



Project Bid Manual

Canadian County

Historic Jail Restoration Project

June 17, 2023



Redhawk Construction, Inc.

8409 Gateway Terrace
Oklahoma City, OK 73149
Phone: 405-225-1262
Phone: 405-808-4325
Erick@redhawkco.com

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Canadian County

Historic Jail Restoration Project

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**Section 00 1001
General Information**

Bid Date & Time: July 17, 2023 @9:00a.m.

1.01 CONSTRUCTION MANAGER: Redhawk Construction, Inc.
8409 Gateway Terrace
Oklahoma City, OK 73149
Erick@redhawkco.com
Contact: Erick Westfahl
Phone: 405-225-1262 or 405-808-4325

1.02 OWNER: Canadian County Commissioners
201 N Choctaw Avenue
El Reno, OK 73036

1.03 STRUCTURAL ENGINEER: SAI Engineering
2240 NW 164th St
Edmond, OK 73013

1.04 Project Location: Canadian County Historic Jail Restoration Project
250 W Rogers St
El Reno, OK 73036

1.06 Bid Packages:

Trade Contractor 1A	Existing Condition Clean Up
Trade Contractor 1B	Total Building Demolition
Trade Contractor 2A	Shoring & General Repairs
Trade Contractor 3A	Demolition
Trade Contractor 4A	Masonry Restoration
Trade Contractor 5A	Framing, Sheathing, & Roofing

End of Section

Section 00 1002
Solicitation for Bids

- 2.01 OWNER:** Canadian County Commissioners
201 N Choctaw Avenue
El Reno, OK 73036
- 2.02 STRUCTURAL ENGINEER:** SAI Engineering
2240 NW 164th St
Edmond, OK 73013
- 2.03 CONSTRUCTION MANAGER:** Redhawk Construction, Inc.
8409 Gateway Terrace
Oklahoma City, OK 73149
Erick@redhawkco.com
Contact: Erick Westfahl
Phone: 405-225-1262 or 405-808-4325

2.04 Project Description: Canadian County Historic Jail Restoration Project
250 W Rogers St
El Reno, OK, 73036

2.05 Solicitation Date: **June 17, 2023**

Digital copies of the plans / specifications will be emailed to bidders. To receive a link to the plans, please send an email request to Bids@Redhawkco.com Subject Line: *Canadian Co. Jail Plan Request*.

Printing of drawings will be at the contractor's expense. The project bid manual issued by the Construction Manager, project specifications, drawings, addenda are the contract documents. The contractor/bidder will be bound to these documents.

2.06 Bid Date, Time and Place:

Bids Due: July 17, 2023 at 9:00A.M.
Bids Accepted Starting: July 11, 2023, at 9:00 A.M. to July 17, 2023 at 9:00A.M.
Bids received after 9:00 A.M will not be opened.
Canadian County Commissioners Meeting Room
201 N. Choctaw Ave.
El Reno, OK 73036

ATTN: Lena Marquez

**SOLICITATION FOR BIDS
(Bid Notice)**

Sealed competitive bid proposals will be received by Lena Marquez, Purchasing Agent, PO Box 458, El Reno, OK 73036 or 201 N. Choctaw Ave., El Reno, OK 73036.

Furnish all supplies, materials, equipment and labor for the Canadian County Commissioners, located at 250 W Rogers St El Reno, Oklahoma 73036, in accordance with Plans, Specifications and Contract Documents which have been prepared by SAI Engineering

Bids received more than ninety-six (96) hours, excluding Saturdays, Sundays and holidays before the final time set for receipt of bids, as well as bids received after the final time set for receipt of bids, will not be considered and will be returned unopened.

Said bids will be publicly opened, read aloud, and tabulated by the Construction Manager during Commissioner's Meeting that begins at 9:00 a.m. in the Commissioner's Meeting Room, 201 N. Choctaw Ave., El Reno, OK 73036.

The Contractor shall identify his Proposal on the outside of a sealed envelope by writing the name of the project the bid packet number and the name of the Proposer. No oral, electronic/digital proposals will be considered.

Plans and Specifications, Selection Criteria, Information for Proposers, Request for Proposal Form, Contract Form and Sample Bid Bond, Payment and Performance, may be emailed without charge in the office of the Redhawk Construction in Oklahoma City, Oklahoma.

Approved prime proposers (bidders) may obtain Plans and Specifications from the Construction Manager, Redhawk Construction Inc. by emailing Bids@Redhawkco.com.

