

## **REQUEST FOR PROPOSAL PLUMBING SUPPLEMENTAL SERVICE**

As a general rule, Cherokee Nation Entertainment, LLC (CNE) provides for in-house preventive maintenance and repair. However, on occasion, CNE may require the services of a Plumbing Service Contractor to provide supplemental labor, materials and/or equipment to assist with this work at various locations. CNE is requesting proposals to provide this supplemental assistance as a function of qualifications/experience and cost.

### **Qualifications**

Contractor shall submit and attest to the following requirements:

1. Contractor has been in business as a plumbing company for a minimum 15 years.
  - a. Contractor's primary business is either as a plumbing/mechanical construction company or a plumbing/mechanical service company.
2. Contractor has sufficient resources to respond to a service request within 90 minutes with 2 technicians (one of whom must be a journeyman).
  - a. Response includes, at a minimum, one journeyman technician with a service vehicle. Service vehicle to be stocked with tools, equipment and parts common to the discipline.
3. Contractor has the equipment to perform standard plumbing service work. Equipment such as sewer augers, sewer cameras, torches, ProPress equipment, chain cutters, laser levels, etc. shall be a part of the contractor's owned equipment.
4. Contractor's technicians shall have the following licensing:
  - a. Journeyman Plumber State of Oklahoma (if working on plumbing systems).
  - b. Certified for annual backflow preventer inspections.
  - c. Current EPA certification for refrigerant recovery (if working on refrigerant systems).
  - d. HVAC journeyman State of Oklahoma (if working on HVAC equipment)
5. Contractor's first resource to a service call shall be a licensed Journeyman.
6. Contractor shall provide the following rate schedules as the basis of its proposal.
  - a. Fully burdened Plumber Journeyman (regular time, after hours, holiday, etc.)
  - b. Fully burdened HVAC Journeyman (if applicable) (regular time, after hours, holiday, etc.)
  - c. Fully burdened Plumber Apprentice (regular time, after hours, holiday, etc.)
  - d. Fully burdened HVAC Apprentice (if applicable) (regular time, after

- hours, holiday, etc.)
- e. Travel cost as a cost per call-out.
- f. Travel cost for parts run (or other) if needing to leave the site as a cost per mile.
- g. Parts/Equipment combined markup (markup in excess of 15% for overhead and profit above actual invoice shall be grounds for bid disqualification).

The following applies to proposal pricing:

1. Burdened labor rate includes,
  - a. Vehicle.
  - b. Overhead and Profit.
  - c. FICA.
  - d. Medicare.
  - e. Unemployment.
  - f. All fringes.
  - g. Small tools.
  - h. Insurances
  - i. All other markups incidental to labor
  - j. Burdened labor is what you will charge Owner.
2. Travel cost includes,
  - a. Fuel.
  - b. Vehicle wear and tear.
  - c. Vehicle depreciation.
  - d. Tolls.
  - e. Burdened labor costs during the travel period.
  - f. Overhead and profit.
3. Markups.
  - a. Markups for parts and equipment rental will be based on actual invoices. Owner shall only reimburse for parts and equipment for those items accepted by Owner at the time of the work.
4. Disallowed costs.
  - a. Fuel surcharge.
  - b. Markups in excess of 15%.
  - c. Costs of office personnel and equipment (these costs shall be included within the burdened labor rate.)
  - d. Rental for Contractor owned equipment shall be limited to 85% of AED.

NOTES:

Contractor shall provide a separate rate schedule for each property:

1. Hard Rock-Catoosa/Tulsa
2. West Siloam Springs Cherokee Casino
3. Roland Cherokee Casino

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4. Sallisaw Cherokee Casino
5. Ft. Gibson Cherokee Casino
6. Ramona Cherokee Casino
7. Tahlequah Cherokee Casino
8. S. Coffeyville Cherokee Casino
9. Will Rogers Downs-Claremore
10. Grove Cherokee Casino

Rate schedules shall apply to all areas of the property (i.e. hotels, stables, administration buildings, etc.)

Owner reserves the right to accept rate proposals on a per property basis.