No, we are not going to be pursuing the plaque, rather looking for sustainability and efficiency in our build.

Q6. What are the sizes of the lots? The RFP/program refers to Attachment 1 of the Sand Pillow Development area, but the detail of lots 18-19 does not show lot sizes.

A6. Both lots equal 3 acres, so each lot is 1.5 acres

Q7. Will there be an outside play area? If so, what size?

A7. Yes, there will be an outside play area as well as outside classroom. The outdoor playground area will be split into two age groups and I would like to leave some “raw” land, meaning; not to log the entire area, so there can be an outdoor natural classroom and an area for a garden to educate on food sovereignty. If we could possibly have direct access to the outside for the younger age groups that would make it easier for the teachers. I am not sure the layout would allow for all classrooms to have direct access outside to the play area, this would be dependent on design, obviously. It is hard to say a specific size because we also will have a parking lot, but a minimum of $\frac{1}{2}$ acre is what I am estimating at this time.

Q8. Is wetland delineation needed?

A8. We did not see any wetlands during our previous construction work and wouldn't anticipate any delineation.

Q9. Is a geotechnical investigation required?

A9. From our soil borings and observations during the sewer and water construction the whole site is sand and sand gravel mixture down to 20 feet. We have attached some site photos during another project for sewer water installation in front of the D1CC, located next to this site, it's a good example of the subsurface soils for reference. See pics attached.

Q10. Tree survey?

A10. Our Forester said nothing at this time needs to be done. Once the footprint of the building is determined, he would need to go out and inventory trees that were going to be removed and report that to BIA.

Q11. Should surveys be included? If yes...Boundary, Topo, or both?

A11. The whole site has a recorded plat with irons in all the lot corners which can be located with a metal detector. We flew LIDAR for elevations prior to the road design and have those files that was in 2012. In 2018 Jackson County flew LIDAR and those records should be available from the County.

Q12. Is a Certified Survey Map needed to formally combine the two parcels?

A12. The zoning and combining will be completed internally by the Nation

Q13. What entitlements are required by the Nation?

A13. Rezoning will be handled internally, logging will be reported to the BIA internally, we do not need a storm water permit. We do have an Env. Sciences Program Manager that we can utilize for any other entitlements that are required.

Q14. Is storm water already handled on site, or should storm water management design be included?

A14. Yes, we will need storm water management designed into this build. *see below*

Provisions for Inspection & Maintenance

Maintenance of temporary erosion and sediment control will be the responsibility of the Project's selected contractor. The lead construction inspector for the Owner will check temporary erosion control weekly and following a storm event of 0.5 inches or greater and prepare the required documentation of the inspection. The contractor will be promptly informed of any required maintenance and the inspector shall insure that corrective action is completed within 24 hours of notifying the contractor of the deficiency.

Sediment from Construction

Basins will be constructed before land development activities to serve as a sediment basin to collect any sediment from construction. The basins shall be cleaned of sediment after construction and chisel plowed to a depth of 12 inches prior to final stabilization.

Temporary erosion control measures will be implemented before construction. Temporary Inlet filters will be installed at catch basins for the duration of construction.

Q15. Per 3.9, what is the tribe's desired Leed rating for this project?

A15. I don't have a specific rating, rather we are looking for efficiency and sustainability.

Q16. 3.5, really need *copies* of licenses and certifications? And keep to one page? We'd rather list.

A16. One page per resume is what I read this as, not one page for everything so I am unsure what we are asking here? I suppose listing is acceptable and we can ask for copies, but this is something written in the bid and I am not sure what is required for a bid to be considered complete.

Q17. Spend down curve – without a set budget number can you clarify what you'd like to see here.

A17. The project will be capped at 1.4 million if that is helpful.

Q18. Milestone dates we need to hit?

A18. Assistance with the information so I can submit my application is first and is time sensitive. I have a larger portion of my grant award that needs to be obligated by September 30th, 2022, liquidated by September 30th, 2023. The remainder amount will need to be obligated by September 30th, 2023, liquidated by September 30th, 2024. These are the milestone dates we have as of now.

Q19. The total square footage is stated to be 3,000-4,000, it looks like the classroom space will take up roughly 3,000 SF on its own. Is there a square footage total desired for the entire building?

