

Cherokee Nation
W.W. Keeler Second Story Addition and Remodel
Tahlequah, Oklahoma
WORK PACKAGE # 21 - Fire Suppression
03/25/2015

SCOPE SUMMARY:

DIVISION: 0	- Procurement and Contracting Documents	As Applicable;
DIVISION: 1	- GENERAL REQUIREMENTS	As Applicable;
DIVISION: 21	- FIRE SUPPRESSION	Complete;
DIVISION: 22	- PLUMBING	As Applicable;
DIVISION: 23	- HVAC	As Applicable;

In the event of a conflict or ambiguity between the following “clarifications” to the scope of Work and the contract documents, the contract documents shall control. The following “Scope Clarifications” are intended to emphasize, amplify, and clarify the Work of this package, and do not supersede the contract documents or in any way list every item of work required by the contract documents for Work of this package.

Terminology

- Contractor shall mean work package Bidder.
- Construction Manager shall mean M. Ross, Inc..

GENERAL SCOPE OF WORK INCLUSIONS:

Includes, but is not limited to, providing all the necessary labor, materials, tools, supplies, supervision, insurance, equipment, scaffolding, hoisting, fees, etc. necessary to provide the Fire Suppression Bid Package 21 for the Cherokee Nation W.W. Keeler Second Story Addition and Remodel – located at 17675 South Muskogee Avenue, Tahlequah, OK 74464, in accordance with the Contract Documents. It is further understood and agreed that this Work Package also includes the furnishing and installation of the below listed items regardless of whether or not they are in the listed specification section(s) or any other specification section(s), or shown on the plans. Drawing and detail references are provided for reference only and are not to be considered as all inclusive of Contract Documents for the particular items referenced. (Please note: The word “provide” when used herein shall mean furnish and install completely, including all costs for labor, materials, equipment, hoisting, layout, scaffolding, ladders, staging, tools, rigging and any other facilities necessary to complete the work”.)

1. Include in pricing any and all mobilizations that may be required due to the canopy or any other tasks that may be required to be completed at a later date
2. See attached drawing for phasing of the existing facility. The installation shall be broken into 5 phases. The first phase shall be the completion of the 2nd floor addition. Contractor shall included mobilization as required for these phases. There will be a break between each phase as the owner will move each department to the new 2nd floor area
3. Work hours will need to be flexible as to keep disruption or displacement to employees and patrons to a minimum. After hours and weekend work will be acceptable with prior notice to avoid disruption. No disruption to Council meetings (which should be three days a month and we will provide a calendar for these events) or meetings that Administration may have
4. Before bidding on this project, make sure that all questions are sent in writing. Thoroughly look through the plans and specifications to make sure that all materials are covered in your bid unless they are shown to be excluded in the “Scope of Work Exclusions” section
5. All fire protection and sprinkler work in accordance with NFPA and local authorities.

