Amendment of Solicitation

Date of Issuance: 2/18/22

Solicitation No. 345004980

Requisition No. 3450033142

Amendment No. 1

Hour and date specified for receipt of offers is changed: ☑ No ☐ Yes, to: _____________ ___________ CST

Pursuant to OAC 260:115-7-30(d), this document shall serve as official notice of amendment to the solicitation identified above. Such notice is being provided to all suppliers to which the original solicitation was sent. Suppliers submitting bids or quotations shall acknowledge receipt of this solicitation amendment prior to the hour and date specified in the solicitation as follows:

Sign and return a copy of this amendment with the solicitation response being submitted; or,

If the supplier has already submitted a response, this acknowledgement must be signed and returned prior to the solicitation deadline. All amendment acknowledgements submitted separately shall have the solicitation number and bid opening date in the subject line of the email.

ISSUED FROM:
Cheryl Emerson 405-628-3318 cemerson@odot.org
Contracting Officer Phone Number E-Mail Address

RETURN TO: cemerson@odot.org with Contractor Response

Description of Amendment:

a. This is to incorporate the following:

Sign In List – Mandatory Pre-Bid/Site Visit

Questions and Answers

Exhibit A - Revised Pay Item Sheet – Contractors should submit pricing on the Revised Pay Item Sheet. Two additional pay itemd has been added for Hazardous Material Remediation and the Custom 6/0 Door.

The renovation time has been increased by 15 days from 60 calendar days to 75 calendar days.

Responding Consultants should complete the form at the bottom and include it with your response.

Responses need to be submitted prior the the closing date and time: March 1, 2022; 2:00 P.M.
b. All other terms and conditions remain unchanged.

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OMES FORM CP 011 Rev. 04/2020
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<td>ODOT</td>
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<td>Ali Curtis</td>
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<td>405-737-7558</td>
</tr>
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<td>Dominic Perez</td>
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<td>405-737-7558</td>
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<tr>
<td>Marcus Cox</td>
<td>MD PAR</td>
<td>MCoxeMDPar.com</td>
<td>405-695-9640</td>
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<tr>
<td>Vickie Guy</td>
<td>Cooley Construction, LLC</td>
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<td>405-210-3168</td>
</tr>
<tr>
<td>Chad Procter</td>
<td>Sun Construction</td>
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<td>(405) 872-3397</td>
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<tr>
<td>Bruce Johnson</td>
<td>Bruce Johnson Construction</td>
<td><a href="mailto:bruce.johnsonconstruction@gmail.com">bruce.johnsonconstruction@gmail.com</a></td>
<td>405-922-5200</td>
</tr>
<tr>
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<td>405-201-7721</td>
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<tr>
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<td>A2Z Remodeling</td>
<td><a href="mailto:office@A2Z-remodeling.com">office@A2Z-remodeling.com</a></td>
<td>405-493-5242</td>
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<td>Mitch Richardson</td>
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MANDATORY SITE VISIT/PRE-BID MEETING, TUESDAY, FEBRUARY 8, 2022, 10:00 A.M.
QUESTIONS AND ANSWERS

Question No. 1 Can you tell me if it’s night work (offices are open)?

Answer: Office hours are 7:30 – 4:30 Monday thru Friday. Any work outside those hours must be approved in advance.

Question No. 2 Will we be doing demo of existing flooring or will that come out with construction crew?

Answer: Scope of work includes new flooring. Contractor will be responsible for removing existing flooring.

Question No. 3 The Bid Form asks for a price for a Store Front. Please verify the location for this door, and are there any details in regards to the size and the material for said door?

Answer: 6/0 wood door with clear glazing. See photo in Solicitation Packet. Located in the main entrance to OAC.

Question 4. Do we have to warranty the light fixtures after the switches are changed to a higher voltage?

Answer: No.

Question 5. There are no thermostats shown on the drawing, is this correct that none need to be moved?

Answer: Thermostat locations should not be move. Contractor is expected to work around them. Some thermostats may need to be relocated due to new walls installed.

Question 6. Would you all like the new paint to be a flat or eggshell finish?

Answer: Eggshell or Semi-Gloss finish. Sherwin Williams in Hammered Zinc color preferred.

Question 7. What carpet and pattern have you all decided on?

Answer: Aladdin Scholarship II 24.5 oz. in 24x24 Carpet Tile for floor and Broadloom for perimeter wall fur downs in Ironstone color.

Question 8. Is there any cove base expected on the edges of the carpet?

Answer: Yes. Roppe Black Rubber

Question 9. Are we switching the switches connected to the light fixtures to a higher voltage?

Answer: Yes
Question 10. Do any of the cubicles receive paint?

Answer: No

Question 11. Doors: Is there certain manufacturer doors need to be provided from? Would a 1 ¾” thick rotary birch door from a local supplier be sufficient?

Answer: Yes. But will require prior approval before ordering.

Question 12: Standard commercial hardware acceptable or do we have to match the old square style?

Answer: Standard hardware is acceptable with prior approval before ordering.


a. Will Owner equipment and office supplies be cleared out or will contractor be responsible for moving and/or protecting? Yes. Both

b. All cubicles and office furniture is to remain during construction? Yes and No. Some items are to be removed and some items are to remain.

