

**OCHC Dental Renovation**  
**Oneida Project No. 18-006**

**January 9, 2019**



**Project Scope**

**ONEIDA NATION**  
**Engineering Department**  
**P.O. Box 365**  
**Oneida, Wisconsin 54155**

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## Scope of Work

### 1. Project Description

- 1.1. The project will consist of multiple interior renovations in a variety of areas within the Dental Department. A majority of the work will occur in 10- Treatment rooms, 2- Sterilization rooms, 1- office and the main corridors within the department. The Oneida Nation will be contracting direct with Henry Schein Dental for the new A-Dec dental equipment and cabinetry portion of the project. The contractor will be responsible to ensure all casework openings, support framing, miscellaneous demolition and all required mechanical connections are available and located in the appropriate locations for proper install and operations of new dental equipment. Construction activities include but not limited to: material demolition, flooring removal and install, concrete cutting, general framing, electrical, plumbing, HVAC, network cabling, ceiling grid and tile re-work, painting and other miscellaneous building modifications.
- 1.2. Detailed scope items are noted in the remainder of this document and in the Oneida Nation and Henry Schein design documents. It is the responsibility of the contractor and their subcontractors to read and understand all noted and illustrations pertaining to their trade and how their work affects other trades.
  - Oneida Nation Design Documents (TS – A9) dated 1/8/19
  - Henry Schein Dental Design Documents (SCV, SA.0, SED.1 & SED.2.) dated 1/9/19

### 2. Design

- 2.1. All work shall conform to the *Design Standards & Criteria for Oneida Nation*, included in the Appendix.
- 2.2. Contractor shall review the concept documents provided by Owner for compliance to building code and review any required changes with the Owner.
- 2.3. If a conflict in the Contract Documents occurs the following shall apply:
  - 2.3.1. Addenda or modifications of any nature to the drawings and specifications take precedence over the original Contract Documents.
  - 2.3.2. Where a conflict occurs in the Specifications or on the drawings, not reconciled by addenda, the installation of greater quantity and better quality shall be provided.
  - 2.3.3. Where a conflict occurs between the Specifications and Drawings, not reconciled by addenda, the installation of greater quantity and better quality shall be provided.
- 2.4. Contractor shall prepare Construction Documents for the project to the extent necessary to define the scope of work to allow review by permitting agencies. Construction Documents shall be reviewed with Owner prior to submittal for permits. Design shall be provided for:
  - 2.4.1. Plumbing

## 2.4.2. HVAC

## 2.4.3. Electrical

- 2.5. Record Drawings will be required for completed project. Documents of all disciplines will be required.
- 2.6. Review of existing conditions and of Owner provided documentation to become familiar with project.
- 2.7. Original design documents and subsequent remodeling documents of project area are included in the Appendix. Additional record drawings (not provided) may be available upon request.

3. Division 0 & 1 – General Requirements

- 3.1. All work shall conform to the Oneida Code of Laws, Chapter 603 – Building Code and Chapter 605 - Zoning and Shoreland Protection.
  - 3.1.1. The Oneida Building Code incorporates by reference the State of Wisconsin Commercial Building Codes and the Uniform Dwelling Code.
  - 3.1.2. Codes are available for download on the Oneida Nation website (<https://oneida-nsn.gov/government/register/laws/>).
- 3.2. Contractor shall obtain all required permits from the Oneida Zoning Department.
- 3.3. Schedule
  - 3.3.1. The Owner's preference is that the project is completed within **10- weeks** from start of construction.
    - 3.3.1.1. If a 10- week schedule is not feasible, provide estimated duration to complete work.
    - 3.3.1.2. The following schedule shall be used for this solicitation (subject to change due to required approvals):

**January 9, 2019****Request for Proposals (RFP) issued.****January 16, 2019****Pre-Bid Conference****January 29, 2019****Bid Forms due to Oneida Engineering Department.****February 11, 2019****Notification to firms of selection.****March 29, 2019****Selected firm to receive signed contract and can begin project development activities.**