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6. All system designs, calculations, required submittals, permits and approvals for and from all governing and jurisdictional authorities.
7. Provide a complete wet pipe and dry pipe fire sprinkler systems. Contractor is responsible to provide and final connect all fire sprinkler piping from a point of connection inside existing building.
8. Provide coverage (Dry or Freeze Proof Systems) for soffits, overhangs and in roof attic spaces if required by code.
9. Provide all "freeze proof systems" at canopies if indicated and required by code.
10. Provide all fire department connections and appurtenances. Coordinate with local jurisdiction for size, proper connection, and identification devices.
11. Perform a current flow test on the water supply, as specified.
12. Provide complete: all piping, gauges, valves including check, double check, and/or backflows; sprinkler heads (color, material, coatings, and base material as required for particular usage); sprinkler guards where required; test headers and stations; flow, pressure, and tamper switches; air compressors, release control panel and control valves; Siamese Building connections; other Fire Department annunciation apparatus, including Bells, Alarms, etc.; all as required to make complete fire protection system.
13. Head locations to be coordinated with other above ceiling systems and with an open ceiling they should be arranged to be pleasing to the eye.
14. Furnish and install all system(s) drains.
15. Provide all necessary wiring diagrams to Division 26 contractor.
16. Provide all related pipe and equipment ID markings, signs and labels as specified and required by codes.
17. Furnish and install access panels for work of this contract. Installation in drywall construction will be performed by others.
18. Coordinate and cooperate with mechanical, electrical and other above ceiling trade contractors to avoid conflicts and to insure work is properly installed at locations and elevations at tight/congested ceiling areas. Subcontractor shall provide Auto-Cad drawings for coordination purposes.
19. NO sprinkler piping shall be installed over electrical/electronic equipment, panels or control centers.
20. Furnish and install all required wall, floor/ceiling penetrations including coring and drilling of slabs, walls and floors; required sleeves, block-outs, etc.; caulking/sealing, link seals, insulation, gaskets, fire-stopping and fire caulking; and furnishing and installation of all wall plates and/or escutcheons as required. Additionally, provide required acoustical ceiling of penetrations at any STC rated walls.
21. Furnish and install all hangers, clips, bracing, pipe stands, required seismic supports, all vibration isolation fittings to support pipe systems. All steel hangers, angle framing, bracing, strut angles, etc. furnished and installed must be primed painted or galvanized as specified. Touch-up finish by this subcontractor if required for finished painting or to be left exposed.
22. Provide weather and water tight closures for all exterior building and roof penetrations including required curbs, frames, flashing and counter flashings, trim, sleeves, pitch pans, boots, gaskets, pipe collars, pipe supports, sealants, clamps, etc. as required for all fire protection work.
23. Protect all concrete and finish surfaces from work of this contract. Clean any concrete and finish surfaces if stained to the satisfaction of CM and the Owner.
24. Provide all field testing of work and systems, including coordination of required Inspecting authorities.
25. Provide all testing, disinfection and cleaning as required per governing jurisdictions and as specified.

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26. Air test all piping prior to hydrostatic testing to avoid leakage/damage to work or floors below.
27. Perform all system drain downs as required with no liquid discharge onto finished floors, adjacent finished spaces, or finished areas below.
28. Provide welders if required for work of this subcontract.
29. Provide dimensioned plans showing location and size of all concrete housekeeping pads required for sprinkler work (Concrete pads are by the concrete subcontractor).
30. Coordinate and cooperate with the ductwork and cable tray trades and other above the ceiling trades at tight/congested above ceiling spaces so all work is properly installed and elevation problems and space conflicts are avoided. Subcontractor to provide CAD drawings for coordination purposes. Do not run piping over electrical panels.
31. Provide all sprinkler system related demolition, repair, infill, etc.
32. All piping materials and heads as specified.
33. Check valve back flow devices as indicated and required by code.
34. Building siamese connection, and test header, including interconnecting piping.
35. All water service piping from a point of connection inside the building.
36. Center heads in ceiling tile both ways.
37. Furnish and install all wall and floor sleeves, including caulking, fire safing and fire caulking. Seal both sides of all wall penetrations.
38. Pipe and equipment ID markings, signs and labels as specified and required by codes.
39. Furnish and install all alarm devices, flow switches, tamper switches and control valves. (Electrical Subcontractor will wire and tie into the fire alarm).
40. All field testing of work and systems as specified, including test & startup, commissioning, Owner training, record drawings, O&M manuals, etc as specified.
41. All pipe hangers as specified, including any specified seismic requirements. All hangers are to be prime painted.
42. Provide temporary standpipes in accordance with Fire Marshall requirements during construction of the concrete frame. Permanent standpipes may be used if approved.

General Items:

Safety:

1. Comply with Construction Manager's Safety Policies and Insurance Requirements.
2. Submit Daily Project Reports to M. Ross, Inc. daily, while on site.
3. Participate in and submit weekly safety audits as required by the Construction Manager.
4. Hard Hats, eye protection, & high visibility vests are required at all times while on site.
5. In addition to other safety requirements required elsewhere in this bid package, this contractor shall replace or restore all safety rails, guards, fences or the like, which are temporarily removed or damaged by and for the Work of this package.

