

**CNB CULTURAL TOURISM
REQUEST FOR PROPOSAL
GENERAL CONTRACTOR**

**Little Flock Church Restoration-FY26 Rebid
Scope of Work**

PROJECT LOCATION

Little Flock Baptist Church property located at Highway 169 North, Road 8 East, South Coffeyville, Oklahoma. This solicitation shall apply to the historic, stone-masonry structure (north of active Church) only.

SECTION A: GENERAL

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

Project Coordination:

- 1.) Contractor is to furnish subcontractors, manpower, materials, and equipment necessary, as required by the project schedule, including interim milestone dates, and to furnish additional crews, equipment, etc. and/or overtime required to maintain the schedule if Contractor falls behind due to their own fault or due to inclement weather.
- 2.) Contractor is responsible for field engineering, layout and field layout from benchmarks or other known points on the site as directed by Owner/Architect.
- 3.) Contractor is responsible for materials testing including pad subgrade and concrete in accordance with Geotechnical Investigation.
- 4.) Contractor shall furnish pumping and dewatering as required for the scope of this bid package. Any pumping performed must be done so as not to hinder any other trades' work.
- 5.) Contractor shall furnish drinking water for its employees.
- 6.) Contractor shall include all remobilization operations required to complete the scope of this bid package.
- 7.) Contractor shall coordinate all material deliveries with the Owner and shall have a representative on site to receive all deliveries of materials under the scope of work of this bid package.
- 8.) Contractor shall clean up his work in such a manner as to maintain safe working conditions on the project, including but not limited to excess material, lunch trash, and dirt and debris on streets and sidewalks. All trash generated from this Contractor's work, or its' forces shall be removed by the Contractor's own forces and Contractor's equipment. Trash shall be placed in an on-site dumpster provided by Owner. Any waste that requires special disposal such as concrete, pavement or hazardous waste will be disposed of by Contractor and not placed in the on-site dumpster.
- 9.) Contractor shall conform to the Owner's work hours.
- 10.) Contractor shall furnish protection of adjacent surfaces and repair of any damage caused by the work of this Contractor.
- 11.) PROJECT SITE IS ON THE PROPERTY OF AN EXISTING, ACTIVE CHURCH WITH CEMETERY ON OPPOSITE SIDE OF ROAD.
- 12.) CONTRACTOR SHALL COORDINATE PARKING AND JOBSITE ACCESS TO PREVENT DISRUPTIONS TO CHURCH ACTIVITIES. NO WORK SHALL BE PERFORMED DURING CHURCH SERVICES/EVENTS.
- 13.) CONSTRUCTION TRAFFIC AND ACTIVITIES ARE STRICTLY PROHIBITED ON CEMETERY PROPERTY.
- 14.) TEMPORARY CHAIN LINK SAFETY FENCING WITH APPROPRIATE SAFETY SIGNAGE SHALL BE IN PLACE AND PROVIDED BY CONTRACTOR FOR ENTIRE DURATION OF PROJECT. ALL MATERIALS STAGING AND WORK SHALL BE COMPLETED WITHIN FENCED AREA.
- 15.) ALL AREAS DISTURBED BY THIS CONTRACTOR SHALL BE REPAIRED AND RE-SODDED.
- 16.) DAMAGE TO EXISTING ROADS CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO ORIGINAL CONDITION. CONTRACTOR SHALL COORDINATE DELIVERIES OF MATERIALS/EQUIPMENT TO PREVENT DAMAGE TO ROADS/DRIVES.



Safety:

- 17.) Contractor is to provide for its employees all necessary safety and PPE as required by the authorities having jurisdiction and Owner's standard safety policies and procedures.
- 18.) Contractor will furnish temporary barricades, flagmen and traffic control as required for the scope of this bid package.
- 19.) Contractor shall furnish all scaffolding, work platforms, equipment and supplies to complete all work performed under the scope of this bid package, and as required by the authorities having jurisdiction and Owner's standard safety policies and procedures.

Testing:

- 20.) Contractor will assist the Material Testing Laboratory in obtaining samples and gathering data as needed and shall notify the Owner a minimum of 24 hours in advance of testing required under the scope of work of this bid package. Contractor is responsible for materials testing including pad subgrade and concrete in accordance with Geotechnical Investigation.
- 21.) Hazardous materials were either not observed or not found to be in sufficient quantity to warrant abatement. If, during construction, the contractor discovers hazardous materials, they should immediately stop work and notify the Owner's representative.

Administrative:

- 22.) Contractor will furnish all submittals, shop drawings, samples, mock-ups, and closeout documents required by the contract documents.
- 23.) Contractor shall furnish all submittals, shop drawings, and samples within 30 days of receipt of notice to proceed.
- 24.) Any professional engineering services required by the contract documents for the assembly of submittals and shop drawings are the responsibility of this contractor.
- 25.) Contractor will furnish all licenses, permits, and certifications and arrange for inspections and testing as may be required by and for this Contractor's work, and as required by the authorities having jurisdiction.
- 26.) **Bidders shall provide written or illustrated narrative explaining the proposed process for cataloging stones as they are removed and staged. Narrative/work plan should be included with proposal.**

SECTION B: PROJECT SPECIFIC SCOPE

Contractor is to furnish manpower, materials, and equipment necessary, as required to complete the project in accordance with the contract documents including but not limited to the following plans and specifications:

- Old Little Flock Church Restoration drawings sealed 5/31/24 by Starr Design Group and CJC Architects, Inc.
- Geotechnical Engineering Report by Aimright Testing & Engineering dated 5/23/24 project no. 16250424

The scope of work of this RFP shall include the following items, but without limiting the scope of work as provided above:

1.) Deconstruction/Stone Removal-

- a. Contractor shall take inventory of existing stones, carefully noting the specific locations of stones as follows:
 - i. Lighter colored accent stones
 - ii. Corner stones that show evidence of hand chiseling
 - iii. Sill stones from window and door location(s)
 - iv. Tread stones from door location
 - v. Cap Stones
 - vi. Darker colored field stones that show no signs of hand chiseling are not required to be cataloged but should be separated by elevation.



