

## **RFP: HARD ROCK CASINO/HOTEL: Rooftop Unit Replacement 2021**

### **About Cherokee Nation Businesses**

Cherokee Nation Businesses, L.L.C. (CNB), is wholly owned by the Cherokee Nation, one of the nation's largest American Indian tribes. CNB, the economic engine of the Cherokee Nation, owns companies in the gaming, hospitality, personnel services, distribution, aerospace, manufacturing, telecommunications, technology services, medical equipment, security and defense services, construction and environmental services industries. CNB continues to grow and expects to acquire new businesses in the future. Cherokee Nation Entertainment, LLC (CNE), a subsidiary of CNB, provides gaming and hospitality service to the region.

CNE currently employs more than 4,400 people in northeastern Oklahoma and northwestern Arkansas. The Cherokee Nation and its businesses employ more than 10,000 people in all, making it one of the area's largest employers.

The Hard Rock Rooftop Unit Replacement 2021 project is located on the campus of the Hard Rock Casino and Hotel in Catoosa, Oklahoma.

### **SCOPE OF WORK**

The objective of this project is to remove five existing rooftop DX HVAC and replace with equivalent capacity 4-pipe units. The units have been purchased by the Owner. It will be the responsibility of the contractor to remove old units, set new units, perform all necessary piping, testing, insulation, electrical, controls, etc. and as further defined below. Refer to the attached drawings and sheet specifications for the entirety of the project scope.

This rooftop unit change out will generally include the following items and shall be performed to the drawings and specifications issued by MSA.

1. Owner has contracted and paid or will pay direct for the new, 4-pipe, roof-top air-handling units. The units are as scheduled on the drawings.
2. The units being replaced are identified as RTU-4, RTU-7, RTU-11, RTU-12, and RTU-13.
3. Contractor will also perform one pick of a water coil from the lifting area to the roof of the Hard Rock Tower. No removal of existing coil will be required. There is no work associated with this pick other than getting the coil to the roof.
4. Due to the critical timeliness of being out of service, this project will require all unit removal and installation to be done in an approximate 6 hour window. To that end, the Owner has retained Erickson Incorporated for a tentative pick date on or about July 10, 2021. **Any work requiring any interruption or shutdown of the Owner's business will be conducted at the earliest time on a Monday or Tuesday (Addendum 1).** It is the responsibility of the contractor to contract with this firm, no substitution. The cost of this service less any Owner deposits shall be included in the base price. Contact at Erickson is:
  - a. Steve Reavis, [steve.reavis@ericksoninc.com](mailto:steve.reavis@ericksoninc.com), (541) 944-9005 or (541) 664-9417.

5. The demo and removal of the old DX units is the complete responsibility of the contractor; this includes removal from roof, refrigerant recovery, removal from site, legal disposal/salvage of units, removal and legal disposal from site of all new unit dunnage and packing materials, etc. Contractor acknowledges that some of the units may require subdivision of the unit or “shoring up” of the unit to make it stable for lifting. The cost of which is included in the base price.
6. All piping, fittings, isolation valves, flow control assemblies, strainers, pipe stands, insulation, electrical, controls, labor to install, etc. shall be completed ahead of the scheduled equipment pick. All pipe will be grooved for mechanical coupling. Victaulic is the approved mechanical coupling; no substitutions. Contractor will have 12 hours to connect to, restart and commission new equipment once the old equipment goes offline. (6 hours of which is allocated to the totality of the helicopter work.)
7. The new RTU’s shall be balanced for Outside Air, Exhaust Air, and Mixed Air only.
  - a. Contractor shall provide typical air balance information for the units only.
8. Contractor is responsible for ensuring new pipe has been flushed and cleaned prior to connecting to Owner’s hydronic system.
9. The work of the controls contractor shall be under this contract. There are two approved vendors:
  - a. Automated Building Solutions, contact Joel Karstetter, (918) 665-3974, jkarstetter@abscompanies.com.
  - b. Northwest Controls, contact Dave McMillan, (918) 833-3200, dave.mcmillan@nwcontrols.com.
10. The work of the electrical contractor shall be under this contract.
  - a. Owner will relocate existing data conduit/wire attached to the equipment to be removed. Addendum 1
  - b. Lightning protection removed under this project shall be replaced. Lightning protection will require certification. Addendum 1
11. The work described herein and as shown on the plans is turn-key. It is the expectation and intent the piping, electrical, and controls work are complete and ready to be connected to the new units prior to demo of the existing units. Contractor will have 12 hours to bring new units online once power to old units is disconnected.