Project Coordination:

6. Provide mandatory on-site Subcontractor supervision while work is being performed.
7. If Work involves demolition of items to be salvaged and turned over to the Owner; Bidder shall remove, load, transfer and unload all salvaged items to and at locations designated by the Owner.
8. Coordinate all work with the Construction Manager to avoid delay and/or interference with other work and to ensure minimum interference with vehicular or pedestrian traffic and to permit unencumbered access to site and adjacent properties.
9. Subcontractor shall conform to Construction Manager's work hours. Normal work hours are 7:30 am to 4:00 pm or as otherwise required per schedule or by Cherokee Nation. Additionally, all weather delays, coordination conflicts and work congestion delays are considered normal delays; as such,

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all normal delays will be made up on Saturday and Sunday.

10. Provide manpower and equipment mobilizations/remobilizations as required for the work in accordance with project schedule including all phasing and interim milestone dates.
11. Subcontractor in performance of this work agrees to cooperate and work harmoniously with other trades to achieve all interim and final completion dates and to coordinate the work to avoid compression (to the extent possible) for the benefit of all trades.
12. Provide as applicable to the work, all identification requirements including charting, tagging, labeling, marking tape and trace wires, stenciling and painting as specified, indicated, and/or required by Cherokee Nation and jurisdictional authorities.
13. Subcontractor shall include daily cleanup of all waste and debris generated by their work, their employees, sub-tier subcontractors and suppliers. All waste shall be accumulated, removed, broken down, compacted, bundled and deposited at subcontractors expense. Subcontractor shall employ (as necessary) adequate personnel whose sole responsibility is the performance of clean-up described herein.
14. Additionally, each subcontractor will also be responsible for contributing personnel to a composite clean-up crew. This will not supersede daily clean-up as stipulated above. Crew 5-10 – 1, Crew 11-20 – 2, Crew 21-40 – 3, Crew 41 and above - 4
15. Provide, Schedule and coordinate with CM all required testing requirements including providing assistance, access, obtaining samples and data gathering, as required. All field testing and cost thereof for geotechnical, concrete, asphalt, masonry and structural steel is provided by others. Costs for all retesting due to failed tests and Subcontractor unpreparedness for tests, will be paid by this Work Package Subcontractor.
16. Provide as applicable to the scope of this Work package, all required factory or field testing, and systems including cleaning, disinfection, sterilization, and certifications as specified, indicated and/or as required and necessary by jurisdictional authorities for the Work.
17. Furnish, install and remove upon completion, all temporary protection for protecting existing or new improvements (whether public or private), work of other trades, stored materials, floors, and/or building finishes from damage from Work activities. Restore areas to new condition per documents and/or as required by the Cherokee Nation, the CM or jurisdictional authorities to new condition immediately following completion of the Work.
18. Provide and mark as applicable to the Work, all existing underground utility locations. Damage and repair to existing utilities resulting from the Work will be the responsibility of the Subcontractor.
19. Provide all field engineering and layout from benchmarks and base building control. Benchmarks and baseline control is furnished by others. This contractor is responsible for replacement of any damaged benchmarks, base line control, or layout work of other trades/packages damaged or destroyed by the work of this subcontractor.
20. Provide all required dewatering, pumping, bailing, squeegeing, mopping, fans, etc. necessary to keep all work areas free of water during performance of Work. All discharge shall be in accordance with EPA guidelines or other more stringent jurisdictional and/or Owner requirements. Protect all existing and new finished surfaces from rutting, dirt, debris, stain, mold and repair all damage resulting from standing or discharged water.
21. Provide all temporary shoring and bracing that may be required for work of this package including all engineering, design and calculations stamped by a registered engineer in the State of Oklahoma. All costs and fees therefore as required are to be included as a portion of the bid. Provide all hoisting as necessary, material transportation, dunnage, rigging, loading and unloading, etc. as required for the work of this bid package.
22. Provide, arrange, obtain and pay for all licenses, taps, connections, meters and appurtenances including all cutting and patching, testing, inspections, approvals and certifications.
23. All deliveries are to be coordinated through M. Ross, Inc. and may be restricted to nights or

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weekends to avoid traffic or hospital disruptions. All deliveries shall be prescheduled with M. Ross, Inc. to ensure that construction access is available when needed (Subcontractor is to cooperate, and work harmoniously with other trades to avoid delivery delays). Additionally, Subcontractor must have adequate flagmen where required to position truck(s) for unloading and to control traffic during truck positioning. All deliveries and components must be sized to fit within the designated construction entrances.