No site visitation will be allowed without prior approval of the Owner and at a time designated by the Owner. There will be a non-mandatory prebid conference on July 6, 2023 and to be held at project site.

Business Relationships Affidavit; Non-Collusion Affidavit and Cashiers Check, a Certified Check, or a Surety Bid Bond in the amount of five per-cent (5%) of the gross amount of the base bid as a guaranty shall accompany the sealed proposal of each bidder. If the bid equals or exceeds \$50,000.

The Canadian County Commissioners reserves the right to reject any or all bids. No bidder may withdraw his bid within thirty (30) days after the actual date of the opening thereof.

The successful bidder will be required to submit Statutory Payment, Performance and Defect Bonds, proof of liability and workers' compensation insurance, as well as a statutory affidavit certifying that no convicted felons, violent or sex offenders are employed by the firm, prior to commencing work on the project.

For purposes of your bid, do not include any local or state sales tax. Canadian County Commissioners will appoint the successful bidder its agent for purpose of receiving tax exempt status on purchase of materials for this Contract only. Authority Oklahoma Statute Article 68 Paragraph 1356(H), 1983.

Dated this 17th day of June 2023

End of Section

Section 00 1003
Instructions to Bidders
Canadian County
Historic Jail Restoration Project
Bid Date: July 17, 2023 @9:00a.m.

Bid Location:
201 N. Choctaw Ave
El Reno, OK 73036

- 3.01** Bids shall be submitted on forms identical to the forms included in the project bid manual. Sealed bids shall be addressed to Redhawk Construction Inc. stating the bidders name, address and phone number, project name and the package name and number for the bid.
- 3.02** Proposals shall be authoritatively executed. Proposals carrying riders, alterations of construction time or qualifications may be rejected as irregular. The bid will be required to be submitted under a condition of irrevocability for a period of thirty (30) days.
- 3.03** Each bid over \$50,000 shall be accompanied by a 5% bid bond pledging that the bidder will enter into a subcontract with the Construction Manager on the terms stated in his bid and will furnish bonds as required for covering the faithful performance of the subcontract and the payment of all obligations arising thereunder. Bidders for bid packages should be prepared to submit a Subcontractor's Qualification Statement to the Construction Manager using AIA A305.
- 3.04** It is the policy of Redhawk Construction, Inc. that minority business enterprise (MBE) firms, Women Business Enterprise (WBE) firms and Disadvantaged Business Enterprise (DBE) firms have maximum opportunity to participate in this project and encouraged to submit proposals for our consideration on any bid package.
- 3.05** Before submitting a proposal, each bidder shall examine the premises, confirm all utility locations, sizes, pressures, etc., and satisfy to himself as to existing conditions under which he will be obliged to operate.
- 3.06** Each subcontractor will be required to comply with safety standards set by Redhawk Construction, Inc. and OSHA.
- 3.07** Hoisting and off-loading of material will be each contractor's responsibility.

- 3.08** Subcontractor's will be responsible for their daily clean-up. Clean up and remove all debris and excess material related to their work and place in dumpster provided by Redhawk Construction, Inc.
- 3.09** Provide protection of existing items not scheduled for demolition.
- 3.10** Successful bidders will be required to purchase plans and specifications for their use.
- 3.11** Redhawk Construction, Inc. reserves the right to waiver and informalities and accept or reject any or all bids.
- 3.12** Redhawk Construction, Inc. is the Construction Manager (CM) on behalf of the Canadian County Commissioners, hereinafter called the Owner. All references to "Contractor" or "Sub-Contractor" in the specification are understood to infer the Trade Contractor (bidder). According to Title 61 of the Oklahoma Statutes after the lowest most responsible bidder is determined, the Bid Package trace contract will be executed by the Owner and assigned to the construction manager.

End of Section

Section 00 1003 Owner's General Conditions

4.01 Contractor's Duties

All work performed under this contract shall be performed in accordance with all provisions of these specifications and drawings. Any deviation from the specifications or plans must be approved in writing by the Owner or his representative. The contractor shall be presumed to have made a reasonable inspection of the premises prior to the time of bidding and shall be held responsible for all information available through such inspection. The contractor shall immediately upon discovery, bring to the attention of the owner any conflicts which may occur among the various provisions of the specifications and plans. The owner shall resolve such conflicts and shall be responsible for any costs reasonably incurred by the contractor due to such conflict. Failure of the contractor to bring conflicts or exceptions to the attention of the owner shall allow the owner to require any changes deemed necessary before acceptance by the owner.

4.02 Materials

All materials supplied by the contractor under the provisions of these specifications and plans shall be new materials of the kind and character called for by the specifications. Defective equipment or material damaged in the course of installation or test shall be replaced or repaired in a manner satisfactory to the owner. All materials and equipment to be furnished under these specifications shall be the standard product of a manufacturer regularly engaged in the production of such material and shall be the manufacturer's current standard design. No materials furnished under these specifications shall contain any asbestos. ACBM (asbestos containing building materials) are prohibited from use in the construction or remodel of school buildings by Federal Law.

4.03 Alternate Materials

The materials specified have been determined to have characteristics appropriate for the purposes of this project. Unless the clause "or equal" is used in the specification pertaining to the material or article, only the specified items shall be used. In the event, however, that the clause "or equal" is used in the specifications pertaining to the material or article, the use of an alternate article other than that specified must be submitted for the written approval of the owner or his representative not less than 7 days prior to bid.

4.04 Submittal of Plans and Specifications

Before commencing work, the contractor shall submit for approval two copies of the complete information covering all materials and equipment that he proposes to furnish. Said submittals shall be accompanied by a letter of transmittal listing the information being submitted and identifying its compliance with the provisions of this specification.

The contractor shall commence no work nor purchase any material prior to the approval of the submittals except at the contractor's risk. Approval of the submittals by the owner shall not be considered a waiver of any provisions of the specifications nor shall they be construed to permit a waiver from any of the performance criteria required at the final inspection.

4.05 Insurance Requirements

A. Contractor's and Sub-Contractor's Insurance

The Contractor shall not commence work under this contract until he has obtained all the insurance required under this paragraph and such insurance has been approved by the owner, nor shall the contractor allow any sub-contractor to commence work on his sub-contract until the insurance required of the sub-contract has been obtained and approved.

B. Workmen's Compensation Insurance

The contractor shall procure and shall maintain during the life of the contract, Workmen's Compensation insurance and Death Liability Insurance for all of the employee engaged in work on the project under the contract, and in case any such work is sub-let, the contract shall require the sub-contractor similarly to provide Workmen's Compensation Insurance and Death Liability Insurance for all of the latter's employees engaged in such work unless such employees engaged in hazardous work on the project under this contract are not protected under Workmen's Compensation Statute, the contractor shall provide and shall cause each sub-contractor to provide adequate employer's general liability insurance for the protection of such of his employees not other wise protected.

C. Contractor's Public Liability and Property Damage Insurance

The contractor shall procure and shall maintain during the life of this contract, Contractor's Public Liability Insurance in an amount not less than \$1,000,000 for injuries, including accidental death to any one person and subject to the same limit for each person in an amount not less than \$1,000,000 on account of one accident. The Contractor's Property Damage Insurance in amount of the initial contract sum as well as the subsequent modifications thereto for the entire work at the site on replacement basis without voluntary deductibles.

D. Sub-Contractors Public Liability & Property Damage Insurance

The contractor shall require each of his sub-contractors to procure and to maintain during the life of his sub-contract, Sub-Contractor's Public Liability and Property Damage Insurance of the type specified in sub-paragraph "C" hereof in the amount specified.

E. Automobile Public and Property Damage Insurance

Automobile Public Liability Insurance in an amount not less than \$1,000,000 single limit for injuries, including accidental death and property damage.

Insurance for automobiles shall include: The contractor's owned automobiles and trucks, hired automobiles and trucks, and automobiles and trucks not owned by the contractor.

4.06 Bonding

Each bidder shall accompany their bid with a bid bond in the amount of five percent (5%) of the amount bid. Such bond shall serve as liquidated damages and be forfeited in the even the successful bidder fails to enter the contract.

The successful contractor shall furnish a performance bond equal to one hundred percent (100%) of the contract as security for the faithful performance of this contract, and a labor and material payment (statutory) bond in an amount of one hundred percent (100%), or in the penal sum not greater than the prescribed by state, territory, or local law, as security for the payment of all persons performing labor on the project under this contract and furnishing materials in connection with this contract. The bonds shall be written by a surety licensed to do business in the locale in which the work is being performed and shall be satisfactory to the owner.

The successful contractor shall, upon completion of the project, protect the owner against defective materials or faulty workmanship for a period of one year. The contractor, shall furnish a maintenance defect bond for the above outlined maintenance term. This bond shall be in an amount not to exceed one hundred percent (100%) of the contract price. Any maintenance or warranty implied or written made by the contractor in excess of this one year maintenance period shall not be construed to be part of the performance of maintenance bond obligations, but shall be a separate and distinct obligation.

4.07 NO WORK CAN COMMENCE BEFORE A WRITTEN CONTRACT IS EXECUTED.

4.08 Payment to Contractor

The owner shall make progressive payments to the contractor as follows.

To receive progressive payments, the contractor may submit invoices for material and work that have been delivered and completed for approval by the Canadian County Commissioners. Such invoices shall contain a sworn certification by the construction manager that work for which the payment is claimed has been performed and that such work conforms to the plans and specifications for the project. Ten percent (5%) of all such partial payments made shall be withheld as retainage.

4.09 Site Preparation and Access

The Owner shall be responsible for preparing the site to provide adequate access for the contractor. The Contractor shall not be responsible for the replacement of any property removed by the owner to provide adequate access.

For the performance of the contract, the contractor will be permitted to occupy such portions of the site as shown on the plans, or as permitted by the owner or his representative. A reasonable amount of tools, materials, or equipment for construction purposes may be stored in such place, but not more than is necessary to avoid delays in construction.

Upon completion of the work and before acceptance and final payment is made, the contractor shall clean and remove from the site of the work, surplus and discarded materials, temporary structures and debris of every kind. He shall leave the site of work in a neat and orderly condition equal to that which originally existed. Surplus and waste materials removed from the site of work will be disposed of at location satisfactory to the owner.

4.10 Replacement of Damaged Property

The contractor shall replace all property damaged by him including fences, trees, plants, grass, walks, drives, building surfaces, etc.

4.11 Owner's Access

The Owner's representative shall at all times have access to the work site. The contractor shall keep the owner advised of the progress of the project and shall provide opportunity for the owner or his representative to inspect each phase of the project. The contractor shall provide proper and safe facilities for such access and for inspection.

4.12 Completion Time

All Construction, after the Notice to Proceed, is to be completed October 13, 2023 as marked on the bid form. If work is not completed by the time, payments to the contractor will be withheld until completion of the project. The contractor will be required to commence work within 10 calendar days after the owner issues a Notice to Proceed and shall be present at the job site during normal working hours and shall proceed to completion with due diligence.

4.13 Final Approval

The entire installation shall be inspected by the Director of Property Services and any defects in materials or workmanship shall be corrected by the contractor before the final acceptance and payment.

End of Section

Section 00 1005
AIA A305 Contractor's Qualification Statement

5.01 Contractor's Qualification Statement
Available Upon Request

End of Section

Section 00 1006

BID FORM

CANADIAN COUNTY HISTORIC JAIL

Sealed bids addressed to the Owner will be accepted by Lena Marquez, Purchasing Agent,
201 N. Choctaw Ave., El Reno, OK 73036.

Project: Canadian County Historic Jail
OWNER: Canadian County Commissioners
201 N Choctaw Ave
El Reno, OK 73036

CONSTRUCTION MANAGER: Redhawk Construction, Inc.
8409 Gateway Terrace
Oklahoma City, OK 73149

STRUCTURAL ENGINEER: SAI Engineering
2240 NW 164th St.
Edmond, OK 73013

BIDDER: _____ (COMPANY NAME)
_____ (ADDRESS)
_____ (CITY, STATE)
_____ (TYPE OF ENTITY)

SCOPE

It is understood that the bid included under this Proposal will be per Trade Contractor Scope as described in the Bidding Documents. It is also understood that all sales taxes are to be deleted from the Bid. Bidders agree to procure and maintain General Liability, Workman's Compensation and Automotive Liability and any other insurance required per the project specifications. Canadian County Commissioners, Redhawk Construction, Inc. and SAI Engineering must be listed as the additional insured in regards to the General Liability Policy

Gentlemen:

Having carefully studied and examined the Bidding Documents for the above referenced Project and having visited the Project Site and examined all conditions affecting the Project, the undersigned proposes to furnish all Work called for by said Bidding Documents for the Contract Sum set forth as follows:

BID FORM

Bid Package 1A Existing Sanitation Clean Up

(Including Existing Sanitation Clean Up and Power Wash)

(Including payment/performance bond costs if over \$50,000)

.....\$ _____

Bid Package 1B Shoring & General Repairs

(Including Shoring, Flooring Repair and Shore Prep, Window Bars Repair, and Front Door Repair/Replacement)

(Including payment/performance bond costs if over \$50,000)

