



Construction Manager's Clarification

Date: November 11th, 2019

RE: CM Clarification #1 – Bid Phase 7

Project: OSU College of Osteopathic Medicine at the Cherokee Nation

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** **INSTRUCTIONS TO BIDDERS:** Bid Closing date is being pushed to Tuesday November 19th, 2019 at 2PM for all bid packages in Bid Phase 7.
- Item #2** **REVISED Bid Package 27A – Structured Cabling** – Updated package to exclude Distribution Antenna System being furnished and installed by owner.
- Item #3** **REVISED Bid Package 10A – Fire Extinguishers, Cabinets, Hat And Coat Racks, & Accessories**– Updated scope item #3, to exclude cubicle curtains equipment item number 9993. Added Scope Item 17 for clarification.

Cooper Flintco, LLC
1624 W. 21st Street
Tulsa, OK 74107
(918) 587-8451

OSU College of Osteopathic Medicine at the Cherokee Nation

BID PACKAGE 10A: FIRE EXTINGUISHERS, CABINETS, HAT AND COAT RACKS, & ACCESSORIES AND TOILET & BATH ACCESSORIES - COMPLETE

Specification Section	Description
DIVISION 0	Procurement and Contracting Requirements
DIVISION 1	General Requirements
102813	Toilet Accessories, complete
104400	Fire Protection Specialties, complete
105713	Wall Mounted Coat Rack and Shelf, complete
117000	Medical Equipment, pertinent portions thereof applicable to the work of this bid package

(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 = Cooper Flintco, LLC

Owner = Cherokee Nation Property Management, L.L.C.

Architect = Childers / HKS

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.) Contractor shall furnish, deliver to project and install all toilet accessories shown on the Contract Documents as contractor provided and installed including, but not limited to, framed and unframed manufactured mirrors, grab bars, soap dispensers, towel dispensers, toilet paper holders, sanitary napkin dispensers, sanitary napkin disposals, seat cover dispensers, coat/robe hooks, shower seats, shower shelves, shower curtains, shower curtain rods, soap dish, soap dispensers, towel shelves, utility shelves, blanket storage racks, baby changing stations, mop and broom holder, hand dryers, custodial accessories, under lavatory guards, etc.
- 2.) Contractor to furnish and install all AED & AED Cabinets per the Contract Documents.
- 3.) Contractor to install all owner provided toilet accessories as indicated on the Contract Documents. Include install of all toilet accessories, shelves, racks, and coat racks as specified in the equipment schedule. Furnish and install the following items in the equipment schedule: 1805, 3102b, 3104, 3106a, 3115, 3121, 3126, 8202a, **9993**. Reference drawing A1.64 standard mounting heights, accessory legend.
- 4.) Furnish and install the grab bars and seats in the showers, include caulking penetrations as indicated on the drawings. Coordinate sealing any penetrations in in the shower waterproofing membrane with the flooring contractor.
- 5.) Contractor to furnish, deliver to project, and install all hat and coat racks as shown on the Contract Documents.
- 6.) Furnish and install all required fire protection specialties in strict accordance with the contract documents at locations indicated on the contract documents including but not limited to those listed in specification sections identified above.
- 7.) Provide and install rated fire extinguishers and cabinets at locations required by the contract documents.
- 8.) Furnish and install all required mounting devices, accessories, and fasteners necessary to complete the installation of the toilet accessories and fire protection specialties.
- 9.) Contractor shall provide all labor, on-site supervision, services, material, fasteners, equipment, tools and supplies necessary for or incidental to the complete installation of all items as described above.
- 10.) Finish and colors shall be as specified in the contract documents.
- 11.) Contractor shall handle, ship, and store materials in such a manner that it will not be damaged or deformed. Upon receipt, all material having defects that may affect serviceability of use for the intended purpose or appearance will be rejected, shall not be used, and shall be replaced immediately by this contractor at no additional cost.
- 12.) Contractor shall be responsible for unloading material upon delivery to the project site, inventory same, and inspect for shipping damage.

OSU College of Osteopathic Medicine at the Cherokee Nation

- 13.) Contractor shall be responsible for moving material from the storage areas to each respective location for installation. Any items damaged due to this relocation and installation process shall be repaired and replaced by this Contractor.
- 14.) Contractor shall be responsible for verifying in-place construction and primary supports. Report, in writing to Construction Manager and Architect any conditions detrimental to proper and timely completion of work in accordance with the contract documents.
- 15.) Contractor to coordinate delivery for tagging of fire extinguishers.
- 16.) **EXCLUDE the costs for Performance and Payment Bonds in the base bid.**
- 17.) **Exclude furnishing items noted within this bid package that are specified as Owner Furnished in the contract documents.**

BID PACKAGE 10A: FIRE EXTINGUISHERS, CABINETS, & ACCESSORIES AND TOILET & BATH ACCESSORIES - 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

\$ _____

BREAKOUT COST FOR TAX EXEMPT MATERIAL

Material cost is included in base bid above and is for informational purposes.

@ _____ Dollars

\$ _____

EMR Rating _____

OSU College of Osteopathic Medicine at the Cherokee Nation

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: _____

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BID PACKAGE 27A: STRUCTURED CABLING, **DAS, SECURITY, AND ACCESS CONTROL - COMPLETE**

Specification Section	Description
DIVISION 0	Procurement and Contracting Requirements
DIVISION 1	General Requirements
061053	Miscellaneous Rough Carpentry, pertinent portions thereof applicable to the work of this bid package
079200	Joint Sealants, pertinent portions thereof applicable to the work of this bid package
DIVISION 26	DIVISION 26-ELECTRICAL, pertinent portions thereof applicable to the work of this bid package
260519	Low Voltage Electrical Power Conductors and Cables, pertinent portions thereof applicable to the work of this bid package
260526	Grounding and Bonding for Electrical Systems, pertinent portions thereof applicable to the work of this bid package
260533	Raceway and Boxes for Electrical Systems, pertinent portions thereof applicable to the work of this bid package
270000	Network Construction Standard and Requirements, Complete
279000	Distribution Antenna System, 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

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Construction Manager = Cooper Flintco, LLC

Owner = Cherokee Nation Property Management, L.L.C.

