



Construction Manager's Clarification

Date: July 31, 2026

RE: CM Clarification #1

Project: Cherokee Nation Cultural Tourism
Cherokee Heritage Center Phase 1

This clarification forms a part of the contract documents and modifies the original Construction Manager's Bid Book. Acknowledge receipt of this clarification in the space provided on the Form of Proposal. Failure to do so may subject bidder to disqualification.

The following clarifications are to be included in the scope of work affected:

Item #1 **Reference attached REVISED Bid Package 2A – Building Demolition** – The bid package has been updated for bidding purposes to modify Unit Price #3 and remove sales tax breakdown request.

**CM Clarification #1
Cherokee Nation Cultural Tourism
Cherokee Heritage Center Phase 1**

**Flintco, LLC
323 E. Reconciliation Way
Tulsa, OK 74120
(918) 587-8451**

Cherokee Heritage Center Phase 1

BID PACKAGE 2A: BUILDING DEMOLITION - COMPLETE

Specification Section	Description
DIVISION 0	Procurement and Contracting Requirements
DIVISION 1	General Requirements
013513.22	Archaeological Protection, complete
024100	Demolition, complete

(In addition to the Specification Sections listed, Bidders will include work from referenced specifications and other work normally associated with this trade whether referenced or not.)

Definition of Terms

Contractor = Bidder

Construction Manager = Flintco, LLC

Owner = Cherokee Nation Cultural Tourism

Architect = Anishinabe Design Inc

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

- 1.) This bid package is intended to be all inclusive of labor and equipment required for complete existing buildings. Contractor to demolish the existing buildings in their entirety including, but not limited to, concrete structure and foundations, steel structure, roofing, exterior skin, window systems, interior walls, interior finishes, misc. interior furnishings items complete, millwork, flooring, doors, MEP systems, sprinkler systems, elevators, stairs, handrails, concrete decks, elevated slabs, elevator pits and walls, concrete and steel beams, concrete walls, concrete columns, concrete slabs and concrete footings as shown on the Contract Documents and as required. Include chipping, saw cutting, and removal in accordance with the Contract Documents.
- 2.) Recover all refrigerant from mechanical units and systems before demolition.
- 3.) Remove existing utilities as shown on the Contract Documents. Include capping and abandoning of existing lines as shown. Include meters, sanitary sewer manholes, water lines, fire lines, sanitary sewer lines, storm water lines, electric service, transformers, emergency power feeds, condensate piping, steam pipes, chilled water, heat water, and gas lines. Provide protection of existing utilities and services as indicated on the Contract Documents.
- 4.) Demolition of Mechanical, Electrical, and Fire Sprinkler as shown on the Contract Documents to be by demolition contractor included but not limited to MEP make safe as required. Contractor to coordinate schedule dates with the appropriate subcontractors and the Construction Manager.
- 5.) Contractor to demolish the existing building concrete decks, elevated slabs, elevator pits and walls, concrete and steel beams, concrete walls, concrete columns, concrete slabs and concrete footings as shown on the Contract Documents and detailed on the Structural Drawings as required for a minimal disturbance to existing structure. Include chipping, saw cutting, and removal in accordance with the Contract Documents.
- 6.) Include sawcut and removal of the existing slabs shown on the demolition drawings for MEP. Layout of areas to be removed will be confirmed by MEP subcontractors. See structural drawings for footings in existing slab areas.
- 7.) Contractor to demolish and remove existing stairs as indicated in the Contract Documents.
- 8.) Include demolition of existing structural steel and concrete slabs on deck as shown on the Contract Document. Include steel joists, girts, beams, columns, decking, bracing, etc. as indicated.
- 9.) Remove existing slab and foundations as shown on the Contract Documents and detailed on the Structural Drawings as required for a minimal disturbance to existing structure.
- 10.) Contractor shall provide, install, and remove all shoring and temporary supports required for demolition and construction of new walls until permanent supports are in place.
- 11.) Contractor shall coordinate with Construction Manager and other trades that all items to remain are properly protected, capped, temporarily supported, and/or removed prior to demolition.
- 12.) All demolition and construction activities shall be coordinated with the Construction Manager and Owner to minimize disruption of normal daily functioning of residents and staff. Contractor shall take necessary precautions

Cherokee Heritage Center Phase 1

to prevent damage to Owner's occupied areas adjacent to areas of construction or occupied areas where various system connections or extensions are required.

