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REQUEST FOR SEALED BIDS

Stilwell Recovery Center

ADDENDUM 02

Cherokee Nation Procurement Department
On behalf of Planning and Development

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REQUEST FOR SEALED BIDS
STILWELL RECOVERY CENTER
ADDENDUM 02

Addendum 01 posted November 09, 2026, extended the sealed bid due date.

Due to the upcoming holiday and the Cherokee Nation understanding the value of family and spending time together, **the sealed bid due date will be extended to December 01, 2026, at 2:00 pm CT. Sealed bid submittal instructions, address, and location remain the same.**

The following questions and requests for information were received by the deadline mandated in the Request for Sealed Bids.

Wood privacy fence – Sheet L0.06 (there is no specification section for the wood fence)

QUESTION: Post wall thickness: L0.06 calls for 3"x3" galvanized steel posts. What wall thickness or gauge is required? For example: 11 ga (0.120"), 12 ga (0.105") or 14 ga (0.083").
RESPONSE: 11 ga.

QUESTION: Stringer attachment: How are the three 2"x4" pressure treated stringers to be attached to the 3"x3" steel posts? The drawings show no connection detail. Is the intent (a) galvanized steel rail brackets fastened with self-drilling screws, (b) brackets or clips welded to the post, (c) stringers through-bolted to the post, or (d) another detail? If brackets, please give the type, finish and fasteners.
RESPONSE: Stringers through-bolted to the post

QUESTION: Post substitution: Will 2-3/8" OD (or 2-7/8" OD) Schedule 40 round galvanized posts with matching rail brackets be accepted as an equal?
RESPONSE: Please use square posts

QUESTION: Footing size: L0.06 calls for each post to be set in a 2' diameter x 3' deep 3,500 psi footing (about 0.35 CY per post, roughly 78 CY total). Please confirm the 2' diameter, or advise if a 10"–12" diameter footing is acceptable.
RESPONSE: 12" is acceptable

QUESTION: Picket spacing and fasteners: Please confirm the pickets are installed tight (no gap) on one side of the stringers, and advise the required fastener type (galvanized or stainless).
RESPONSE: No gap, galvanized

QUESTION: 12' maintenance gate: The note says "materials to match fence." Is a welded steel gate frame (double leaf) faced with matching cedar pickets acceptable?
RESPONSE: Yes

Ornamental fence – Sheet L0.06 and Section 32 31 19

QUESTION: Specification: Section 32 31 19, 1.01 Work Included, refers to the "Cherokee Nation Justice Center – Tahlequah, OK." Please confirm this section applies to the Stilwell Recovery Center.
RESPONSE: That is typo and the spec should refer to CN Stilwell Recovery Center

QUESTION: Bottom rail treatment: L0.06 calls for Montage II Majestic, 3-rail, flush bottom. Section 32 31 19, 2.01 calls for an extended picket bottom rail treatment. Which governs?
RESPONSE: Flush bottom called out on plans

QUESTION: Layout: Only the 60'-0" run of play area fence is dimensioned. Please provide the lengths of the returns to the building, and confirm whether the fence ends at a post set in the ground at the building or attaches to the wall with a wall mount.
RESPONSE: We show the entire fence is dimensioned on Sheet L0.06 and the fence shall end at a post, not attached to the building.

QUESTION: Play area gate infill: Details 2 and 3 show black expanded metal on the fence bays each side of the gate. Please confirm the width of the expanded metal on each side, and whether it is to be shop-applied by the fence manufacturer.
RESPONSE: Remove the expanded metal.

Chain link trash enclosure – Sheet AS.01 and Section 32 31 13

QUESTION: Fabric gauge: 2.02.G calls for 6 gauge (0.192") fabric with pre-inserted privacy slats. Pre-inserted slat fabric is normally 9 or 11 gauge. Please confirm the required gauge.
RESPONSE: Spec revised to indicate 9 gauge in ADD01

QUESTION: Top rail: 2.02.D and E call for top and bottom rails, but 3.03.H says to install a 7 gauge coil spring wire in place of the top rail. Which is required?
RESPONSE: Spec revised to remove 7 gauge coil spring wire in place of top rail.

QUESTION: Gate width: AS.01 shows the trash enclosure gate opening as 12'-0" (VERIFY). Please confirm the opening width.
RESPONSE: 12'-0" clear opening width must be maintained.

Demolition – Sheet C3.00

QUESTION: Existing fence removal: C3.00 calls for removal of about 1,042 LF of existing fence (461, 311, 134, 45 and 91 LF). Please confirm the type of existing fence and whether removal is part of the fencing scope or the site/demolition scope.
RESPONSE: The existing fencing to be removed consists of picket fencing (360 LF) and barbed wire fencing (682 LF). It will be up to the General Contractor to determine whether the fence removal will be included in the fencing scope or the demolition scope.

QUESTION: Fence limits: On L0.06, the fence lines past the 275'-4" and 311'-2" dimensions toward the highway have no posts shown. Please confirm no new fence is required beyond those dimensions.
RESPONSE: There is no new fence beyond those dimensions.

QUESTION: Drawing T2.01 -will group rooms 01-05-01 & 01-05-04a need card readers on the outside doors?
RESPONSE: The card readers did not show up on the drawings, but they should be included at both doors. Drawings will be updated for addendum 02. Link provided.

QUESTION: Drawing T2.01 - please verify where camera 1-e6 is located on drawing.
RESPONSE: Under the canopy plan south of Childwatch 01-01-06 on the plan south side, east end. Drawings will be updated for addendum 02. Link provided.

QUESTION: Is NSP Stone Supply's Multi Blend acceptable for the full depth stone on this project? There was not a specific stone manufacture called out.
RESPONSE: Yes.

QUESTION: Spec calls for a back coating of stone on page 3 of the 04 43 13 Stone Spec, overall page #303 of 560. Is there a specific product needed? Our masonry contractor read this as a bituminous coating is to be installed on the back side of the stone as it is being laid. The contractor had not heard of this before and wanted to get clarification.

1. Volume 1 – 04 43 13 Stone Masonry Veneer Spec
    i. 2.04 H – Back Coating – Bituminous

RESPONSE: Specification 04 43 13 revised in ADD01 for clarification and to include cementitious waterproof stone backing type to prevent moisture from passing through the porous stone into the wall assembly. Apply a back-coating of cementitious waterproof stone

backing, BASF Masterseal 581, or other comparable substitution as recommended by the limestone and sandstone suppliers for the particular stone variety. The stone backing material should be applied to all unexposed surfaces not to be in contact with setting mortar. Allow coating to cure. These coatings should be applied in the field, to assure their undamaged condition. Apply to the stone with a masonry brush filling all pores and voids for a flat, even coating.

QUESTION: Sales Tax Exemption: Please confirm whether this project is exempt from state and local sales taxes.

RESPONSE: The Cherokee Nation is tax exempt. However, the Cherokee Nation does not authorize any outside company to act as an agent on our behalf. Bidders are responsible for paying their taxes.

QUESTION: Davis-Bacon Prevailing Wages: Please confirm whether Davis-Bacon prevailing wage requirements apply to this project. If applicable, please provide the governing wage determination and applicable wage rates.

RESPONSE: This requirement and information are provided in the Request for Bid package on page 4 and page 10. Both pages list the applicable wage scale and any company or individual can look up the wage rates.

QUESTION: Certified Payroll: Please confirm whether contractors and subcontractors must submit certified payroll reports.

RESPONSE: Yes, please see response regarding Davis-Bacon wage scale.

QUESTION: Sheet L0.05, Detail 4 (Picnic Table), calls out "Artificial Turf." However, the landscape plans do not clearly identify the location, limits, or quantity of artificial turf to be installed. Please clarify whether artificial turf is required as part of the project scope. If required, please identify the exact locations and limits, and provide the applicable material and installation requirements.

RESPONSE: There is no artificial turf on this project, correction has been made on the plans.

QUESTION: Specification Section 04 43 13 - Stone Masonry Veneer, Part 2.04(H), identifies "Back Coating - Bituminous"

Please clarify the design intent and intended application of the bituminous back coating. Is a bituminous coating required on the back face of each stone veneer unit prior to installation? If so, please identify the specified manufacturer and product, along with the required application method and coverage.

RESPONSE: Specification 04 43 13 revised in ADD01 for clarification and to include cementitious waterproof stone backing type to prevent moisture from passing through the porous stone into the wall assembly. Apply a back-coating of cementitious waterproof stone

backing, BASF Masterseal 581, or other comparable substitution as recommended by the limestone and sandstone suppliers for the particular stone variety. The stone backing material should be applied to all unexposed surfaces not to be in contact with setting mortar. Allow coating to cure. These coatings should be applied in the field, to assure their undamaged condition. Apply to the stone with a masonry brush filling all pores and voids for a flat, even coating.

QUESTION: Division 27 communication item. Drawing T0.03, Note 03: Please verify whether the handhole is to be provided by Division 27.

RESPONSE: This is up to the Contractor. Typically, whoever installs the conduit provides the hand holes.

QUESTION: Division 27 communication item. Drawing T2.01, Note 01: Please confirm whether Division 26 is responsible for cable tray in all corridors and Division 27 is responsible for the ladder rack in the MDF.

RESPONSE: This is up to the Contractor. Typically, Division 27 installs the ladder tray in the MDF/IDFs. Basket tray in the corridors is often installed by either. It is up to the Contractor who installs the basket tray in the corridors.