**May 27, 2019**

**Contractor to begin with construction activity.**

**August 2, 2019**

**Substantial Completion.**

- 3.4. Overtime/ Weekend work is acceptable but not required.
- 3.5. The Owner will allow the contractor to place a dumpster in the parking lot for their use during the duration of the project. Contractor to include dumpster(s) for disposal of all existing dental equipment and casework.
- 3.6. The Owner will provide Contractor with additional Dental Equipment plans, shop drawings and specifications once available.
- 3.7. It is the owner's preference (although not required to bid) that the contractor implement Infection Control Risk Assessment (ICRA) practices and management techniques throughout project.
- 3.8. The Contractor will be responsible to coordinate project activities with Owner contracted vendors.
- 3.9. All Contractors, regardless of tier, are subject to the Oneida Code of Laws, Chapter 502 - Indian Preference in Contracting.
  - 3.9.1. Codes are available for download on the Oneida Nation website (<https://oneida-nsn.gov/government/register/laws/> ).
- 3.10. The awarded contractor is required to obtain an Oneida Vendor's License, prior to finalizing the contract for the work (if they do not currently hold a vendor's license). The annual fee for the license is due upon application; contact the Oneida Licensing Department at 920-496-5311.
  - 3.10.1. An Oneida Vendor's License is not required for submission of a bid.
- 3.11. Performance and Payment Bonds are not required for this project.
- 3.12. Wage Rates – Davis-Bacon wage rates do NOT apply to this project. Wage rates apply to workers hired from the Oneida Skills Bank workers (as required by the Chapter 502 - Indian Preference in Contracting) shall be paid according to the Wage Rate Determination established by the Indian Preference Office. Wage rates for workers not from the Oneida Skills Bank shall be determined by the normal salary practices of the Contractor.
- 3.13. Contractor shall provide a Gant chart schedule for the project and keep it current throughout the duration of the project.
- 3.14. Meetings: Contractor shall facilitate and prepare minutes for the project meetings.

- 3.15. Contractor shall provide a Schedule of Values identifying, at a minimum, the following items (all requests for payments shall identify these items and their percentage complete at the time of the request for payment):

- 3.15.1. General Conditions
- 3.15.2. Foundations & flatwork
- 3.15.3. Framing
- 3.15.4. Finishes
- 3.15.5. Equipment
- 3.15.6. Plumbing
- 3.15.7. HVAC Systems
- 3.15.8. Electrical Systems

#### 4. Division 2 – Existing Conditions

- 4.1. Bulk demolition will be completed by Contractor. The scope of demolition includes:

**Exam Rooms (OD-708 – OD-714, OD-716, OD-720 & OD-740):**

- 4.1.1. Flooring & base
- 4.1.2. Wood Trim around existing rear cabinet, both sides

**Soiled & Clean Utility Rooms (OD-745 & OD-706):**

- 4.1.3. Flooring & base
- 4.1.4. Portion of dividing wall for new opening
- 4.1.5. Drop soffit

**Dental Lab (OD-743):**

- 4.1.6. Flooring & base

**New Office (OD-744):**

- 4.1.7. Flooring & Base
- 4.1.8. Upper & Lower cabinetry

**New Hygiene Rooms (OD-738 & OD-739):**

- 4.1.9. Flooring & Base
- 4.1.10. West wall (common wall of corridor)
  - 4.1.10.1. Prior to demolition of West wall in room OD-738, remove and relocate the existing Fire Extinguisher cabinet located on corridor side of room. Exact location to be clarified with Owner.

**Corridors 05 - 08 and Alcove OD-741**

- 4.1.11. Flooring & Base

- 4.2. Contractor will be responsible for selective demolition including, but not limited to demolition of:

- 4.2.1. Removal of doors where they are being salvaged and/or where frames are remaining
- 4.2.2. Electrical – removal of wires
- 4.2.3. Plumbing – removal of piping/ connections/ drains
- 4.2.4. Portions of ceiling grid and tile

- 4.3. Refer to Oneida Nation Design Documents dated 1/8/19 for other misc. items requiring demolition.
- 4.4. All material removed by Contractor shall be properly disposed of off-site.
- 4.5. The buildings power and water can be utilized for construction use.

5. Division 3 – Concrete

- 5.1. Saw-Cut and remove portion of concrete slab in each Exam Room. Existing raceway within slab (from rear cabinet to foot side of dental chair) is currently not to NEC code and must be replaced. Refer to Oneida Nation Design Document, Sheet A-9 for details. In-fill and reinforce trench as required. Refer to Section 18.5 for additional information.
- 5.2. Saw-Cut and remove portion of existing concrete slab for new underground utilities (electric, compressed air and vacuum) in both Hygiene Rooms OD-738 & OD-739. Refer to Oneida Nation Design Document, Sheet A-9 and Henry Schein drawings dated 1/9/19 for details. In-fill and reinforce trench as required.
- 5.3. Saw-Cut and remove portion of existing concrete slab to install new on-site drain in Clean Utility OD-706. Refer to Oneida Nation Design Document, Sheet A-9 and Henry Schein drawings dated 1/9/19 for details. In-fill and reinforce trench as required.
- 5.4. All material removed by Contractor shall be properly disposed of off-site.
- 5.5. Evaluate existing concrete slab once existing flooring is removed. If necessary, prepare areas as required and install self-leveling material in any uneven areas to ensure flooring surface is level prior to new flooring install.

6. Division 4 – Masonry

- 6.1. No work anticipated.

7. Division 5 – Metals

- 7.1. No work anticipated.

