

REQUEST FOR PROPOSAL GENERAL CONTRACTOR

STILWELL CULTURAL ART CENTER EXTERIOR and INTERIOR REMODEL Scope of Work

PROJECT INFORMATION

Cherokee Nation Cultural Tourism and CNB Corporate Construction (hereinafter referred to as "OWNER") are seeking bids from qualified General Contractors for exterior and interior remodel of the Stilwell Cultural Art Center. The existing facility is located at 314 W Locust St in Stilwell, OK. Bidders are asked to provide all labor, supervision, products, materials, tools, equipment, permits, licenses, insurance, utility cost, and transportation costs necessary to remodel the work in conformity with the provided bid documents provided by Blue River Architects. This project is the renovation of the existing 27,000 square foot Cherokee Nation PPE manufacturing facility into a new cultural art center. The facility will include (3) new classrooms, a kiln room, a gallery space, minor renovations for arts storage, minor existing conditions improvements to the main entrance, restrooms, office space, and exterior façade improvements along with a raised planter bed at the front entrance. New interior materials will include, but not be limited to: new interior partitions, an operable partition, new flooring, new paint, new doors, new millwork, and a new kiln. New exterior materials will include, but not be limited to: new EIFS paint, new masonry stone veneer, new wood-look metal columns, a new, masonry stone-clad raised planter bed."

SECTION A: GENERAL

The scope of work for this bid package shall include, but is not necessarily limited to the following general items:

Project Coordination:

- 1.) Contractor is to furnish subcontractors, manpower, materials, and equipment necessary, as required by the project schedule, including interim milestone dates, and to furnish additional crews, equipment, etc. and/or overtime required to maintain the schedule if Contractor falls behind due to their own fault or due to inclement weather.
- 2.) Contractor is responsible for field engineering, layout and field layout from benchmarks or other known points on the site as directed by Owner/Architect.
- 3.) Contractor shall furnish pumping and dewatering as required for the scope of this bid package. Any pumping performed must be done so as not to hinder any other trades' work.
- 4.) Contractor shall include all remobilization operations required to complete the scope of this bid package.
- 5.) Contractor shall coordinate all material deliveries with the Owner and shall have a representative on site to receive all deliveries of materials under the scope of work of this bid package.
- 6.) Contractor shall clean up their work in such a manner as to maintain safe working conditions on the project, including but not limited to excess material, lunch trash, and dirt and debris on streets and sidewalks. All trash generated from this Contractor's work, or its' forces shall be removed by the Contractor's own forces and Contractor's equipment. Trash shall be placed in an on-site dumpster provided by Owner. Any waste that requires special disposal such as concrete, pavement or hazardous waste will be disposed of by Contractor and not placed in the on-site dumpster.
- 7.) Contractor shall conform to the Owner's work hours.
- 8.) Contractor shall furnish protection of adjacent surfaces and repair of any damage caused by the work of this Contractor.
- 9.) ALL AREAS DISTURBED BY THIS CONTRACTOR SHALL BE REPAIRED AND RE-SODDED.
- 10.) DAMAGE TO EXISTING ROADS CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO ORIGINAL CONDITION. CONTRACTOR SHALL COORDINATE DELIVERIES OF MATERIALS/EQUIPMENT TO PREVENT DAMAGE TO ROADS/DRIVES.

Safety:

- 11.) Contractor is to provide for its employees all necessary safety and PPE as required by the authorities having jurisdiction and Owner's standard safety policies and procedures.
- 12.) Contractor will furnish temporary barricades, flagmen and traffic control as required for the scope of this bid package.
- 13.) Contractor shall provide temporary lighting in work areas during the construction process.
- 14.) Contractor shall furnish all scaffolding, work platforms, equipment and supplies to complete all work performed under the scope of this bid package, and as required by the authorities having jurisdiction and Owner's standard safety policies and procedures.
- 15.) Contractor shall furnish drinking water for its employees.

Administrative:

- 16.) Contractor will furnish submittals and/or product data sheets for approval before repairs are made.
- 17.) Contractor shall furnish all submittals, shop drawings, and samples within 30 days of receipt of notice to proceed.
- 18.) Any professional engineering services required for the assembly of submittals and shop drawings are the responsibility of this contractor.
- 19.) Contractor will furnish all licenses, permits, and certifications and arrange for inspections and testing as may be required by and for this Contractor's work, and as required by the authorities having jurisdiction.
- 20.) Contractor to provide construction remodel updates and project reporting as necessary. Weekly or bi-weekly construction meetings will be held to monitor progress and help schedule tracking.
- 21.) TERO requirements must be met before work can commence. Fees and reporting will be the responsibility of the Contractor throughout the project.

SECTION B: PROJECT SPECIFIC SCOPE

Contractor is to furnish manpower, materials, and equipment necessary, as required to complete the project in accordance with the contract documents including but not limited to the following plans and specifications:

The scope of work of this RFP shall include the following items, but without limiting the scope of work as provided above:

1.) Preconstruction/Planning-

- a. Contractor shall prepare and submit for approval a complete work plan and schedule. Schedule shall take into consideration all phases of the work with key milestone dates identified.
- b. Contractor's work plan and schedule shall coincide with number of calendar days submitted on original proposal.
- c. Work on the project will not be permitted to commence until a work plan and schedule are submitted and approved by Owner.

2.) Selective Demolition

- a. Contractor shall take care to limit selective demolition to those areas where work is specifically required.
- b. Dust control must be implemented during demolition stages.
- c. Add required stabilization and shoring necessary for demo and remodel work.

3.) Construction Remodel per plans and specifications include, but not limited to:

- a. Removal of walls, flooring, lighting, hvac ductwork, ceiling tile and grid as noted in the demolition plans.

- b. Ownership to identify equipment and millwork removed during demolition that will be repurposed.
- c. Installation of new HVAC ductwork, returns and diffusers per plans and specifications.
- d. Installation of electrical and data noted on plans and specifications.
- e. Installation of new plumbing and fixtures per plans and specifications.
- f. Construction of new wall framing and gypsum board per plans and specifications.
- g. Install of new flooring, tile, millwork, and doors per plans and specifications.
- h. Paint all exterior and interior surfaces as indicated.
- i. Purchase and install of new kiln.
- j. Install of new partitions and operable partitions.
- k. Demo of paving areas for new planter install. Protect all remaining paving to prevent damage.
- l. Installation of new planter beds
- m. Install of framing and EIFS on exterior elevations.
- n. Install of metal parapet cap and batten system as noted.
- o. Install of manufactured stone and cast stone.