24. All work in existing building and work outside of construction zones where work is to be performed areas must be pre-scheduled through M. Ross, Inc. as specified, including a minimum 14 working days advanced scheduling (or longer if so specified). All areas outside of construction zones will remain operational and hard temporary partitions (drywall) are to be avoided and will not be installed.
25. Provide all safety requirements including traffic and pedestrian control (i.e. signage, barricades, flashers, etc.), traffic covers, flagmen and flagging, etc. in conjunction with Work whether on public or private property for the prosecution and completion of this work scope.
26. Attend weekly on-site Supervisors, foreman, safety meetings, etc. as required by the Construction Manager.
27. As applicable to the Work, provide all attic stock, extra materials, chemicals, special tools, filters, testing equipment, etc. as indicated, specified, as required.

Administrative:

28. Subcontractor will be responsible for timely submission of all submittals including but not limited to: daily reports, shop drawings, licenses, certificates, permits, manifests, samples, product data sheets, MSDS information, LEED requirements and all other submittals required by Contract Documents. Note: furnish the required number of copies including electronic copies of all submittals in quantities as determined by the CM.
29. Subcontractor agrees to diligently process submittals, expedite material deliveries and to supply required manpower and resources to complete work in accordance with M. Ross, Inc. master schedule including all individual milestone dates, Owner equipment installation dates, and Owner's completion date. If progress by Subcontractor is inadequate, M. Ross, Inc. may direct Subcontractor to immediately remedy scheduling inadequacies at no additional cost to M. Ross, Inc. or the Owner.
30. Provide all mock-ups as indicated and required,
31. Provide all licenses, permits, fees, and certifications and arrange for inspections and tests as required for the work. (Coordinate all inspections and tests through Construction Manager).
32. General building permit and payment for the required fee is provided by others, however, Subcontractor except as otherwise indicated, shall provide, arrange, obtain and pay for all other required permits including trade, Infrastructure Development Process, and/or similar specialty permits required by jurisdictional authorities.
33. Provide, arrange, obtain and pay for all licenses, taps, connections, meters and appurtenances, all cutting and patching, testing, inspections, approvals and certifications, safety requirements, traffic and pedestrian control (i.e. signage, barricades, flashers, etc.), traffic covers, flagmen and flagging, etc. in conjunction with Work whether on public or private property for the prosecution and completion of this work scope
34. Submit to the Construction Manager a self-performed, typewritten pre-punch listing of items of work including for any embedded, concealed, in-wall, and/or above ceilings as part of this contractor's quality control procedures.
35. Subcontractor is responsible for all applicable federal, state, municipal and local sales and use taxes.

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36. Provide all warranties and specialty as specified.
37. Schedule of Values and Applications for Payment shall be broken down as required by the Owner and/or the Construction Manager.
38. Contractors, subcontractors and lower tier subcontractors and suppliers lien releases must be received monthly prior to processing of the following months application for payment. Additionally, provide all required reports, certifications, etc. as indicated above. Upon 80% of total billing, Subcontract shall submit all close-out documents. If close-out documents are not submitted at 80%, Subcontractor shall not be paid until close-out documents are submitted in form and format (hardcopies and electronic media) as required.
39. Provide all test and balance, start-up, and commissioning reports, Owner training information, record drawings (pdf), O&M manuals, etc. as required and specified. All close-out information is to be submitted as one package.
40. Costs for performance and payment bonds shall be stated separately as an add to your base bid and any applicable alternates or unit prices. All base bids, or combination Base Bid and any Alternate, of \$100,000 or above will require Performance and Payment Bonds.
41. The terms and conditions contained in the following documents, including General Provisions – Article 2.5, Indemnification as included with the contract documents; are incorporated herein by reference as if fully written out;
 - M. Ross, Inc. General Provisions for Subcontracts
 - Exhibit “B” Subcontract Performance and Payment Bonds
 - Exhibit “C” Subcontractors Minimum Insurance Requirements
 - Exhibit “D” of Subcontract;
 - Exhibit “E” Indemnification;
 - Exhibit “F” Schedule

SCOPE OF WORK EXCLUSIONS:

1. Field painting of exposed sprinkler piping.
2. Fire extinguishers and cabinets per Section 104500.
3. Fire alarm or electrical wiring