8. Division 6 – Wood, Plastics, and Composites

- 8.1. Patch existing walls as required in all areas impacted by demolition.
- 8.2. Provide required rough and finish carpentry.

- 8.3. Provide blocking material for all new casework and dental equipment if applicable. Existing blocking may suffice for new casework, contractor to verify. Refer to Henry Schein Dental plans SA.0 and Detail 9/ SED.1 for blocking requirements for new Hygiene Rooms OD-738 & OD-739.
- 8.4. Frame in new overhead soffit in the Soiled (OD-745) and Clean Utility (OD-706) Rooms to accommodate casework provided by Owner contracted vendor Henry Schein. Refer to Henry Schein drawings for new layout. Note: the new soffit layout will essentially be very similar in design and placement as the existing. The new layout will be slightly longer (approx. 2-4 ft.) and the overall height needs to be approx. 6" taller for both rooms.
- 8.5. Provide and install wood trim (similar to existing) around new rear cabinet in Exam Rooms as required. Note: trim is required on both sides of dividing wall.

9. Division 7 – Thermal and Moisture Protection

- 9.1. Provide sealant as required.

10. Division 8 – Openings

- 10.1. Provide new wall openings as shown in Oneida Nation Design documents.

11. Division 9 - Finishes

- 11.1. Contractor to match existing finishes where applicable.
- 11.2. Patch drywall all areas impacted by demolition and or re-work (Refer to Oneida Nation Design Documents for locations) areas and finish accordingly. Areas may include but not limited to: impacted areas caused by blocking install, cabinetry re-work, X-ray viewing light removal, Communication system removal, wall base removal, etc.
- 11.3. Furnish and Install medium grade carpet tile in area designated on Flooring plan sheet A-8.
- 11.4. Furnish and Install medium grade Resilient Sheet flooring with 4" rolled base in areas designated on Flooring plan sheet A-8.
- 11.5. Furnish and install vinyl base in all rooms/ areas with carpet tile.
- 11.6. Contractor to paint all corridors (05-08) from end to end, floor to ceiling due to multiple wall renovations.

12. Division 10 – Specialties

- 12.1. Supply and install corner guards to match existing. Refer to Oneida Nation Design Documents for locations.
- 12.2. Include \$3,000.00 allowance for misc. wall protection and decorative wood wall mounts required in all Exam Rooms and new Hygiene Rooms. Material to be determined.



- 12.3. Contractor to remove (3)- paper-towel dispensers, (3)- soap dispensers and (2)- eye/ face wash stations from wall in Rooms: Clean Utility OD-706, Soiled Utility OD-745 & New Office OD-744. Items remain property of Oneida Nation.

13. Division 11 – Equipment

- 13.1. Oneida Nation has contracted with Henry Schein Inc. for all dental equipment and cabinetry. Henry Schein will be responsible for:
- Removal of existing dental equipment and related casework.
  - Installation of new dental equipment (excluding any mechanical connections) and related casework.
  - Disposal of un-used equipment/ cabinetry (contractor to provide dumpster).
- 13.2. Contractor to properly disconnect all existing equipment required for replacement or removal in Exam Rooms, Hygiene Rooms, Sterilization Rooms, and Mechanical Room.
- 13.3. Contractor to properly re-connect all new equipment in Exam Rooms, Hygiene Rooms, Sterilization Rooms, and Mechanical Room.
- 13.4. Refer to Henry Schein Dental drawings dated 1/9/19 for additional information and requirements.

14. Division 12 – Furnishings

- 14.1. No work anticipated.

15. Division 21 – Fire Suppression

- 15.1. No work anticipated.

16. Division 22 – Plumbing

- 16.1. Temporarily disconnect/ cap any plumbing, nitrous oxide and oxygen connections within or near Exam room cabinets prior to removal of casework.
- 16.1.1. Note: A total of 7- existing rooms currently have Nitrous Oxide and Oxygen. Refer to HGA 2003 Record drawings additional information.
- 16.2. Contractor shall design and install modifications to the existing Plumbing system (including nitrous oxide and oxygen lines) as required to properly operate new plumbing fixtures and A-dec dental equipment.
- 16.3. Installation of new water line and drain will be required in Clean Utility OD-706 for new Vistacool and Sterilizer. Refer to Oneida Nation Design Document, Sheet A-9 for concrete removal guidelines and Henry Schein Design documents for further details and requirements.
- 16.4. Removal of existing sinks in Soiled and Clean Utility Rooms.
- 16.5. Installation of new sinks in Soiled and Clean Utility Rooms. Sinks provided by others.
- 16.6. All final connections of all mechanicals to new dental equipment and casework by contractor.
- 16.7. Must be certified to install Category 3 Nitrous Oxide-Oxygen Conscious Sedation systems.**

16.8. Refer to Henry Schein Dental drawings dated 1/9/19 for additional information and requirements.

17. Division 23 – HVAC

- 17.1. Include \$10,000.00 allowance for entire HVAC Category.
- 17.2. Contractor shall evaluate, design and install any required modifications to the existing HVAC system if required by the reconfiguration of rooms.
- 17.3. Evaluate air flow in new Hygiene Rooms (OD-738 & 739) and new Office (OD-744) and re-balance/modify system if required due to new room configuration.

