



## Scope of Work: Expand Central Plant at Hard Rock Catoosa

### 1. Furnish and install complete:

- a. Two 1,000-ton chiller modules; Daikin chillers per documents, no substitutions.
- b. Two 1,000-ton cooling towers; Evapco towers per documents, no substitutions.
- c. Two 3,000 MBH boilers, Atlas boilers per documents, no substitutions.
- d. All motors shall be Baldor, premium efficiency motors, no substitutions.
- e. One 450-ton plate and frame heat exchanger
- f. One heat exchanger module comprised of domestic and hydronic flat plate heat exchangers.
- g. Installation of the chiller modules, boilers, cooling towers, accessories to be a match to existing north plant to provide a seamless integration.
- h. All controls and controls upgrade with the expanded, unified central plant.
- i. Piers required for module support by others.
- j. Provide all internal electrical. Power to the modules by others.
- k. Demo and legally dispose of the existing fluid cooler and accessories.
- l. Set new heat exchanger module.
- m. Provide new piping for domestic hot water service.
- n. Provide new piping as required for Cherokee Tower condenser piping.
- o. Provide new hydronic piping from point of connection to new heat exchanger module.
- p. Provide new controls for the heat exchanger module.
- q. Power to the heat exchanger module provided by others.

### 2. Limitations:

- a. This scope of work is a "turn-key" scope. All work shall be in accordance with the design documents titled "HARD ROCK CASINO 4 – EXPANSION CENTRAL PLANT ADDITION"
- b. The scope listed above identifies general, major areas of work. It is not intended to limit the requirements of the project. The project is the entirety of the design documents.

### 3. Changes to the Scope:

- a. All changes shall be cost of the work with the following allowable markups:
  - i. Combined overhead and profit on lower tier contractors shall not exceed 5%.
    1. Lower tier contractors shall be limited to a combined overhead and profit of 10%.
  - ii. Combined overhead and profit on self-performed work shall not exceed 10%.
  - iii. Combined overhead and profit returned on deductive changes of lower tier contractors shall not be less than 3%.
  - iv. Combined overhead and profit returned on deductive changes on self-performed work shall not be less than 7%.
  - v. Invoices for rental equipment, material, freight, fuel, etc. will be provided to substantiate costs of changes. Original quotes, material estimates, labor estimates, purchase orders, etc. may also be requested to substantiate changes.



### **General Information**

By submitting a proposal, the firm represents that it is qualified and financially capable of completing the work as specified herein and within the timeline identified. There is no expressed or implied obligation for Owner to reimburse responding firms for any expenses incurred in preparing proposals in response to this request. Owner reserves the right to retain all submitted proposals and materials. During the evaluation process, Owner reserves the right, where it may serve its best interest, to request additional information or clarification from firms submitting proposals, or to allow corrections of errors or omissions. Owner may make such investigations as it deems necessary to determine the ability of the prospective firm to perform the work, and the prospective firm shall furnish all such information and data for this purpose as Owner may request. At the discretion of Owner, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

Owner reserves the right to cancel this solicitation at any time and to reject any and all proposals, to waive any and all proposal and qualification requirements, and to negotiate contract terms with the selected firm, as well as the right to disregard all nonconforming, non-responsive or conditional proposals.

### **Submission Instructions**

Bids due 3:00 PM, March 19, 2018

Sherrie Larsen,

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Cherokee Nation Businesses

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Questions

Sherrie Larsen

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