

**CHEROKEE NATION**  
**REQUEST FOR SEALED PROPOSALS**  
**CONSTRUCTION MANAGEMENT**  
**AT-RISK SERVICES**  
**PROJECT: CHEROKEE NATION NURSING &**  
**ALLIED HEALTH EDUCATION CENTER**  
**ADDENDUM 01**



**Purchasing Department**  
**Sealed Response Due Date: 04/15/2026**

**CHEROKEE NATION**  
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**REQUEST FOR SEALED PROPOSALS  
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PROJECT: CHEROKEE NATION NURSING & ALLIED HEALTH  
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The following questions or requests for information were received by the mandated deadline.

**QUESTION:** What is the anticipated roofing scope (if any) of work beyond patch and repair at penetrations?

**RESPONSE:** At Existing: Remove existing roof material – replace with new TPO and proper tapered insulation for ¼":12" slope to existing roof drains. Roof drains shall receive new retrofit cages. At existing standing seam roof, this will be replaced with new. This occurs on the 2<sup>nd</sup> floor roof.  
Remove existing walkway protection, replace with new.  
Remove existing lighting protection, this would be reinstalled.  
At New: large slope canopy shall receive standing seam metal roof material with gutter and downspouts.

**QUESTION:** When will the DD structural drawings be provided to confirm structural scope of work for the moment frame and any additional reinforcement of bar joists?

**RESPONSE:** This scope is still to be determined. Current: there may be supplemental framing required at bar joists.

**QUESTION:** What assumptions should be made regarding the millwork scope of work?

**RESPONSE:** Millwork is majority of cabinetry in scope of work, with exception of lab spaces. These spaces shall receive casework.

**QUESTION:** Is it safe to assume pricing of LVT/Carpet in main areas and ceramic wall/floor tile at restrooms?

**RESPONSE:** This would be acceptable for this scope until more developed drawings are available.

**QUESTION:** Are the existing elevators to remain?

**RESPONSE:** The passenger elevator and freight elevator are to be removed. The passenger elevator will not be replaced. The floor would be infilled for level 1, 2, 3. The freight elevator would be replaced with new traction type, custom cab size to fit within the existing shaft.

**QUESTION:** The narrative mentions that the north stairs will need to be replaced. Should an allowance be provided for west stair replacement?

**RESPONSE:** Within scope of work, the interior existing stairs are not being demolished. There will be new tread/riser treatment applied to the north and west stairs to meet current building code requirements.

**QUESTION:** Is the existing exterior framing and sheathing to remain pending investigation moment frame can be installed from the interior?

**RESPONSE:** The structural scope is still being determined. At this time, it is understood there are multiple exterior walls (metal stud construction) that would need to be demolished and replaced with new metal stud walls to allow moment frames to be installed.

**QUESTION:** Will interior walls be built to deck or are partitions acceptable?

**RESPONSE:** It is likely walls will be to deck for sound transmission.

**QUESTION:** Should interior signage be accounted for or will it be owner provided?

**RESPONSE:** Interior signage will be contractor provided and installed. This would be applicable to exterior signage as well.

**QUESTION:** Should window treatments be priced and are manual roller shades at exterior windows acceptable?

**RESPONSE:** Window treatments are likely. The majority would be manual.

**QUESTION:** How many moment frames will be required and/or what allowance should we carry for this in the budget?

**RESPONSE:** The structural scope is still being determined. These must be designed to satisfy lateral load resistance of IEBC 2018.

**QUESTION:** Where will the moment frames be installed? Inside or on the outside of the existing structure?

**RESPONSE:** The structural scope is still being determined. The moment frames will be installed and aligned with the stud wall framing.

**QUESTION:** What foundation system is intended for the large canopy?

**RESPONSE:** Current: deep foundation system at new canopy support. Foundation design requirements to be based on Geotech engineer requirements.

**QUESTION:** How many joists will need to be reinforced in the existing building? Will joist need to be reinforced for the entire building or joist certain areas?

**RESPONSE:** The structural scope is still being determined. Current: supplemental framing may be required at certain locations on both level 01 and level 02.

**QUESTION:** Please provide an approximate pounds per sf for both the large and small canopies.

**RESPONSE:** This is to be determined.