**CED CULTURAL TOURISM**

**REQUEST FOR PROPOSAL-SCOPE OF WORK**

**Will Rogers Birthplace Ranch**

**Site Utilities- Fire Protection**

**Revised for Addendum 1, 5.30.25**

**PROJECT LOCATION**

The Will Rogers Birthplace Ranch property is located at 9501 E 380 Rd, Oologah, OK 74053. This solicitation is for site utilities including domestic water distribution, underground fire line, fire pump, pump house, and fire suppression water storage tank. The Will Rogers Birthplace Ranch is listed on the National Register of Historic Places and is in the process of being renovated. 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 will be closed to the public during construction. Contractor shall carefully coordinate parking and jobsite access with owner.
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.

**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. ALL PERMITS REQUIRED FOR THIS SCOPE OF WORK ARE THE RESPONSIBILITY OF THIS CONTRACTOR.

**SECTION B: CONTRACT DOCUMENTS:**

The scope of work of this RFP shall be completed in accordance with the following contract documents:

1. Site Utility & Fire Protection Domestic Water Package, Will Rogers Birthplace Ranch, dated 4/1/25, Construction Documents by Edmondson Design Group.
2. Report of Subsurface Exploration and Geotechnical Evaluation, Will Rogers Birthplace Ranch, Oologah, Oklahoma, BUILDING & EARTH SCIENCES, INC. PROJECT NO.: TU240148 PREPARED FOR: CNB Construction October 1, 2024 (THIS REPORT PROVIDED FOR INFORMATION TO ASSIST BIDDER WITH DETERMINING SOIL TYPES AS IT APPLIES TO TRENCHING).

**SECTION C: PROJECT SPECIFIC SCOPE**

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

1. 40,000 Gallon Water storage tank and concrete slab complete in place with all accessories as required by plans.
2. 750 GPM Diesel Fire Pump and all accessories and piping as required by plans.
3. Pre-engineered pump house and slab (include any electrical required to power pump house from new transformer).
4. **2” Domestic Waterline as shown on drawings, leave capped and unconnected within 5’ of RWD main. Meter and tap shall not be included**. ~~including new tap, tap fees, and meter costs from county road to water tank. Coordinate with Rogers County Rural Water District #4.~~ Include 100 LF of boring at Airport runway to prevent trench settling.
5. 1” Domestic Waterline from connection at 2” to within 5 ft of New Caretaker Home.
6. 1” Domestic Waterline from connection at 2” to within 5 ft of New Shop.
7. 6” Underground Fire loop around property including fire hydrants, valves, valve boxes, and all components required by plans.
8. 4” Underground Fire line from 6” loop to new fire riser in barn.
9. 4” Underground Fire line from 6” loop to new fire riser in Birthplace Home.
10. Contractor shall include all plumbing, piping, accessories, and materials as required for a complete and functioning fire suppression system in accordance with plans and specifications.
11. Contractor shall coordinate installation and filling of water storage tank using new 2” domestic waterline, water tanks, or combination thereof at contractor’s expense **including refilling after successful testing.**
12. Water tank shall be filled and tested prior to release of final payment.
13. Crossings at existing paved roads shall be sleeved/bored?
14. All trenching shall be completed in accordance with trenching requirements provided in plans.
15. Contractor shall include an allowance for 600 LF of 2” waterline, including trenching and backfill, for back feeding of existing buildings on existing assumed 2” tap at Ranch entrance. Include allowance for making all connections required to make existing system functional, test and flush all outlets after reconnection and utility restoration
16. All primary and secondary power shown on plans is by others. Contractor shall coordinate with other trades in the vicinity.
17. Contractor shall include any required permits and coordination with state or local AHJ’s. Design drawings or calculations beyond those provided in the contract documents shall be the responsibility of this contractor.

**ADD ALTERNATES-None scheduled.**

**BASE BID: FIRE SUPPRESSION, INCLUDING TANK, PUMP, PUMPHOUSE, AND ALL UNDERGROUND FIRE LINES:**

**$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**BASE BID: DOMESTIC 2” AND 1” WATERLINES INCLUDING ALLOWANCE FOR AN ADDITIONAL 600 LF OF 2” WATERLINE:**

**$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Rock Excavation**

**When, and if necessary, upon Contractor receiving prior written authorization from Owner, all labor, equipment and materials for removing rock from the Location and disposing of same shall be completed at the following rate: $\_\_\_\_\_\_\_ per cubic yard. For trench excavation, Rock Excavation shall be defined as material unable to be excavated using a 25 ton excavator with a medium stick, standard bucket, and efficient operator. Rate shall include providing and placing suitable backfill in areas where excavated rock material cannot be used.**

**SCHEDULE:** The Contractor agrees to complete the work within **\_\_\_\_ 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.