18. Division 26 – Electrical

- 18.1. Temporarily disconnect any existing electrical connections within or near Exam room cabinets prior to removal of casework.
- 18.2. Contractor shall design and install modifications to the existing Electrical system as required to properly operate new A-dec dental equipment and modifications to rooms.
- 18.3. Provide power from closest electrical source to new dental chair and equipment in 2- new Hygiene Rooms. Provide new sub-panel if existing panel does not have adequate space.
- 18.4. Disconnect and remove (18)- “The Communicator” interoffice communication systems.
- 18.5. Disconnect and remove (10)- existing X-Ray viewing light systems.
- 18.6. The Oneida Nation has recently determined that the existing dental chairs were installed with an improper wiring method. The branch circuits need to be replaced that serve the patient care area. The existing branch circuit raceway is PVC and is not in compliance with NEC article 517.13(A).
  - 18.6.1. The raceway has 3- branch circuits and are for the following: Exam chair, cabinet equipment and counter GFCI’s. The new raceway will have to be sized for Conduit Fill. Contractor will have to follow 2017 NEC Art 310.15 (B)(3)(a) and Table 310.15(B)(3)(a) for any Adjustment Factors.
  - 18.6.2. A portion of the concrete slab will need to be removed and replaced by Contractor to perform the above work. Refer to Appendix documents for further information.
  - 18.6.3. Regarding the new raceways, the Contractor will have to pull all new Branch Circuits from panel ‘LLK’ to each Exam Room. The panel labeled ‘LLK’ is located within Electrical Room 20-123 on Optical side. Refer to HGA 2003 Record Drawings for additional information.
  - 18.6.4. Additional information: The existing Raceway is PVC and ran from Branch Circuit Panel to each exam room in the concrete floor. The PVC raceway enters each room in the wall coming up from floor going into 2x4 square box. It transitions to a short piece of metal flex and transitions back to PCV going into the floor under the rear cabinet. The PVC transitions back to metal flex going to a metal box that the equipment plugs into. Out of the metal box comes a metal flex that transitions to a PVC raceway that goes into the concrete floor to the foot end of the chair. The raceway has 3 Branch circuits feeding each room. Where the 2x4 square box has the Home Run running into it, there is a ¾” EMT raceway that runs into the ceiling to a 6x6x6 j-box that feeds counter GFCI receptacles.
  - 18.6.5. The Contractor is responsible to review the existing conditions and ensure the below NEC 2017 code references are followed:
    - 18.6.5.1. Article 517.2 Patient Care Spaces, Patient Care Vicinity

18.6.5.2. Article 517.13 (A)(B) Grounding of Receptacles and Fixed Electrical Equipment in Patient Care Spaces

18.6.5.3. Article 250.118 Types of Equipment Grounding Conductors

18.6.6. All MC/ HCF cable to be returned to the Oneida Nation.

18.7. All final connections of all mechanicals to new dental equipment and casework by contractor.

18.8. Refer to Henry Schein Dental drawings dated 1/9/19 for additional information and requirements.

19. Division 27 – Communications

19.1. Disconnect and removal of (18)- existing “The Communicator” interoffice communication system.

19.2. Provide network data lines as required for new dental equipment in Rooms:

- Soiled Utility OD-745 (Hydrim Instrument Washer)
- Clean Utility OD-706 (STATIM autoclave)
- New Hygiene OD-738 (New PC location)
- New Hygiene OD-739 (New PC location)
- Existing Data lines in all Exam Rooms will need to be re-located a couple feet away (along same wall) due to new casework layout. Refer to Henry Schein drawings for details.

19.3. Refer to Henry Schein Dental drawings dated 1/9/19 for additional information and requirements.

19.4. System shall be compliant with current edition of the *Oneida Casino Network Standards*.

20. Division 28 – Electronic Safety and Security

20.1. No work anticipated.

21. Division 31 – Earthwork

21.1. No work anticipated.

22. Division 32 – Exterior Improvements

22.1. No work anticipated.

23. Appendices

23.1. Oneida Nation Design Documents (TS – A-9) dated 1/8/19

23.2. Existing HGA 2003 record Drawings

23.3. Photos of Existing Rooms

23.4. Henry Schein Dental Technical Drawings dated 1/9/19

23.5. *Design Standards & Criteria for Oneida Nation*

23.6. *Oneida Casino Network Standards*