Question 14. Who is pulling data cables? Rough in conduit pathways required?

Answer: Yes, in the new walls being built. Owner to contract cabling of new space outside of this contract.

Question 15. Any TV power/data required?

Answer: Data yes in the new walls. Contractor to provide conduits. Owner will provide cabling.

Question 16. Millwork specifications for conference room?

Answer: No millwork is expected at this time.

Question 17. Millwork needed in break room?

Answer: None

Question 18. Need to include relocating or replacing window treatments where new walls are being installed?

Answer: Not at this time. None expected. Only if new walls interrupt existing vertical blinds.

Question 19. Flooring scope? Replace all carpet throughout? What allowance per yard should be used to figure material or please specify product?

Answer: Aladdin Scholarship II 24.5 oz. in 24x24 Carpet Tile for floor and Broadloom for perimeter wall fur downs in Ironstone color.

Question 20. Ceiling grid to remain as is? Replace only bad ceiling tiles as needed?

Answer: Yes
Question 21. Lighting Scope? Only moving lights around as they are affected by new wall framing? No new lights required?

   Answer: Correct.

Question 22. Light switching to be low voltage or regular high voltage?

   Answer: Regular High Voltage 277 volt

Question 23. Relocate supply & return grills for new wall framing as needed the full scope for HVAC?

   a. Site walkthrough mentioned we would need to provide some programming. Can we stipulate an allowance to use for es2 to reprogram units?

   Answer: Yes

Question 24. Any plumbing required from breakroom or otherwise?

   Answer: No.

Question 25. Walls framed up to ceiling grid? 20 gauge metal stud framing with 5/8” drywall? Insulated?

   Answer: Yes

Question 26. Tops of walls finished with mud in wall mold or left below ceiling tiles?

   Answer: Mud in Wall Mold

Question 27. Some walls appear to layout in window openings. Do we need to create faux window mullions?

   Answer: Wall placement may require adjustment to fit space. TBD during construction.

Question 28. Just paint and flooring on far east end of project at cubicles? Just paint, flooring, and adding doors to cubicles on north side of hallway?

   Answer: Yes

Question 29. Disposing what if any cubicles or do they all stay?

   Answer: East end and north side cubicles to remain. West end cubicles to be disposed of by contractor.

Question 30. Removing and or skimming at wall vinyl or wood paneling walls?

   Answer: No.

Question 31. Confirm which areas don’t get painted if any.

   Answer: All areas to be painted.

Questions 32. Repaint furrdowns around perimeter or just walls?

   Answer: Just walls
Question 33. Wipe down all existing doors but do not re-stain or finish?

   Answer: Wipe down with some type of wood protectant.

Question 34. Stop paint line in hallway where pair of doors is being cut in? Skim vinyl or patch in vinyl and paint?

   Answer: Skim and Paint

Question 35. Are we bidding the Option 1 portion of this project which is the 2,202 sq ft highlighted in red?

   Answer: The area highlighted in Grey per the attached pdf. Approximately 5600 sqft.

Question 36. Do we need to include Option 3 to the bid which is rooms 1, 2, 10 and 11?

   Answer: The area highlighted in Grey per the attached pdf. Approximately 5600 sqft.

Question 37. Is this project tax exempt? If so, will the government provide a tax-exempt form to the awarded contractor so that they may provide it to their subcontractors and vendors?

   Answer: The project is not tax exempt. Per Section B.11.0 Taxation Status found in the Solicitation Packet:

      B.11.1. Please be advised that all governmental entities of the State of Oklahoma, FEI 73-6017987 are exempt from Oklahoma sales or use taxes pursuant to title 68, O.S. 2001, section 1356(1). Therefore, direct purchases made by a state entity are exempt from sales tax whereas purchases made by a contractor in fulfilling a state contract are taxable to the contractor.

Question 38. The bid documents state that bids (bid bond) are valid for 60 days and then again 30 days. Please clarify how long bids are valid.

   Answer: Bid responses are valid for sixty (60) days.

Question 39. The bid documents state the duration of the construction is to be 60 days. There are material procurement items that will, currently, require 14-18 weeks for delivery, after approved. Will time extensions be approved for delivery items beyond the contractor’s control?

   Answer: Yes. Contractor will complete as much work as possible. Time will be suspended in the event of material delays.

Question 40. There are no material specifications. At minimum, please provide a basis of design for the following:

   a. Wood doors (including doors in cubicle walls). Cubicles Doors, OCI was the original vendor. Contractor may contact OCI for availability and cost. Doors for all new openings may be standard doors obtained locally and approved by owner.

   b. Door hardware. Standard available hardware approved by owner.

   c. HVAC control requirements. ES2 is OMES’s contractor responsible for configuring any changes to the Air Handlers if needed. Unknown how construction will affect HVAC. TBD.
d. Electrical requirements (including light switch locations to be switched out, per the pre-bid meeting). New walls install new switches 277V. All existing low voltage light switches will be replaced with new 277V switches.
e. Carpet. Aladdin Scholarship II 24.5 oz. in 24x24 Carpet Tile for floor and Broadloom for perimeter wall fur downs. Both in Ironstone color.
g. Paint. Sherwin-Williams Hammered Zinc
h. Window blinds (repair requirements). If Needed match existing.
i. Ceiling grid. Match existing
j. Ceiling tile. Match existing

Question 41. During the pre-bid meeting, it was discussed that carpet would have to be installed with the several cubicles in place. There are also desks, tables, file cabinets, etc. Will they be removed, by the Owner, prior to the installation or will the contractor be required to move furniture too?

