**CED CULTURAL TOURISM**

**REQUEST FOR PROPOSAL**

**GENERAL CONTRACTOR**

**Will Rogers Birthplace Ranch- Home Restoration**

**PROJECT LOCATION**

The Will Rogers Birthplace Ranch property is located at 9501 E 380 Rd, Oologah, OK 74053. This solicitation is for restoration and preservation of the Birthplace Home and includes major structural improvements, MEP Upgrades, and a complete restoration of all interior and exterior finishes. The Will Rogers Birthplace Ranch Home is listed on the National Register of Historic Places. The home is a significant and vital asset of the Cherokee Nation and in a broader sense is a national treasure.

**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 furnish drinking water for its employees.
5. Contractor shall Include all remobilization operations required to complete the scope of this bid package.
6. 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.
7. Contractor shall clean up his 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.
8. Contractor shall conform to the Owner’s work hours.
9. Contractor shall furnish protection of adjacent surfaces and repair of any damage caused by the work of this Contractor including but not limited to trees, fences, sidewalks, and other site furnishings in the vicinity of the house.
10. The Will Rogers Birthplace Ranch property (excluding work area) will be closed to the public during construction. Contractor shall carefully coordinate parking and jobsite access with owner. ~~CONTRACTOR SHALL PROVIDE TEMPORARY CHAIN LINK SAFETY FENCING AT PERIMETER OF WORK AREA WITH APPROPRIATE SAFETY SIGNAGE. WITH EXCEPTION FOR NEW PRIMARY/SECONDARY ELECTRIC SERVICE, ALL MATERIALS STAGING AND WORK SHALL BE COMPLETED WITHIN FENCED AREA. REFER TO SHEET A001 FOR PROJECT BOUNDARIES.~~
11. ALL AREAS DISTURBED BY THIS CONTRACTOR SHALL BE REPAIRED AND RE-SODDED.
12. DAMAGE TO EXISTING ROADS CAUSED BY CONSTRUCTION ACTIVITES 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.
13. BIDDERS ARE ENCOURAGED TO CAREFULLY INSPECT THE EXISTING CONDITIONS OF THE STRUCTURE AND REVIEW ALL PERTINENT DRAWINGS AND REPORTS PRIOR TO BID. BIDDERS MAY CONTACT THE BUYER TO ARRANGE FOR A SITE VISIT DURING NORMAL BUSINESS HOURS.
14. INTERIOR FURNISHINGS THAT ARE NOT BUILT-IN OR REQUIRED TO BE RESTORED AS PART OF CONSTRUCTION SHALL BE REMOVED BY OWNER PRIOR TO CONSTRUCTION.
15. Contractor shall provide 20’ lockable storage container (Conex) unit. Unit shall be delivered to project site and placed in location designated by owner. Conex shall remain on property for duration of project and shall be removed no later than thirty (30) calendar days following substantial completion. This unit will be used by owner to store furnishings that are currently in the Birthplace home. Furnishings will be removed immediately prior to start of any construction work and will require three (3) business days to complete. This time will not be included in 150 calendar day schedule as required in RFP.

**Safety:**

1. 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.
2. Contractor will furnish temporary barricades, flagmen and traffic control as required for the scope of this bid package.
3. 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.

**Testing:**

1. Contractor will assist the Material Testing Laboratory in obtaining samples and gathering data as needed and shall notify the Owner a minimum of 24 hours in advance of testing required under the scope of work of this bid package.
2. Laboratory materials testing shall be provided by contractor in accordance with specifications.

**Administrative:**

1. Contractor will furnish all submittals, shop drawings, samples, mock-ups, and closeout documents required by the contract documents.
2. Contractor shall furnish all submittals, shop drawings, and samples within 30 days of receipt of notice to proceed.
3. Any professional engineering services required by the contract documents for the assembly of submittals and shop drawings are the responsibility of this contractor.
4. 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.
5. BUILDING PERMIT- OWNER WILL COORDINATE WITH ROGERS COUNTY TO OBTAIN BUILDING PERMIT PRIOR TO CONSTRUCTION. ALL OTHER PERMITS ARE THE RESPONSIBILITY OF THIS CONTRACTOR.

**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:

* Will Rogers Birthplace Ranch Home Restoration drawings issue date 9/26/24 by EDG Architects
* Will Rogers Birthplace Ranch Home Restoration Specifications issue date 9/26/24 by EDG Architects
* Western Fire Protection Drawings for Barn & Site, Hydraulic Calculations.
* Lead Based Paint Inspection Report for Cherokee Federal, 10838 E. Marshall, Suite 220, Tulsa, Oklahoma 74116, for the Structures Located at: 9501 E 380 Rd Oologah, Oklahoma 74053 Performed By John Burnside Certified Lead-Based Paint Inspector/Risk Assessor, Oklahoma Certification RASR12477OK
* Asbestos Report- dated 12/09/20 by Earth Tech Enterprises, Inc.