QUESTION: Division 27 communication item. Drawing T2.01: Please confirm whether card readers are required on the exterior-facing doors of Group Rooms 01-05-01 and 01-05-04A.

RESPONSE: The card readers did not show up on the drawings, but they should be included at both doors. Drawings will be updated for addendum 02. Link provided.

QUESTION: Division 27 communication item. Drawing T2.01: Please identify the exact location of Camera 1-E6 on the drawing.

RESPONSE: Under the canopy plan south of Childwatch 01-01-06 on the plan south side, east end. Drawings will be updated for addendum 02. Link provided.

QUESTION: Specification Section 06 41 00 specifies Grade M-2 particleboard with a moisture-resistant (MR50) designation for casework cores. Procuring MR50 particleboard in the multiple required thicknesses may necessitate full-truckload purchases, resulting in substantial additional cost, excess material, and waste.

Please confirm whether the MR50 requirement may be removed to permit standard Grade M-2 particleboard. Alternatively, where moisture resistance is required, please confirm whether moisture-resistant MDF is an acceptable substitute.

RESPONSE: Maintain requirements in specification.

QUESTION: Drawing Reference: Sheet A8.31 -
Casework Section Details
Specification Reference: Section 06 41
00 - Architectural Wood Casework

Several section details on Sheet A8.31 indicate plywood core construction for the reception desk and display case assemblies. Please confirm whether plywood cores are specifically required for these assemblies as detailed, or whether the reception desk and display case may utilize the same core material specified for the remainder of the architectural casework under Section 06 41 00.

RESPONSE: Maintain requirements on drawings.

QUESTION: On the play area fencing area you call for a 3 rail Montage 2 Majestic ornamental fence but on the picture of the fence you call for expanded metal black on the fence. Ameristar does not offer this design with expanded metal and if we add it it will void warranty. If you do want this please expand on what you want and how to attach it. Like what gauge and height and method of attachment and what hole size. even powder coated this could get little tykes fingers caught and cut.

RESPONSE: Remove the expanded metal.

QUESTION: The flagpole footing shown on drawing L0.05, detail 2 is for a 40' flagpole. This footing would be excessive as the standard footing for a 25' and 30' flagpole would be 3'-0" & 3'-6" overall in length. This would add cost to both freight and require longer shafts to fulfill the height requirements. Is the architect/owner willing to accept the standard ground footings or is the 4'-6" footing desired?

RESPONSE: This is the standard detail from the manufacturer, please stay with the 4'-6" footing depth. If the Contractor wants to provide a detail that is stamped by an Oklahoma Licensed Structural Engineer that will sign off on the reduced footing, Big Mountain Design will accept that change.

QUESTION: L0.06/1 calls for the 3"x3" galvanized steel post to be embedded 2.5' into a 2' dia. X 3' deep concrete footing. Is it acceptable to reduce the diameter of this footing to 15" x 3'?

RESPONSE: Yes

QUESTION: Architectural Drawing A6.20, General Note 4, identifies anti-ligature toilet accessories in Rooms 01-01-07 (Public Women), 01-01-09 (Public Men), 01-03-02 (Specimen Toilet/IOS), and 01-05-08 (Patient Toilet). Section 21 13 13, 2.6 and 3.10, specifies quick-response sprinklers and bright white concealed heads at finished ceilings but does not expressly identify anti-ligature sprinkler heads.

Please confirm whether anti-ligature sprinkler heads are required in these four rooms, or whether standard concealed quick-response sprinklers are acceptable. Also confirm whether any other patient-accessible areas require anti-ligature sprinkler heads.

RESPONSE: Anti-ligature sprinklers are not specified. Maintain the specified concealed pendent sprinklers.

QUESTION: Wood privacy fence (L0.06 note): The note calls for each post set in a 2' dia x 3' deep 3,500 psi footing. That comes out to around 80 yards of concrete on this fence line. Can the architect confirm the 2' diameter, or can we go with a 12" dia x 36" deep footing?

RESPONSE: 12"x36" is acceptable

QUESTION: Wood privacy fence posts: Are the 3"x3" galvanized steel posts square tube? What wall thickness or gauge? There is no spec section for the wood fence, so please confirm cedar picket grade, fasteners, how the 2x4 stringers attach to the steel posts, and if any stain or sealer is required.

RESPONSE: Square tube posts, 11 ga., cedar pickets, zinc coated 2" screws to fasten the pickets to the stringers, galvanized through bolts to fasten the stringers to the posts, there is no stain or sealer.

QUESTION: 12' maintenance gate on the north fence line: Single or double swing? We plan to build it on a steel frame with cedar pickets to match the fence.

RESPONSE: Double gate, perfect for the steel frame and cedar pickets

QUESTION: Ornamental fence: L0.06 calls for Ameristar Montage II Majestic 3 rail flush bottom. Spec 32 31 19 calls for Montage Plus with extended pickets and names the Cherokee Nation Justice Center in Tahlequah. Please confirm Montage II Majestic, flush bottom, black is correct.