Architect = Childers / HKS

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.) Furnish and install structured cabling, including but not limited to cable TV, CAT6, horizontal cabling, horizontal cable distribution, building backbone wiring and tie cable, plates, wiring, required J-hooks, racks, patch panels, outlets, cords, data racks and terminations, communications cable management and ladder racks, wiring blocks, connecting blocks, specified software, jumper cabling, sleeving through walls, etc. for a complete structured cabling installation as required by the Contract Documents. Exclude all rough-in requirements including conduit, pull wire, raceways and boxes.
- 2.) Furnish all structured cabling material that is listed as Contracted Provided Owner installed in accordance with the Contract Documents.
- 3.) Furnish and install all miscellaneous steel, unistrut, all-thread rod and accessories required for pipe supports, wall penetrations, floor penetrations and equipment supports associated with this Contractor's scope of work.
- 4.) Contractor shall provide all coring as required by the work of this bid package that is not specifically shown on the architectural drawings.
- 5.) Furnish and install specified labels as indicated on the Contract Documents.
- 6.) Furnish and install all sleeves, rings, fasteners, and covers etc. required to complete the work of this bid package.
- 7.) Furnish and install all required access doors required by the work of this bid package that are not specifically shown on the architectural drawings.

OSU College of Osteopathic Medicine at the Cherokee Nation

- 8.) Furnish and install all fire-stopping, fire sealing, fire caulking and caulking required to complete the scope of work in this bid package.
- 9.) It is the responsibility of this contractor to return the ceilings and adjacent surfaces to the condition in which they were found. Contractor will be responsible for removing ceiling tiles and replacing any damaged tiles to perform the work of their bid package. Contractor shall be responsible for the replacement of any damaged ceiling tiles that are damaged as a result of installation of work contained within this package.
- 10.) All CAT6 cable to include extra cable length coiled up in the ceiling as specified.
- 11.) Contractor is required to coordinate elevations and locations of cable tray entering IT rooms with the Construction Manager.
- 12.) Contractor to include all required testing as outlined in the specification including, but not limited to, testing to meet manufacturers recommendations utilizing latest firmware and software, labeling and identification to meet required standards, optical fiber testing, and proper documentation of all testing as outlined in the specification.
- 13.) Furnish and install analog lines complete per the contract documents. Include connectivity of telephone or data service to Fire Alarm and Elevator(s) panels as required.
- 14.) **Furnish and install the distribution antenna system for a complete working system per specification 279000. Include all raceways, boxes, sleeves, etc. if required for this system as this system doesn't designate any raceways on the current electrical drawings. DAS system wiring shall not utilize the cable tray and shall be supported with J-hooks as specified.**
- 15.) Coordinate any roof penetrations with roofing contractor.
- 16.) Furnish and install complete security/surveillance and access control system in accordance with the Contract Documents, including ALL devices. Include tie-in to existing system as designed. Include all software and hardware specified for a complete installation. Exclude electrified door hardware, however include connections and wiring to electrified door hardware as required for the access control system.
- 17.) Furnish and install cabling and devices for wireless access points.
- 18.) Exclude wire basket cable trays running around building. Include ladder/cable trays per the contract documents in the MDF, IDF, and server rooms only as specified.
- 19.) Furnish, install, and start up all equipment in the MDF, IDF, and server rooms as indicated on the contract documents. This is to include the UPS panels, rack cooling equipment, condensers, busways, etc per drawing M4.00. The current Mechanical Contractor and Electrical contractor for this project will include hook up to equipment requiring electrical and mechanical work as shown on M4.00.
- 20.) **EXCLUDE the costs for Performance and Payment Bonds in the base bid.**

Work excluded from this bid package:

- 1.) Raceways and boxes
- 2.) Wire Basket Cable trays
- 3.) Fire Alarm System
- 4.) Clock Systems
- 5.) AV Cabling and Systems
- 6.) **Distribution Antenna System**

OSU College of Osteopathic Medicine at the Cherokee Nation

BID PACKAGE 27A: STRUCTURED CABLING, DAS, SECURITY, AND ACCESS CONTROL - COMPLETE

BID PACKAGE – BASE BID

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

@ _____ Dollars

\$ _____

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@ _____ Dollars

\$ _____

EMR Rating _____

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 per for one Card Reader:

@ _____ Dollars / SF

\$ _____ PER Card Reader

BID PACKAGE UNIT PRICE # 2:

Additive cost for one data drop to a TV box

@ _____ Dollars / SF

\$ _____ Per TV Box drop

BID PACKAGE UNIT PRICE # 3:

Additive cost for one data drop

@ _____ Dollars / SF

\$ _____ PER single data drop

OSU College of Osteopathic Medicine at the Cherokee Nation

BID PACKAGE UNIT PRICE # 4:

Additive cost for one data drop to a floor box at the slab on grade or below grade.

@ _____ Dollars / SF

\$ _____ PER floor box drop at the slab on grade or below grade.

BID PACKAGE UNIT PRICE # 5:

Additive cost for one camera including required cabling.

@ _____ Dollars / SF

\$ _____ PER camera

BID PACKAGE UNIT PRICE # 6:

Additive cost for one access point with required cabling

@ _____ Dollars / SF

\$ _____ PER one access point

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