- vii. Stones making up the inner part of the double wall should be salvaged for re-use at chimney and for missing stone veneer at face.
 - b. Contractor shall maintain control points that reference the existing structure's corners. Control points can be offset stakes or measurements from known points that will allow for the new structure to be placed in the exact same location.
 - c. Carefully document the location of the cistern stones located at NE corner of structure and store these in designated location.
 - d. Once stones are properly cataloged and labeled, carefully remove the stones and place them in designated location on site, separating them by wall elevation (N,S,E,W).
 - e. Every effort shall be made to prevent further damage or collapse of existing wall remnants, including chimney.
 - f. Temporary shoring or hoisting shall be installed by the contractor as required to ensure the safety of all workers and to prevent further collapse.
 - g. Salvage all stones laying on the ground as a result of previous collapse.
 - h. Once all stones are removed from the building footprint and stored, contractor shall remove and dispose of remaining rubble and foundations.
 - i. Trees and shrubs shall be removed and hauled off site.
- 2.) **Sitework-**
 - a. Following proper removal of existing stone walls by others, excavate and remove existing foundation remnants. Foundation rubble shall be hauled off site and disposed of properly.
 - b. Prepare pad in accordance with contract documents and Geotechnical Engineering Report. Pad shall be constructed in accordance with Geotechnical report to allow for proper stormwater drainage.
- 3.) **Concrete-**
 - a) Excavate footings in accordance with contract documents. Contractor shall carefully review the Geotechnical Engineering Report and prepare their proposal in consideration of existing site conditions.
 - b) Furnish and install all reinforcing steel required for concrete and CMU construction. During construction, all vertical reinforcing steel shall have a 6" 90 degree bend or reinforcing bar caps for impalement protection.
 - c) Provide and install the subsurface aggregate base course below the slab on grade and the vapor barrier / waterproofing membrane.
 - d) Place slab in accordance with contract documents.
 - e) Coordinate with Owner a location for concrete washout, then haul-off all concrete washout and debris upon completion of this bid package and restore area to the condition it was in prior to this work.
- 4.) **Masonry-**
 - a. General Contractor shall engage a qualified mason, with demonstrated experience in stone masonry and CMU construction.
 - b. Provide and install all CMU and required accessories for complete wall system including reinforcing steel, lintels, and imbeds.
 - c. Stones shall be cleaned prior to placing to remove old mortar.
 - d. Mason shall take care to reconstruct the stone veneer, placing stones in their similar location as noted in the contract documents and stone cataloging documents paying specific attention to locations of accent, sill, tread, cap, header and corner stones.
- 5.) **Rough and Finish Carpentry-**
 - a. Provide and install all wood door frames, window frames, sills, and wood slat ceilings.
 - b. Provide and install all soffits, fascias, roof framing, and roof decking.
 - c. Ceiling shall be ¾" beveled T&G pine, painted white. Include 24" x 24" framed attic access in SE corner. Door should be T&G to blend/match with ceiling.
- 6.) **Roofing (Cedar Shake)-**Provide and install cedar shake roof and all underlayments, if required.



7.) **Interior Finishes (Plaster/Paint)-**

- a. Apply plaster to properly prepared interior CMU wall.
- b. Paint interior walls, doors, frames, ceilings, and windows as required.
- c. Prime and paint and exterior exposed wood.
- d. Flooring shall be Daltile Emerson Wood - 6" x 48" Rectangle Floor and Wall Tile, color TBD.

8.) **Windows/Doors-** Provide and install wood doors and frames in accordance with contract documents.

9.) **HVAC:** Provide add alternate for complete installation of 2 ton mini-split system.

10.) **Electrical: DO NOT INCLUDE ELECTRIC/LIGHTING COSTS IN BASE BID.** Provide and install all receptacles and lighting as shown in contract documents. Receptacles and conduits shall be installed in-wall and not surface mounted.

ADD ALTERNATES/ALLOWANCES:

1. ADD-2 ton mini split system, installed complete in place. Include costs to supply power for this unit in this amount.
2. ADD-Cost to add all power and lighting as shown in contract documents.
3. ADD-Cost to construct mobile ADA ramp to access front door. Ramp shall be constructed of wood frame with composite deck and capable of moving with 2 people.
4. ALLOWANCE: Bidders shall include an allowance of \$5,000 for work to be completed on the Cistern. Plans for this are being developed.
5. ALLOWANCE: Bidders shall include allowance of \$2,500 for steel signage frame to be fabricated and installed near the structure. Owner will provide actual signage/interpretive elements to be installed in the frame.