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

1. **Protection of Existing Home and Guidelines:**
   1. All effort and energy are to be exerted to protect the home from damage and impact by restoration construction activities and weather during the duration of the work. Provide temporary barricades, coverings, and protection.
   2. Comply with Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, U.S. Department of the Interior, Pages 122-163.
   3. Mark all new replacement components, inconspicuously, for historical documentation purposes.
   4. Review all tasks prior to commencement. Notify Architect if conditions appear different from anticipated or require alternate action or design from instructions.
   5. Protect during construction, all existing structures, materials, and fixtures to be retained.
   6. Do not refinish any existing natural wood unless approved by Architect.
   7. This project requires selective and careful demolition and restoration.
   8. Chemical removal of paint and other finishes must be submitted and approved by architect.
2. **Sitework/Landscaping:**
   1. Sitework is limited to restoring lawn to original condition including repair of ruts and damage caused by construction activities.
   2. Landscaping-Contractor shall only remove plantings and landscaping features if required as part of the home renovations. Contractor shall restore all landscaping beds to pre-construction condition and sod/seed any disturbed grass areas.
   3. Omit note on G002 regarding removal of concrete walkways. Concrete walkway to remain.
3. **Selective Demolition and Abatement:**
4. Contractor shall carefully review the drawings prior to demolition activities to prevent unnecessary damage.
5. Contractor shall carefully review drawings and hazardous materials assessment to ensure all selective demolition activities are completed meeting all applicable AHJ’s and tribal regulations concerning abatement of lead and asbestos. Contractor is responsible for obtaining all required environmental permits and licenses. Licenses and permits must be valid for the duration of work to be performed.
6. Contractor shall provide abatement plan for approval prior to any selective demolition operations.
7. MODIFICATION OF EXISTING STRUCTURAL COMPONENTS, STUDS, COLUMNS, FLOOR JOISTS AND ROOF FRAMING-Cutting, drilling, or notching of existing structural components not shown on the Drawings is prohibited without written approval of the Project Structural Engineer.
8. Contractor shall carefully remove floor planks (numbered to enable reinstallation in original position) and repair or replace floor joists, (Ref. Structural Documents.) Contractor shall include in their proposal a damage factor of 10% to replace planks that may be damaged beyond repair. Contractor shall not be compensated for replacement of floor planks due to improper removal or storage.
9. Contractor shall be responsible for storing and protecting all salvaged materials. The use of storage containers on site is acceptable if located within safety fenced area.
10. Soil testing is not required unless specified by AHJ.
11. **Structural:**
    1. Complete foundation system repairs/updates per Structural Engineer’s construction documents. All 15 existing stone foundations shown on S100 keynote #5 are to be removed.
    2. Coordinate with Owner a location for concrete washout, then haul-off all concrete washout and debris upon completion of this bid package and restore area to the condition it was in prior to this work.
    3. Complete all structural wood framing repairs including but not limited to modifications to roof rafters, ceiling joists, and added shear walls per Structural Engineer's design. All existing 8” timber joists are to be removed.
    4. Sheet S101 has a reference for detail 11/S200 and should be corrected as 5/S200.
    5. Yes. Detail 5-S200 is the correct reference.
    6. Contractor shall take special care to prevent rain/moisture intrusion into interior of structure during roofing and structural framing operations.
12. **Masonry:** 
    1. Refer to drawings for specific masonry items including but not limited to chimney repairs, rubble footing replacement, and stone pavers.
13. **Rough and Finish Carpentry:** 
    1. Complete as required per plans and specifications.
    2. Repair or replace water damaged trim and structure as identified in drawings. Replacement materials to be of same profile, even if custom millwork is required.
14. **Roofing (Cedar Shake):** 
    1. Provide and install fire rated cedar shake roof and adhesive backed, high temp underlayment over decking. Decking shall be replaced over entire roof in lieu of 36” border shown in drawings.
    2. Include stainless steel fasteners.
    3. Include painted steel for valleys and flashings.
    4. Provide eave and rake trim in accordance with paragraphs 2.03 & 3.04 of the respective spec section. Include drip moldings as required.
15. **Finishes (Plaster/Paint)**:
    1. Paint as required per schedule. Exterior painting shall be brush applied.
    2. Paint all exterior surfaces as indicated with materials specified. Follow SW product data sheets for recoating requirements (24 hours minimum). Refer to Lead Paint Survey indicating mixed areas of latex and oil-based paints. Follow state and federal requirements for addressing lead based paints. Tribal requirements follow EPA guidelines.
16. **Windows/Doors/Hardware:**
    1. Replace, clean, or repair doors, hardware, and windows as required and specified. Refer to Spec section 08200, 08250, and 08300 for specific door, window, and hardware schedules.
    2. The second-floor windows are casement type. The intent is to keep the existing casement windows, cleaning, reglazing, repairing, and repainting. There are four (4) in front and two (2) in the back of the house. Total six (6). All others to be replaced.