- 13.) Coordinate with the Owner the items of salvage that are to be retained by the Owner. Contractor to remove and store in Owner's designated storage facility.
- 14.) Provide protection for all existing materials or items shown to remain, to be re-used, or relocated during demolition.
- 15.) All work shall be phased per the project schedule.
- 16.) Contractor to include removal of items that contain lead or asbestos per the report included in the Construction Managers Bid Book.
- 17.) If items are found that contain lead or asbestos, notify the Construction Manager in writing.
- 18.) Contractor to perform non-friable asbestos removal as described in the asbestos survey. Include all necessary permits and submittals to DEQ for a complete removal. Exclude air monitoring and third party testing.
- 19.) This bid package is intended to be all inclusive of labor, material, and equipment required for the asbestos abatement called out in the Asbestos Abatement Report in the Construction Manager's Bid Book. Quantities listed in this document are for the purpose of helping to define the areas. All asbestos visible in the areas referenced at the time of the pre-bid walk through shall be removed under the lump sum bid of this work. Quantities may vary from those listed in this document.
- 20.) Contractor will be required to do all notifications required to the Department of Labor and DEQ.
- 21.) It is the responsibility of this bid package to maintain a clean and safe working environment in accordance with applicable codes.
- 22.) Contractor responsible for on-site dumpsters required for the scope of work of this bid package.
- 23.) This bid package is intended to be all inclusive of labor and equipment required for complete selective demolition.
- 24.) Contractor is responsible for all Mechanical, Plumbing and Electrical demolition associated with the Contract Documents including but not limited to MEP make safe as required.
- 25.) Contractor is responsible for all Archaeological Protection as described in the Contract Documents.
- 26.) Demo contractor is responsible for providing a minimal pathway to remove all debris to minimize disturbances outside of demolition areas.
- 27.) **EXCLUDE the costs for Performance and Payment Bonds in the base bid.**
- 28.) Reference the attached document "An Act" for TERO requirements. **Subcontractors are to EXCLUDE the cost for Section 5; Title 40, § 1011; T. Employee Rights Fee of ½%. This cost will be paid by the Construction Manager.**
- 29.) Reference the attached TERO Statutory Requirements with the Project Labor Agreement and include all associated fees in the base bid for the project. **Subcontractors are to INCLUDE the cost for daily work permits of \$25/day for each employee if required.**

Work excluded from this bid package:

- 1.) Site demolition not specifically listed above.

Cherokee Heritage Center Phase 1

BID PACKAGE 2A: BUILDING DEMOLITION - COMPLETE

BID PACKAGE – BASE BID

BASE BID to furnish and install materials as required by this bid package and listed specification sections.

@ _____ Dollars

\$ _____

ADDITIVE COST to furnish Performance and Payment Bonds for this Bid Package.

@ _____ Dollars

\$ _____

Company: _____
Contact Name: _____
Phone: _____
Email: _____
Fax: _____

Cherokee Heritage Center Phase 1

BID PACKAGE 2A: BUILDING DEMOLITION - COMPLETE

BID PACKAGE UNIT PRICES

Unit prices include all necessary material, plus cost for delivery, installation, insurance, bonds, applicable taxes, overhead, and profit.

BID PACKAGE UNIT PRICE # 1:

Additive cost to salvage exterior cast in place concrete panels with native sandstone.

@ _____ Dollars / Per Panel

\$ _____ PER Panel

BID PACKAGE UNIT PRICE # 2:

Additive cost to remove native sandstone from concrete wall panels.

@ _____ Dollars / Per Panel

\$ _____ PER Panel

BID PACKAGE UNIT PRICE # 3:

Additive cost to remove and salvage chairlift in accordance with the contract documents.

@ _____ Dollars / Per Unit

\$ _____ PER Unit

Company: _____

Contact Name: _____

Phone: _____

Email: _____

Fax: _____

Cherokee Heritage Center Phase 1

BID PACKAGE 2A: BUILDING DEMOLITION - COMPLETE

NATIVE AMERICAN CERTIFICATIONS

TERO Certified "Indian Owned Business" with majority owners Cherokee citizens	YES/NO (Please circle)
TERO Certified "Indian Owned Business"	YES/NO (Please circle)
"Major Cherokee Employer" as certified by TERO	YES/NO (Please circle)

LABOR RATES		
DESCRIPTION (All rates are inclusive of overhead and profit)	UNIT	UNIT COST
Foreman labor rate – fully burdened (includes vehicles, tools, etc.)	Per HR	
Journeyman labor rate – fully burdened (includes vehicles, tools, etc.)	Per HR	
Apprentice labor rate – fully burdened (includes vehicles, tools, etc.)	Per HR	

DELINEATION OF NATIVE AMERICAN PARTICIPATION			
	COMPANY	TRADE	TERO CERTIFIED (YES or NO)
1-			
2-			
3-			
4-			
5-			
USE THIS AREA FOR ADDITIONAL COMMENTS REGARDING THE USE OF NATIVE AMERICAN COMPANIES OR THE EMPLOYMENT OF NATIVE AMERICANS:			

Company: _____
 Contact Name: _____
 Phone: _____
 Email: _____
 Fax: _____