**Answer:** Contractor will be required to move any furniture to install carpet.

Question 42. There is an existing wall that has glass shown to remain. During the pre-bid meeting, there was some discussion regarding the removal of this wall. Please advise.

**Answer:** Wall shall remain. Paint only. Both sides.

Question 43. The documents state the project can be negotiated, per Title 74 85.5. Please clarify.

**Answer:** Please review Section A.13. Negotiations of the Solicitation Packet.

Question 44. 8. Solicitation Packet, para B.15.1 references permits. What permits are required for this project? Please advise cost of each permit.

**Answer:** None

Question 45. 9. Who are the Authorities Having Jurisdiction (AHJ)? The Contractor will need to know which entities to coordinate inspections (e.g., State Fire Marshal, City of OKC Inspectors, etc.).

**Answer:** None
Question 46. Solicitation Packet, para C.1.0 identifies several different trades that are to be accounted for in the response. However, per the pre-bid meeting, it seemed that not all trades are applicable. Please clarify the following requirements:

a. HVAC modification – Per the pre-bid meeting, only HVAC requirement is for the reprogramming of the HVAC Controls. Please confirm this is correct. Correct.

b. Electrical modification – Per the pre-bid meeting, this work includes new light switches and replacing existing low-voltage lighting wiring with high-voltage. Please provide applicable electrical requirements. Lights are to be converted from low voltage to 277V high voltage. New walls will have light switches and duplex plugs installed per drawing and data drop conduits. Data cabling by owner.

c. Window treatments – Per the pre-bid meeting, the existing blinds are to remain. Please confirm this is correct. Correct.

d. Millwork – Per the pre-bid meeting, there is no millwork requirements. Please confirm this is correct. None.

e. Plumbing – Please advise plumbing requirements. None identified during pre-bid meeting. None.

f. Hazardous material remediation – Please advise hazardous material remediation requirements. None identified during pre-bid meeting. Any wall being removed by the contractor shall be handled as though hazardous materials exist. A pay item will be added for Hazardous Material Remediation. 15 days will be added to the contract time.

g. Drop ceiling modification – Per the pre-bid meeting, the existing ceilings are to remain in-place, with new walls constructed/finished just below the ceiling elevation. Please confirm this is correct. Correct. Contractor may need to replace some tiles. Match existing.

Question 47. Solicitation Packet, para C.1.0 states project will occur in an occupied facility. Will the renovation areas be occupied during the construction phase?

Answer: Yes. 2 areas with cubicles will be occupied until carpet is ready to install. Owner will coordinate with the contractor to clear the space for construction.

Question 48. Are there any phasing requirements for the construction work?

Answer: Yes. 2 areas with cubicles will be occupied until carpet is ready to install. Owner will coordinate with the contractor to clear the space for construction.

Question 49. Is a full-time, on-site superintendent required?

Answer: Yes

Question 50. Are there any fire suppression requirements?

Answer: No

Question 51. Are there any fire alarm requirements?

Answer: No
Question 52. Per the pre-bid meeting, the HVAC controls is specific to ES2. Please advise accordingly.

   **Answer:** Any programming adjustments needing to be made because of changes to register locations must be made by ES2 per direction from OMES.

Question 53. Per the pre-bid meeting, the data/comm is specific to Sequoyah Communications. Please advise accordingly.

   **Answer:** Contractor will be required to install data conduits. Owner will install cabling.

Question 54. Per the pre-bid meeting, the existing door hardware is to be reused and new hardware to be provided for the new door openings. Please confirm this is correct.

   **Answer:** Existing hardware may be used if needed. Contractor to provide new hardware with new doors.

Question 55. For the cubicles scheduled to receive door assemblies, please advise manufacture of existing cubicles.

   **Answer:** Unknown.

Question 56. Per the pre-bid meeting, construction access will be via the basement, loading dock, and freight elevator. Please confirm this is correct.

   **Answer:** Correct

Question 57. Per the pre-bid meeting, will construction personnel be required to sign-in/out or will temporary badges be issued? If temporary badges are issued, will each person be required to have, or can the Contractor assign an “escort”? Also, what are the parameters (e.g., background check) for badge approval? Please advise accordingly.

   **Answer:** Temporary badges will be issued to project Superintendent. He will be responsible to get workers to project area. Workers will be restricted to work area and restrooms.
### REVISED PAY ITEM SHEET

**Oklahoma Aeronautics Commission**  
**Office of Innovation**  
**3rd Floor Remodel**  
**BID SHEET**

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**Total** $ -

Estimate Renovation Time from Issuance of NTP:

Signed By: