

Bidding Documents
THE CAYONS AT BLACKJACK RIDGE
1801 N. Mckinley Avenue
Sand Springs, Oklahoma 74063

DIVISIONS 00 - 01
Bidding Documents

Project Number: 100-202

Date: February 11, 2025



1648 Southwest Boulevard
Tulsa, Oklahoma 74104
918.392.4958
www.s45architects.com

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PROJECT

The Canyons at Blackjack Ridge – Site Remodel & Upgrades
1801 N. McKinley Avenue
Sand Springs, Oklahoma 74063

ARCHITECT OF RECORD

Marcus Fairless, AIA
Studio 45 Architects
1648 Southwest Boulevard
Tulsa Oklahoma 74107



02.11.2025

Architect of Record

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The Canyons at Blackjack Ridge - Site Remodel & Upgrades
1801 N. McKinley Avenue
Sand Springs, Oklahoma 74063

February 11th, 2025

Construction Documents

**SECTION - 00 1116
SOLICITATION TO BID**

SEALED PROPOSALS will be received by **The City of Sand Springs**, hereinafter referred to as Owner, until **9:45 a.m., Tuesday on March 18th 2025, 100 East Broadway Street, Sand Springs Oklahoma**, for furnishing labor and materials for construction for Site Remodel & Upgrades of the existing The Canyons at Blackjack Ridge.

A NON - MANDATORY PRE-BID MEETING will be held at The Canyons at Blackjack Ridge, 1801 N. Mckinley Avenue, Sand Springs Oklahoma 74063 at 10:00 a.m. local time on Tuesday March 11th 2025.

BID QUESTIONS will be due by email to Marcus Fairless marcus@s45architects.com no later than 5:00 p.m. on March 14th 2025.

BIDS DELIVERY: Deliver bids to The City of Sand Springs, 100 East Broadway Steet, Sand Springs Oklahoma by **9:45 a.m.** on Tuesday, **March 18th, 2025.**

ENVELOPES TO BE MARKED:

BID ENCLOSED DO NOT

OPEN

PROJECT: **The Canyons at Blackjack Ridge – Site Remodel & Upgrades.**

A PUBLIC BID OPENING will be held at The City of Sand Springs, 100 East Broadway Street, Sand Spring Oklahoma, (Council Room) at **10:00 a.m.** on Tuesday, **March 18th 2025.**

By submitting a bid, Bidders agree and promise to comply with applicable federal laws and regulations, including:

- (1) The CONTRACTOR shall retain all required records for three (3) years after final payment and all other pending matters are close;
- (2) Comply with all applicable standards, orders, or requirements issued under §306 of the Clean Air Act (42 U.S.C. §1857(h)), §508 of the Clean Water Act (33 U.S.C. § 138) Executive Order 11738, and Environment Protection Agency regulations (40 C.F.R. Part 15);
- (3) Warranty that delivery of items of work required will be free of asbestos in any form whatsoever;
- (4) Comply with Federal Standard No. 313 (including revisions adopted during the term of the contract) with regard to Hazardous Material Identification and Material Safety Data;
- (5) Comply with the Copeland "Anti-kickback" Act (19 U.S.C. §874) as supplemented in the Department of Labor Regulations (29 C.F.R. Part 3); and
- (6) Comply with the prevailing wage rate as prescribed by the Department of Labor through General Decision Number : OK 20240046, January 12, 2024:

Non-Consideration of Bids: Bids received more than ninety-six (96) hours, excluding Saturdays, Sundays, and Holidays, before time set for opening bids, as well as bids received after time set for opening bids, will not be considered, and will be returned unopened.

SOLICITATION TO BID – 00 1116-1

The Canyons at Blackjack Ridge - Site Remodel & Upgrades
1801 N. Mckinley Avenue
Sand Springs, Oklahoma 74063

February 11th, 2025

Construction Documents

A copy of the Drawings, Project Manual, and other Bidding Documents will be on file in the above Property and Procurement office and open for public inspection twenty (20) days prior to bid opening date.

It is the Owner's intent, upon receipt of an acceptable bid, that the Contract will be awarded within Forty-Five (45) days after opening of bids and the written contract executed within Ten (10) days thereafter. The executed contract will not be returned until after receipt of the bonds and insurance, and the several completed certification documents found in this Project Manual.

Complete sets of the Drawings, Project Manual, and other Bidding Documents may be procured by prime bidders at **Arc Document Solutions**, 7022 E 41st St, Tulsa OK 74145 (918) 663-8100 at direct cost. Partial sets may be purchased by prime subcontractors at direct cost from the same printer. Prints are not required to be returned. Bidders are responsible for all costs associated with the preparation and submission of bids.

A cashier's check, certified check, or surety bond in amount of five percent (5%) of the bid shall accompany the sealed proposal of each bidder. Checks or surety bonds will be returned to unsuccessful bidders.

Prior to execution of the Contract, the Bidder to whom the Contract is awarded will be required to furnish bonds as follows:

1. Statutory Bond – 100% of Contract Amount
2. Performance Bond – 100% of Contract Amount.
3. One Year Defect Bond – 100% of Contract Amount

The Owner reserves the right to waive any irregularities or informalities and to reject any or all bids.

Bidding Documents are available for review at the following locations:

1. **Dodge Data & Analytics**
Contact Info: support@construction.com OR dodge.docs@construction.com <(last used)
877.784.9556 ext.9096
Contact: Kendrick (updated 08.09.22)
2. **Southwest Construction News**
Contact Info: thressie@swcnews.com OR prtulsa@swcnews.com <(last used)
918.493.5066 (Tulsa location)
Contact: Kathy, commercial projects (updated 08.09.22)
3. **iSqFt** (formerly known as Bid News Construction Reports)
Contact Info: content@constructconnect.com
800.364.2059 (follow prompts: 1 > 4, updated 8.09.22)
4. **E-Plan Bidding**
Contact Info: eplan@eplanbidding.com
573.447.7130
Contact: Amber (updated 8.9.22)

SOLICITATION TO BID – 00 1116-2

The Canyons at Blackjack Ridge - Site Remodel & Upgrades
1801 N. McKinley Avenue
Sand Springs, Oklahoma 74063

February 11th, 2025

Construction Documents

Time of Completion and Liquidated Damages:

Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time as indicated on the Bid Form, and as subsequently agreed to in the Contract. Work is subject to liquidated damages, described in Section 00 7300 "Supplementary Conditions."

END OF SECTION 00 1116

SOLICITATION TO BID – 00 1116-3

The Canyons at Blackjack Ridge - Site Remodel & Upgrades
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Construction Documents

**SECTION – 00 1117
ADVERTISEMENT FOR BIDS**

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DO NOT OPEN
PROJECT: **The Canyons at Blackjack Ridge – Site Remodel & Upgrades.**

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ADVERTISEMENT TO BID – 00 1117 - 1

The Canyons at Blackjack Ridge - Site Remodel & Upgrades
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February 11th , 2025

Construction Documents

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2. Performance Bond – 100% of Contract Amount.
3. One Year Defect Bond – 100% of Contract Amount

The Owner reserves the right to waive any irregularities or informalities and to reject any or all bids. Indian preference provided.

Bidding Documents are available for review at the following locations:

1. **Dodge Data & Analytics**
Contact Info: support@construction.com OR dodge.docs@construction.com <(last used)
877.784.9556 ext.9096
Contact: Kendrick (updated 08.09.22)
2. **Southwest Construction News**
Contact Info: thressie@swcnews.com OR prtulsa@swcnews.com <(last used)
[918.493.5066](tel:918.493.5066) (Tulsa location)
Contact: Kathy, commercial projects (updated 08.09.22)
3. **iSqFt** (formerly known as Bid News Construction Reports)
Contact Info: content@constructconnect.com
[800.364.2059](tel:800.364.2059) (follow prompts: 1 > 4, updated 8.09.22)
4. **E-Plan Bidding**
Contact Info: eplan@eplanbidding.com
573.447.7130
Contact: Amber (updated 8.9.22)

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Work is subject to liquidated damages, described in Section 007300 "Supplementary Conditions."

ADVERTISEMENT TO BID – 00 1117 - 2

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Construction Documents