

REQUEST FOR PROPOSAL
ANNA MITCHELL WELCOME CENTER – DRAINAGE PROJECT
Project Summary and Scope of Work

Cherokee Nation Cultural Tourism and CNB Corporate Construction (hereinafter referred to as “OWNER”) are seeking bids from qualified General Contractors to perform earthwork and grading, storm drainage improvements, parking lot improvements, and site restoration located at the Anna Mitchell Welcome Center in Vinita, OK.

The Contractor shall furnish all labor, materials, equipment, supervision, permits, fees, coordination, inspections, and incidentals necessary to complete the site improvements in accordance with the approved civil construction drawings prepared by Route 66 Engineering, LLC, dated 1/28/26, all Contract Documents, and all applicable codes and authority having jurisdiction requirements.

The scope of work for this bid package shall include, but is not necessarily limited to the following general items:

1.) Preconstruction and General Requirements-

- Contractor to provide construction updates and project reporting as necessary. Weekly or bi-weekly construction meetings will be held to monitor progress and schedule.
- TERO requirements must be met before work can commence. Fees and reporting will be the responsibility of the Contractor throughout the project.
- Coordinate with Oklahoma One-Call (OKIE 811) prior to any ground disturbing activities.
- Obtain and pay for all permits, inspections, approvals, and associated fees.
- Provide construction staking and layout and verify all dimensions, grades, and elevations prior to construction.
- Protect existing utilities, irrigation lines, structures, and features designated to remain. Repairs will be the responsibility of the Contractor.
- Maintain site safety, traffic control, and public access in accordance with MUTCD and local requirements.
- All roads and highways must be kept clear of construction debris. Contractor to provide necessary cleanup, sweeping, and project dust control as necessary.
- Contractor shall be solely responsible for construction means, methods, sequencing, and site safety.
- Contractor to submit all product data and submittals to Engineer for approvals. RFIs will be required to be sent to the Engineer for clarification if an instance should occur.
- Contractor will furnish temporary barricades, flagmen and traffic control as required for the scope of this bid package.
- Failure to identify conflicts or discrepancies prior to construction shall not constitute grounds for additional compensation.
- Contractor is responsible for providing as-built drawings at project close-out if any project changes occur.

2.) Demolition

- Demolish and remove existing improvements as shown on the demolition plan, including but not limited to:
 - Existing curb and gutter (full depth sawcut)
 - Pavement, concrete, and associated appurtenances.
 - Identified trees and miscellaneous site features.
- Properly dispose of all demolished materials off-site at Contractor’s expense.
- Backfill and compact all resulting voids to suitable subgrade conditions.
- Contractor shall be responsible for protection of adjacent properties and for repair of any damage caused by demolition activities at no additional cost to the Owner.

3.) Erosion and Sediment Control

- Install and maintain erosion and sediment control measures prior to commencement of any ground disturbance. Maintain erosion control devices for the duration of construction.
- Contractor shall immediately repair or supplement erosion measures as required to prevent off-site sedimentation
- Contractor shall be solely responsible for fines, penalties, corrective actions, or remediation resulting from erosion control failures.
- Remove temporary erosion control measures only after permanent stabilization has been achieved and accepted by the Owner/Engineer.

4.) Earthwork and Grading

- Perform all clearing, stripping, excavation, embankment, and grading required to achieve proposed site contours.
- Provide positive drainage away from structures and paved areas.
- Maintain maximum slope ratios as shown (3:1 or flatter unless noted otherwise).
- Furnish, import, export, place, moisture condition, and compact all materials necessary to achieve final grades.
- Remove unsuitable materials encountered and replace with suitable fill at Contractor's expense.
- Fine grade all paved and landscaped areas.

5.) Storm Drainage Improvements

- Install new storm drainage infrastructure as shown, including:
 - i. Storm sewer piping
 - ii. Precast inlets, manholes, flared end sections, and cleanouts.
 - iii. Concrete flumes, weir walls, and pond improvement.
- Provide rip-rap protection at outfalls, flumes, and drainage features.
- Adjust existing drainage structures to finished grade where required.
- Verify all invert elevations, slopes, and alignments prior to installation.
- Any rework resulting from improper installation, sequencing, or coordination shall be performed at Contractor's expense.

6.) Pavement, Curb and Gutter

- Construct new concrete pavement, asphalt pavement, and aggregate base as shown.
- Install new curb and gutter (standard and reverse gutter) as shown.
- Provide smooth transitions between new and existing pavements.
- Repair or replace any existing pavement, curb, utilities, or improvements damaged by construction activities at no additional cost to the Owner.

7.) Site Restoration and Landscaping Prep

- Place topsoil in disturbed non-paved areas
- Sod all disturbed areas unless noted otherwise on the plans.
- Final site conditions shall meet or exceed pre-construction conditions, as determined by Owner.
- Contractor is responsible for watering sod for minimum of 4 weeks. Water and equipment needed must be provided by the contractor during this process.

8.) Final Cleanup and Closeout

- Remove construction debris, excess materials, and temporary facilities.
- Maintain the site in a clean and orderly condition throughout construction.
- Final acceptance shall not occur until all civil work is complete, operational, stabilized, and approved by the Owner and Engineer.

Proposal Breakdown

BASE BID: PROJECT BASE BID SHALL INCLUDE COSTS FOR ALL WORK ASSOCIATED WITHIN THE DRAWINGS EXCLUDING THE ASPHALT PAVEMENT (6" ODOT TRAFFIC BOUND SURFACE COURSE TYPE E IS INCLUDED WITH THE BASE BID).

ALTERNATE #1, ASPHALT PAVEMENT: – REFER TO SHEET CS101, RE: 6/CS501. Contractor to provide and install asphalt pavement in parking area.