RESPONSE: There is a typo in the written spec., it should read CN Stilwell Recovery Center. Flush bottom with no extended pickets. Black is correct.

QUESTION: Play area gate (L0.06 details 2 and 3): Please give a make and model for the lockable push bar. How far does the black expanded metal run on each side of the gate, a full panel or just the section shown? Who furnishes the padlock?

RESPONSE: Owner provides the padlock. Please remove the expanded metal. Please remove the solid panel.

QUESTION: Trash enclosure chain link (AS.01 / 32 31 13): The spec calls for 6 ga fabric with pre-inserted slats. That isn't a standard product. Can we use 9 ga black vinyl coated fabric with black privacy slats? The spec also lists a top rail and says to install 7 ga coil spring wire in place of the top rail. Which one do they want? Gate posts are listed at 3-1/2". Is 4" OD ok?

RESPONSE: Spec Section 32 31 13 revised in ADD01 to include 9 gauge wire fabric and remove requirement for 7 ga coil spring wire in place of the top rail. 4" OC posts are acceptable provided that the clear opening width at the gate opening as indicated on the drawings is still maintained.

QUESTION: Existing fence removal (C3.00): Civil shows about 1,042 LF of existing fence to be removed, plus a note to coordinate with the neighbors on removing and replacing fence. Is that part of the fencing scope or sitework? Is any neighbor fence being replaced?

RESPONSE: It will be up to the General Contractor to determine whether the fence removal will be included in the fencing scope or the demolition scope. Yes, adjacent neighbor fencing to be removed and replaced per plans.

QUESTION: Please confirm that 3” x 3” square posts are wanted for the wood privacy fence; Typically round posts are used for wood privacy fence; typically 2 3/8” round and rare occasions 3” round

RESPONSE: Please use square tube

QUESTION: Fence clarification:
Plan sheet L0.06 shows ornamental ameristar gate with panic bar exit device AND with a fork latch/strong arm latch
Please clarify this as these are typically do not work together
What is the intent of this setup?

RESPONSE: Remove the panic bars and flat plates for the panic bars and only keep the lockable latch.

QUESTION: Wood Privacy Fence - Location 006

Can you confirm whether the wood privacy fence measurements are correct?
South fence: 134' 10" and 311' 2"
North fence: 81' 4", 12' gate, 175' 11", 150' 0", and 275' 4"
Are these measurements accurate, and should all sections be included in the bid?

RESPONSE: Measurements are accurate and all should be included in the bid

QUESTION: Montage II Iron Fence - Location 006
Can you clarify the measurements and specifications for the Montage II iron fence?
West fence: 135' 11" and 315' 5"
South fence: 146' 3"
Are these measurements correct? Are all iron fence sections intended to be the same style, color, and width? Some sections appear to have different specifications.

RESPONSE: Measurements are accurate, pay attention the jog in the fence midway up on the West side. All of this fence is wood privacy to match the rest of the perimeter fence. The only Ameristar is around the play area next to the building.

QUESTION: Montage Iron Fence Gate - Location 006
Is a metal rail required on the Montage iron fence gate?
Should the entire iron fence include black expanded metal, or is it intended only for the gate?

Is the purpose of the expanded metal to prevent someone from reaching through and opening the gate? Please clarify the required materials and installation specifications.

RESPONSE: Remove the expanded metal. Remove the push bars. Remove the flat panels for the push bars.

QUESTION: Drawing C400 - West Property Line Fence
Drawing C4.00 includes a note stating that the West Property Line fence is to go back in the same location. Is this fence included in the bid scope?
If so, how many linear feet are required, and what type of fence material should be used? Should it match the existing material?

RESPONSE: Yes, we will replace the same amount of fencing that is being removed. The proposed replacement fencing shall consist of a 6' wood privacy fence with 4" dog ear cedar pickets with 3"x3" galvanized steel posts and 2"x4" pressure treated stingers. Each galvanized post shall be embedded 2.5' into a 3,500 psi 2' dia. x 3' deep concrete footing. Please see the Landscape Plans for the proposed new fencing.

QUESTION: Drawing C400 - Removal of Existing Fencing
Does the fence scope shown on Drawing C400 include removal or disposal of any existing or old fencing? If so, please identify the sections and approximate footage to be removed.

RESPONSE: No, the proposed fencing removal is depicted on Drawing C3.00. The existing fencing to be removed consists of picket fencing (360 LF) and barbed wire fencing (682 LF). Please refer to sheet C3.00 for the limits and locations of the proposed fence removal.

It might be necessary to "right click" on the link & select "open".
Link to Drawings
26-08.79_StilwellRC_Addendum02.pdf