.....\$ _____

Bid Package 1C Demolition

(Including Powerline Protection, Roof/Deck Removal, and MEP Removal/Make safe)

(Including payment/performance bond costs if over \$50,000)

.....\$ _____

Bid Package 1D Masonry Restoration

(Including Clean and Remove Loose Material, Masonry and Concrete Repairs, and Epoxy and Sealant Repairs)

(Including payment/performance bond costs if over \$50,000)

.....\$ _____

Bid Package 1E Framing, Sheathing, & Roofing

(Including Joist material, Joist installation, Decking/Plywood, Ties/Collars and Hardware, Soffit and Soffit Framing, Roofing, Ice and Water Shield, Gutter and Downspouts, and Splash Blocks)

(Including payment/performance bond costs if over \$50,000)

.....\$ _____

Bid Package 2A Demolition of Building

(Including Demolish, Haul off and Backfill Building, Electrical/Plumbing prior to Demolition)

(Including payment/performance bond costs if over \$50,000)

.....\$ _____

PROJECT COMPLETION BY: October 13, 2023

ADDENDA

The undersigned Bidder Acknowledges the receipt of:

Addendum # _____	Date: _____	Addendum # _____	Date: _____
Addendum # _____	Date: _____	Addendum # _____	Date: _____
Addendum # _____	Date: _____	Addendum # _____	Date: _____

Issued during the time of bidding, modifications and changes included therein are included in this Proposal.

In submitting the Bid, the undersigned agrees that his Proposal will not be withdrawn for a period of thirty (30) calendar days from the date hereof and it is understood that the right is reserved by the Owner to reject any and all Bids and to waive informalities and irregularities.

The Bidder hereby agrees to commence work under a subcontract upon written Notice to Proceed.

BIDDERS MAY ONLY BID ONE INDIVIDUAL TRADE CONTRACT PACKAGE OR COMBINATION PACKAGE PER BID FORM.

Date

Bidder's Signature (TITLE)

Seal: (If bid by a Corporation)

Bidder's Name:

Telephone:

Cell No.:

Email:

END OF SECTION

7.02 Business Relations Affidavit

BUSINESS RELATIONSHIP AFFIDAVIT

(To Accompany Bid Proposal)

STATE OF: _____)
)SS.

COUNTY OF: _____)

_____, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the nature of any partnership, joint venture, or other business relationship presently in effect or which existed within one (1) year prior to the date of this statement with the architect, engineer, or other party to the project is as follows:

Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company and any officer or director of the architectural or engineering firm or other party to the project is as follows:

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

(If none of the business relationships hereinafter mentioned exist, affiant should so state.)

Signature of Company Official

Subscribed and sworn to before me this _____ day of _____, 201 _____.

Notary Public (SEAL)

My Commission Expires: _____
Date

Section 00 1008
Subcontractor Bid Check List

- 8.01** Bid envelope with bid package number on outside with project solicitation information clearly marked

- 8.02** Executed bid form

- 8.03** Acknowledged Addendums

- 8.04** Bid Bonds if over \$50,000

- 8.05** Bid Affidavits:
 - 1. Affidavit of Non-Collusion
 - 2. Business Relationship Affidavit
 - 3. Affidavit of Bidder

End of Section

Section 00 1009
Sample Subcontract

9.01 Sample Subcontract:
(Available Upon Request)

End of Section

Section 00 1011

Bid Package Information

11.01 Bid Package Information

Bid Package 1A	Existing Sanitation Clean Up <ul style="list-style-type: none">• Power Wash• Shoring
Bid Package 1B	Shoring & General Repairs <ul style="list-style-type: none">• Shoring• Flooring Repair & Shoring Prep
Bid Package 1C	Demolition <ul style="list-style-type: none">• Powerline Protection• Roof/Deck Removal• Window Bars Repair• Front Door Repair/Replacement
Bid Package 1D	Masonry Restoration <ul style="list-style-type: none">• Clean and Remove Loose Materials• Masonry and Concrete Repair• Epoxy and Sealant Repairs
Bid Package 1E	Framing, Sheathing, & Roofing <ul style="list-style-type: none">• Joist Material• Joist Installation• Decking/Plywood• Ties/Collars and Hardware• Soffit and Soffit Framing• Roofing• Ice and Water Shield• Gutter and Downspouts• Splash Blocks
Bid Package 2A	Demolition of Building <ul style="list-style-type: none">• Demolish, Haul Off, and Backfill Building• Electrical/Plumbing prior to Demolition

End of Section