



Construction Manager's Clarification

Date: September 4, 2019

RE: CM Clarification #1

Project: OSU College of Osteopathic Medicine at the Cherokee Nation
Shell Package Re-bid

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 Bid Package 4A – Masonry –Due to the change of the stone specified on the drawings, this package is being re-bid. Please review the 100% documents. This bid will be due on 9.10.2019 at 2PM.

**CM Clarification #1
Cherokee Hard Rock Casino 4
Architectural and MEP Package**

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

OSU College of Osteopathic Medicine at the Cherokee Nation

BID PACKAGE 04A: ADHERED MASONRY - COMPLETE

Specification Section	Description
DIVISION 0	Procurement and Contracting Requirements
DIVISION 1	General Requirements
034500	Architectural precast Concrete, Complete
047500	Adhered Masonry, complete
054000	Cold Formed Metal Framing, pertinent portions thereof applicable to the work of this bid package
055000	Metal Fabrications, pertinent portions thereof applicable to the work of this bid package
071900	Water Repellents, Complete
072100	Thermal Insulation, pertinent portions thereof applicable to the work of this bid package
076200	Sheet Metal Flashing and Trim, 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
079500	Expansion Control, pertinent portions thereof applicable to the work of this bid package
081113	Hollow Metal Doors and Frames, pertinent portions thereof applicable to the work of this bid package
092400	Portland Cement Plastering, 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 = 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 all masonry and precast concrete/stone as required by the Contract Documents, including interior masonry.
- 2.) Furnish and install masonry, stone and cast stone wall caps on any site walls as required by the Contract Documents.
- 3.) Furnish and install all stone and cast stone banding, caps, and panels as shown on the Contract Documents.
- 4.) Furnish and install all cast stone as shown on the Contract Documents including, but not limited to, panels, caps, handrails, quoin, cornice, and piers.
- 5.) Contractor shall sand or otherwise protect floors during masonry operation. Remove protection and all mortar and grout residue at frequent intervals and at the completion of the work of this bid package.
- 6.) Include all joint reinforcing and flexible anchors as required for a complete installation.
- 7.) Include all miscellaneous masonry accessories as required for a complete installation.
- 8.) Furnish and install all Portland cement plaster, metal lathe, drainage mat, accessories, etc. for a complete installation. Coordinate installation and any penetrations with the exterior weather barrier system by others to not void the weather barrier warranty. Include plaster system per manufacturer's requirements at surfaces where a direct bond is shown on the contract documents.
- 9.) Contractor shall clean masonry surfaces and to face brick as required by the Contract Documents. Include cleaning required for applied sealers and waterproofing as specified.
- 10.) Furnish and install a mock-up panel of a portion of the exterior wall. This will include a full height by 6' wide portion of wall built as shown in the exterior wall sections along with all associated flashings and sealants. Include the cost to

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install this mock-up prior to mobilizing on site for the full brick installation. This mock-up will require expediting these materials for the mock up. This can become part of the finished work.

- 11.) Contractor shall submit mortar and grout mix designs as required by the Contract Documents.
- 12.) Contractor shall furnish and install miscellaneous steel and angle materials associated with the work of this bid package if required for support.
- 13.) Contractor shall furnish and install all thru wall flashing, grout dams, weep holes, etc. that are indicated behind materials furnished and installed by this bid package. Include grouted cavity below grade behind masonry wall as shown.
- 14.) Furnish and install mortar mesh as shown on the Contract Documents.
- 15.) Contractor shall furnish and install embedded flashing materials as specified in the Contract Documents. Include exposed metal flashing, through wall flashing, drip edges, expansion joint strips, flexible flashing, adhesives, primers, seam tapes, solder and sealants as specified.
- 16.) Furnish drip edges on inside and outside of all cast stone.
- 17.) Install expansion and control joints within the work of this bid package.
- 18.) Contractor shall furnish provisions for cold weather work as required including hot water, temporary heat, enclosures, blankets, etc. so that inclement weather shall not impede the installation of work of this bid package.
- 19.) Contractor shall set all hollow metal door and window frames in masonry construction, provided by others. This Contractor will be responsible for unloading and distribution of the hollow metal products related to masonry. Verify openings for plumb and levelness prior to grouting. Include removal of all bracing materials upon completion.
- 20.) Contractor shall provide any block-outs required for access doors provided by other contractors.
- 21.) Contractor will coordinate and allow for use of scaffolding with other trades requiring access.
- 22.) Contractor shall furnish and install grout between masonry and concrete slab typical as indicated on the Contract Documents. Include mortar netting as shown.
- 23.) Contractor shall provide all material handling for this Bid Package.
- 24.) All masonry assemblies stored or installed are to be protected from weather to prevent future efflorescence.
- 25.) Contractor shall furnish and install waterproofing products shown or specified to be applied to masonry and pre cast concrete installed under this bid package.
- 26.) Keep surrounding streets, drives, and parking areas free of dirt and debris including dust control caused or created by the work of this bid package.
- 27.) Provide any necessary traffic control and barricades for work relative to this bid package. Coordinate lane closings with Construction Manager and Authorities having Jurisdiction prior to such closings.
- 28.) Coordinate with Construction Manager a location for masonry sand and grout concrete washout, then haul-off all washout and debris upon completion of this bid package and restore area to the condition it was in prior to this work.
- 29.) Coordinate material deliveries of material with the Construction Manager with a minimum of 24 hour notice to coordinate with other contractors.
- 30.) Furnish and install touch-up waterproofing that is damaged by anchors and penetrations required by this bid package.
- 31.) Contractor will provide all hoisting as required for the scope of this bid package.
- 32.) Protect all roads and sidewalks from equipment and work required by this bid package. Contractor is responsible for bringing back to original condition any existing damaged site work that is not part of this project.
- 33.) Provide temporary task lighting beyond OSHA minimum requirements as required by the scope of work of this bid package.
- 34.) Furnish and install joint sealants for masonry and cast stone work installed under this bid package
- 35.) Include the continuous foundation weep screed at the bottom of the adhered masonry as shown on the contract documents.
- 36.) **Contractor to provide professional liability insurance, as required per the specifications for all delegated design and professional engineering.**
- 37.) **EXCLUDE the costs for Performance and Payment Bonds in the base bid.**
- 38.) **Please provide sample Change Order proposal with a detailed break out for review at descope. Please also include the following unit prices to be inclusive of labor, equipment, and material for the following packages. These unit prices will be for reference only and if accepted by owner will be included the subcontract of the successful bidder.**

NOTE: Each week, the Construction Manager will specify one day for general cleanup. During the extent of your contract, you will provide the Construction Manager with ONE laborer for this cleanup. This will not supersede daily cleanup of the work area as stipulated in Bid Package General Requirements (Document 004600)

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BID PACKAGE 04A: MASONRY - 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

Please breakout the interior and exterior masonry costs for possible VE consideration:

Exterior Masonry _____

Interior Masonry _____

BREAKOUT COST FOR TAX EXEMPT MATERIAL

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

@ _____ Dollars

\$ _____

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 Square Foot for the Adhered Masonry including plaster system SV.

@ _____ Dollars / SF

\$ _____ PER SF

BID PACKAGE UNIT PRICE # 2:

Additive cost per Cast Stone Caps PC.

@ _____ Dollars / cap

\$ _____ PER cap

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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: _____