A19. We don't have a "desired" total, so looking over proposed plans will be the determining factor. Functional and sustainable are key factors.

Q20. Are walk-in coolers desired in the kitchen area?

A20. No, walk in coolers are not desired.

Q21. Is there a desired size for the indoor multipurpose area?

A21. This again will be determined after reviewing proposed plans, but anticipating approximately 500 SQFT.

Q22. Is it possible to obtain an electronic civil drawing (in native format if available) of the proposed two lots showing streets and utilities.

A22. See Attachments

Q23. Confirm who provides the following utilities:

- a. Electric – Jackson Electric
- b. Water – Wazee Waste Water Utility
 - a. Sanitary sewer – Waze Waste Water Utility
 - b. Telephone / Cable / Internet – CenturyLink
 - c. Natural Gas – WE Energies

***Please Note from our GIS Div., this site is only for reference and only gives a general depiction of utilities and roads for the those providers that have chosen to provide the information. Attached the most recent installation design of the gas lines which includes Big Bear Road, beginning on page 3 (formerly known as Public Road F in the subdivision map). Planning and Development may have more information on the preexisting utilities as our Division was not involved in the initial phase development. Note that Jackson Electric's electrical lines are not depicted in on WE's sketch as their final installation was simultaneous with WE's final installation in Wazee South (all the part of the Wazee subdivision that lies within the Town of Brockway). Also, included is the phase 1 survey report that was conducted as part of the fee to trust application. This is the extent of what our Division has on file. HCN DNR, Planning or Environmental Health would have more in depth information if this is what the bidders are looking for. I included a soil map found off the NRCS website.

Also, attached are the plans for the Wazee sub-division roads for reference, also a soil boring map along with the boring logs. Unfortunately our borings were done for the purpose of road construction and are mostly located in the road ROW but can provide a general description of the area. At the time of construction utilities were located adjacent to Big Bison Bull Street so are not shown on the other street pages, the storm sewer locations on the plans are accurate.

Q24. Confirm that the design build contractor will be required to comply with a federal wage rates.

A24. There is no federal wage requirement for this project, however we are looking into implementing the Davis Bacon Act and can discuss this further with the selected contractor.

Q25. It was mentioned at the site visit that this project will be partially funded by Federal Funds. With that confirm any Federal requirements for design and construction that should be incorporated into the proposal.

A25. This project will be not partially, but fully funded by a federal grant. The build will be required to be compliant with any child care building codes.

Q26. Page 5 of the ITB refers to “Pricing Information” that request a total hourly rate and estimated hours to complete. It would be very challenging to determine these total estimated hours at this preliminary stage. Confirm if this is required? If not how would you like pricing to be broken down?

A26. We understand this may be challenging to quote an hourly rate and estimated hours of completion. If you can approximate how many hours it would require you to compile the information on attachment D, which will be completed by the Grant Administrator/CCAP Manager, but information under #6 (a), #7 (a) (b), #11 (a) and will require a rough draft of a build (this is a rough draft, nothing more as it will likely change as we proceed)

Q27. Is there any Soils Report for the project site? If so please forward.

A27. See Attached

Q28. What are the expected design time frame and construction time frame?

A28. The Attachment D is to be completed first, from there we will need to have a design completed and are required to have the majority of funding “obligated” by September 30th, 2022. So by September 30th, 2023 the majority of my funding will need to be liquidated, meaning the build should be close to completion.

Q29. Page 11 paragraph 3.10 and page 12 paragraph 3.11 request schedules and design concepts on 8 ½” x 14 paper. Is 11” x 17” paper acceptable?

A29. Yes, the 11” x 17” is acceptable.

Q30. Is there any specific equipment or furniture that will be supplied and installed by the Ho Chunk Nation? For example; personal property items not physically attached to the building are normally part of an owner provided FFE (fixture furniture and equipment) package. Items like the cribs, tables, chairs, refrigerators, ovens, microwaves, etc.

A30. The program will supply the FFE for this project.

All correlated attachments mentioned within this Q&A will follow this document

******End of Questions & Responses******

Steve Sallaway, Procurement Agent
Ho-Chunk Nation Treasury Department
Procurement Division
W9814 Airport Road
Black River Falls, WI 54615
800-779-2873 Ext. 11316