



Cherokee Nation Businesses
Cherokee Nation Film Office
Owasso Campus Improvements
16990 E. 116th Street N.
Owasso, Ok 74055

Preconstruction RFI Responses

02.17.23

1. Is there a size specified for the new septic system?
Currently, The existing septic system will be relocated.
2. Who do we need to get the permit through for the new driveway entrance, Rogers County or the State?
Building Permit will be through Rogers County, Waterline Extension will be RWD#3
3. C1.5 shows 2 new water lines to start just south of the parking lot. Is the 12" main water line extension already installed? Will it have to be run inside the existing parking lot due to the state highway easement?
Refer to Addendum No. 1 Dated, 02.20.23
4. Will the new 6" fire line require a vault and a meter?
Yes, Refer to waterline Extension Drawings (AD#01)
5. Will there be quiet hours or specific working hours for the work in the existing facility?
Winning bidder will have to coordinate around production days with the film office
6. Are there any details or specifications available for the existing storm shelter that has to be modified?
Owner will provide original Manufacturer's Specification and installment requirements.
7. Are there any fire sprinkler considerations for the storm shelter?
Sprinkler system shall be installed in storm shelter.
8. The exterior wall of Open Office 036 is metal liner panel. Is that to remain or will it be framed with sheetrock?
Provide wall type 2 at exterior wall. Forthcoming AD will include this.
9. Is there a detail for Vestibule B001 on sheet A2.2? I can't find anything regarding the suspended acoustical enclosure from model acoustics QCBSC25.
Refer to Forthcoming Addendum.
10. Is there a spec for the green glue? How much green glue is to be used between each layer?
Specification is closed to 'Green Glue Noise Proofing Compound'. Coverage and application is 2 tubes per 4 x 8 sheet.
11. Does the ceiling paint in the areas "open to structure above" on sheet A2.6?
Base Bid for this area does not include paint structure. Refer to forthcoming Alternate 1 for additional requirements.

12. Who is responsible for the Box Trusses by XFS Truss? Is that to be owner provided?
XFS is contractor furnished and Installed
13. Does the exterior of Building A get painted?
No
14. The specs refer to section 087101 for the Door Hardware Schedule. I am not seeing it in the specs but there is a schedule on G1.2. Is this correct?
Schedule is located on G1.2
15. Do any of the doors require any STC rated hardware?
Door hardware includes STC rated hardware. Re: G1.2 (Acoustical Door Seal Kits)
16. The PEMB spec states to refer to the drawings for the R-value of the vinyl faced insulation but I'm not seeing anything on the drawings. Please provide.
R-19 + 11 at walls, R30 +11 with thermal block at roof
17. The Insulation spec has spray foam insulation in it. Is that used anywhere in the project?
Disregard Spray Foam
18. Are mortise locksets required or can we use cylindrical locksets?
Egress doors shall provide one motion to exit.
19. Is there a size specified for the new septic system?
Currently, the existing septic system will be relocated.

02.20.23

20. Is this project tax exempt?
No
21. Subject to Davis Bacon wage rates?
No

02.21.23

22. I have a question about the wall tile elevation for the make-up room. I'm attaching the page that shows the make-up room elevation and this says only T3 is going on the wall with the mirrors.
Correct

02.21.23

23. Existing Storm shelter Manufacturer
Existing Storm Shelter was manufactured by Tornado Place Storm Shelters (918) 863-8989

02.23.23

24. Confirm owner provided items (furniture, appliances, etc.). List any and all appliances/FFE in GC scope.
Furniture illustrated on Sheets A2.5 and A2.6 for informational purposes only. Televisions and brackets will be owner furnished and contractor installed.
25. Is builder's risk policy by owner or GC?
Supply Scheduled value for Builders risk on bid form. Rev 02.24.23
26. Provide Finish schedule for A036, A037
Refer to forthcoming addendum #02

27. Verify location of Wall covering (Koroseal). Nothing on finish schedule
Disregard Koroseal. Removed by addendum #02
28. Verify extent of earthwork required for future RV parking.
No work this area
29. Confirm owner is paying for special inspections and material testing per Note 1 S0.2.
Owner will retain special inspections.
30. Please provide specification for accordion partition in make-up room.
Re: Specification section 0853813 accordion doors in original documents
31. Locations for CG1 corner guards?
Refer to forthcoming addendum #02
32. Is owner or GC responsible for building permit costs?
Contractor is responsible for all permitting cost.
33. Confirm new location of storm shelter.
Confirmed, modify existing framing and walls as illustrated for reconfiguration.