    3. Replacement glass shall be 1/8” “wavy” glass in lieu of specified ¼”. Mahogany shall be used in lieu of white pine. Provide and install glazing putty and weatherstripping, if required, per manufacturer.
    4. Replace all windowsills that appear to be damaged, rotted, or incorrectly installed.
    5. Use oil rubbed sash lock balance system in lieu of specified invisible system.
    6. Replacement doors shall be 1-1/2” slab with full mortise and tenon. Exterior doors are to be White Oak and leave existing jamb in place.
    7. Replace all latch sets and closures. Refer to hardware schedule in specifications.
    8. Priming required to be done per Painting Section 09900. SW product data sheet has recoat time of 24 hours minimum.
    9. Painting of Window Screens and Door Screens by Product Manufacturer. Specification requires new Wood Doors to be painted with SW Refresh Acrylic Latex.
    10. Provide 1/16” to 1/8” paint overlap onto glass.
    11. Change Window Screens to Spanish Cedar and Screen Doors to White Oak.
17. **HVAC:** 
    1. Provide complete in place HVAC systems in accordance with plans and specifications.
    2. Selective demolition required for installation of HVAC components shall be carefully coordinated with other trades to ensure minimize removal of existing historical materials. All selective demolition required to complete this work shall be completed in compliance with all applicable AHJ’s and tribal regulations concerning abatement of lead and asbestos. Contractor is responsible for obtaining all required environmental permits and licenses. Licenses and permits must be valid for the duration of work to be performed.
    3. Provide and install new filters for all units immediately prior to turnover to owner.
18. **Electrical:** 
    1. Provide and install all electrical systems, complete in place, in accordance with plans and specifications for house only.
    2. Selective demolition required for installation of electrical components shall be carefully coordinated with other trades to ensure minimize removal of existing historical materials. All selective demolition required to complete this work shall be completed in compliance with all applicable AHJ’s and tribal regulations concerning abatement of lead and asbestos. Contractor is responsible for obtaining all required environmental permits and licenses. Licenses and permits must be valid for the duration of work to be performed.
    3. Include secondary electric service to house including trenching, boring, and backfilling as required. Paved areas will require boring in lieu of saw cutting.
    4. Transformer and transformer pad are by others and NOT included in this scope.
    5. Light poles and associated wiring are not included in this scope.
19. **Fire Protection:** 
    1. Contractor shall include fire protection system for house and barn only. Storage tank, pump, pump house, generator and underground to within 5’ of Birthplace home and barn are by others.
    2. Provide and install complete fire protection system including replacement of components as required by drawings.
    3. Selective demolition required for installation of fire sprinkler components shall be carefully coordinated with other trades to ensure minimize removal of existing historical materials. All selective demolition required to complete this work shall be completed in compliance with all applicable AHJ’s and tribal regulations concerning abatement of lead and asbestos. Contractor is responsible for obtaining all required environmental permits and licenses. Licenses and permits must be valid for the duration of work to be performed.
    4. Contractor shall include coordination of fire sprinkler plan review with State Fire Marshal as required and include any further professionally engineered design required beyond “Sprinkler Plans sheet FP001” provided in drawings.
    5. Contractor shall modify existing riser as required and connect to new underground fire line, provided by others within 5 feet of building footprint at riser location.
20. **Security:**
    1. Existing security cameras in home shall be carefully removed and turned over to owner. Use existing cabling to pull new cabling per CED IT Standards to same camera locations. New cameras and installation shall be by owner.
    2. Provide constant power at light poles for security cameras, separate from clock/photo eye circuit.
21. **Furnishings:** 
    1. Restore furnishing as identified in construction documents. Items not identified to be restored shall be removed by owner prior to construction. Cast Iron components must only be removed with Owner’s written permission & the components location must be known to Owner at all times.
    2. Exclusion Rails and stanchions as shown in drawings and specifications shall NOT be included in this contract.
    3. Eliminate reference to cable railing system shown in drawings. Provide Fairway Railing Solutions at the ADA ramp, front veranda steps, and stair handrails.
    4. Roll up shades as specified in SPECIFICATION SECTION 10400 EXTERIOR ROLL-UP SHADES are not included in this contract.
    5. Omit curtain boxes shown in plans.
    6. Wood or composite porch swing is acceptable.
22. **ADD ALTERNATES-None scheduled.**
23. **SCHEDULE:** The Contractor agrees to complete the work within **150 calendar days** from the date of the Owner’s Notice to Proceed, free of all liens, claims, and demands of any kind for materials, equipment, supplies, services, labor, taxes, and damages to property or persons, in the manner and under the conditions specified in this RFP. Modifications to the schedule shall be made by change order to the contract following review of the request by Owner.