03.01.23

34. Sheet M1.2 calls for a new 1 ½" gas line for both RTU 7 & 8 at the back of the building and states to see civil for continuation. The civil drawings don't reference these lines. They only show the gas line entering the front of the building. Can you clarify how that line is to be routed with sizes and pressure?
Refer to AD#3 for revised routing of Gas Line
35. Detail 1/A5.2 calls for an acoustical wall panel above the countertop on the desk. Is there a spec for that acoustical wall panel?
Omit Acoustical Panel
36. Is building B fire alarm a stand-alone system or will it be integrated into the existing Building A system?
System will be integrated.
37. Page G1.3 calls out two solid surface colors, both with the SS1 finish code. Can you please clarify which color is to go in which location?
Refer to AD#3
SS1 – Frosty White Mirage Office spaces with Solid Surfacing
SS2 Coconut Oil = Makeup (Revised)
38. Can it be assumed that all utilities required for this remodel and new building construction would be owner paid due to these utilities already existing under ownership at the site?
Temp power and utilities needed to complete the project would be the responsibility of the contractor.

03.02.23

39. Who will provide and install the steel tube wall shown on 1/A5.2?
GC will provide Steel Tube with base plates.

40. Who will provide and install the acoustical wall panel shown on 1/A5.2?
Omitted -See above.
41. 1/A5.2 call for solid surface countertop, transaction ledge and a Plam wall panel.
Please clarify what finishes are needed.
SS1 Transaction Ledge
Plam panel TBD
43. The Finish Schedule on G1.3 references ACT1, ACT2 and ACT3. But the spec only references USG Radar Basic R2110. Please confirm the ACT ceiling tiles for all referenced ceilings (1, 2 & 3).
ACT1 = USG Radar Basic R2110 or Equal / Better
ACT 2 = Gypsum board panels RE: Detail 2-A2.7
ACT3 = Armstrong Humi-guard plus
44. Ref 095113 specification. 2.2 Acoustical Panels shows the manufacturer as USG but 2.3 Ceiling suspension system is Armstrong. Is it acceptable to use either USG or Armstrong for both ceiling tile and grid in lieu of mixing manufacturers?
Yes

03.09.23

42. My fire suppression subs are wanting verification that the existing building will be changing from light hazard to ordinary hazard zones? They state that this used to be an indoor soccer field, and with all of the overhead piping and sizing being a light hazard the entire piping system overhead will have to be reworked. Please let me know any information you have on this and if this is the case I will let them know.
Fire suppression design and installation shall be in accordance with jurisdictional and national code. Design is the responsibilities of the sub contractor.
43. the existing aerobic system is where the new building will be, and the plans say it will be moved, what will be used in the meantime? And, about how many people should be accounted for with the new system.
Phasing shall be determined by the contractor. It's likely that there will be a temporary shutdown of the east restroom facilities connected to the existing Septic. This shall be the responsibility of the contractor to coordinate with the owner for all and any temporary shutdowns.
44. Do we need to include any Tape and Bed behind the Acoustical Blanket in the Studio?
Yes.
45. There is a Note on Wall Type 3 & 6 that says "install green glue between all layers of gypsum..." does this include the side getting only two layers of sheetrock or just the layer receiving plywood, gyp and insulation?
Green glue shall be installed between all layers of gypsum and plywood.
46. Finish schedule calls for PL-1 cabinets (no cabinets in room) SS1 and PL2 countertops.(RoomA015)
Cabinets would indicated the panel of desk below in this instance.

47. On Addendum #2 there is a new gas line shown running back to the new RTU. Can you please clarify the size of this line?

We are awaiting direction from the gas company for this piping. I will update as soon we receive information. Hopefully by the end day March 9th.