

CDI BID PROPOSAL FORM
AMP NORTH ADDITION
5079 W Northgate Rd
Rogers, AR 72758

BF-23.0 MECHANICAL

Submitted by: _____
Name / Company / Date

The following Documents constitute the basis for the work:

- **Plans** as prepared by Drawing Dept Architecture & Design, and their consultants dated June 19, 2026.
- **Geotechnical Report** as prepared by GTS, Inc. dated May 22, 2026.
- **Addendum No. 1** – Dated July 16, 2026
 - **Structural Drawings** as prepared by dated April 13, 2026.
 - **Civil Drawings** as prepared by Crafton Tull dated July 1, 2026.

The scope of work for this proposal shall be in strict compliance with the plans, specifications, any addenda/revisions listed above, and the items listed below, including but not limited to:

INCLUDING BUT NOT LIMITED TO:

1. Include all submittals, shop drawings, product data, concrete mix designs, samples, mock-ups, certificates, and warranties as required by the Contract Documents.
2. Subcontractor is responsible for all testing, lab reports, and material certifications required by the Contract Documents.
3. Subcontractor is responsible for including all sales tax (city, county, and state) required per local code.
4. Subcontractor is responsible for procuring and maintaining licenses to work within the project's jurisdiction.
5. Subcontractor shall be responsible for all notes and details pertaining to their scope of work, regardless of what area of the plans the notes are included.
6. Each prime contractor will require its Superintendent and Sub-Tier Superintendents to provide and use an iPad for CDI's Document Management Software CMiC on site (for daily use to facilitate drawing review, inspections, work completion, punch list items, etc.).
7. This Subcontractor, by submitting a bid, is acknowledging that they have read and, if they are successful bidder, agree to enter into a contract with CDI Contractors, LLC according to the terms and conditions of the CDI Contractors, LLC Subcontract Agreement, complete with its insurance and safety requirements.
8. If any Bidder wishes to substitute equipment or materials, which is believed to be equal to those specified, the Bidder shall make a request in writing to CDI for approval of such substitute equipment or materials at least seven (7) calendar days prior to the bid date. In proposing items for consideration, Bidder assumes all risk, costs, coordination with other trades, cost associated with other trades if substitution impacts their scope of work, and responsibility for item's final acceptance, compliance with the Bidding Documents and Contract Documents, integration into the Work, and performance.
9. Compute Request for Changes in work by the additions or deductions as follows:
For work performed by Subcontractors:
Net Cost of Materials a

State Sales Tax	b
Net Placing Cost	c
W.C. Insurance Premium and FICA Tax	d
<u>Subtotal</u>	<u>a+b+c+d</u>
Overhead and Profit, 12% x (a+b+c+d)	e

10. The Contractor and the Contractor's Subcontractors shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, or national origin. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, sex, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the policies of nondiscrimination.
11. The Contractor and the Contractor's Subcontractors shall, in all solicitations or advertisements for employees placed by them or on their behalf; state that all qualified applicants will receive consideration for employment without regard to race, color, sex or national origin.

HVAC SCOPE OF WORK

This scope includes, but is not limited to, providing all labor, materials, tools, equipment, and supervision to complete the scope of work listed below:

1. Mechanical Subcontractor will be responsible for BIM Modeling and attending BIM Coordination meetings for their scope of work. Refer to "Exhibit G: BIM Execution Plan" for more detail on what will be required by this subcontractor. ("Exhibit G: BIM Execution Plan" is located in the CDI Bid Manual under the section titled "ATTACHMENT I - EXHIBITS TO THE SUBCONTRACTOR AGREEMENT").
2. Subcontractor is responsible for securing and paying for all permits required to complete this scope of work.
3. Subcontractor is responsible for coordinating penetrations with all trades.
4. Includes all commissioning related to their scope of work.
5. Subcontractor is responsible for all startups and testing related to their scope of work.
6. Furnish and install BAS system as specified in contract documents.
7. Includes the testing, adjusting, and balancing of HVAC systems per the contract documents.
8. Subcontractor is responsible for properly sleeving and sealing all piping, conduit, and duct penetrations through walls, ceilings, and floors to ensure watertightness.
9. Fire caulking/sealants of all mechanical penetrations through fire-rated assemblies. Sleeves as required. Furnish and install fire stopping systems that are ULI listed for the application, and installed in accordance with manufacturers requirements
10. Provide expansion/deflection fittings for piping and ductwork at structural expansion joint crossings.
11. Access panels as required to service mechanical systems and/or devices roughed in or installed by this trade.
12. Furnish and install all miscellaneous steel support framing required to support mechanical equipment or conduit. Including but not limited to: all inserts, embeds, hangers, clamps, rods, anchors, supports, racks, etc. as required for this Subcontractor's work
13. Furnish and install nameplates, labeling, tags, warning signage, and any other mechanical identification as required by the contract documents.
14. Furnish and install vibration and seismic controls per the contract documents.
15. Furnish and install hangers and supports for piping and equipment related to this scope of work per the contract documents.
16. Provide and install all HVAC system piping, piping specialties, and associated accessories per contract documents. This scope includes, but is not limited to:

- a. Hydronic piping
 - b. Fittings, joining materials, transition and dielectric fittings.
 - c. Heating water supply and return piping (Above and below grade)
 - d. Chilled water supply and return piping (Above and below grade)
 - e. Condensate piping
 - f. Air vent piping
 - g. Pressure-Relief-Valve-Inlet and Outlet Piping
 - h. Refrigerant piping
 - i. Equipment drainage piping
 - j. Piping insulation
 - k. Hydronic Piping Specialties
 - l. Sleeves and seals, expansion fittings and loops, meters and gauges, escutcheons, and heat tracing for mechanical piping as shown/specified.
 - m. Valves for mechanical piping per contract documents
17. Subcontractor is responsible for water treatment for closed loop hydronic systems scope per contract documents.
18. Furnish and install all equipment, accessories, and devices required for the complete mechanical HVAC system per contract documents. This scope includes, but is not limited to:
- a. Air Handling Units (AHU-1). Includes:
 - i. Factory-Installed 100% Outside air economizer mixing box with modulating outside air, return air, and relief dampers.
 - ii. Factory-installed powered exhaust fan with building pressure control.
 - iii. Direct-drive variable-speed supply fan with factory-installed speed control
 - iv. Stainless steel drain pan with factory-installed overflow switch
 - v. Factory-installed freeze-stat
 - vi. Minimum MERV 8 filters
 - vii. Double-wall insulated cabinet construction
 - viii. Hinged access doors
 - ix. Outside airflow measuring station
 - x. Roof curb
 - b. Packaged Rooftop Unit (RTU-41, RTU-2). Includes:
 - i. Powered exhaust fan
 - ii. Factory-installed BACnet MS/TP controller
 - iii. Low Ambient operation
 - iv. Factory-installed disconnect switch and non-powered GFI receptacle.
 - v. Stainless steel drain pan with overflow switch
 - vi. Modulation 12:1 gas heat with stainless steel heat exchanger
 - vii. Outside airflow measuring station
 - viii. 2" Pleated media filters, MERV 8 minimum
 - ix. Economizer with comparative Enthalpy Control
 - x. Direct drive supply fan with factory-installed VFD and shaft grounding
 - xi. Double wall cabinet construction with 2" foam-insulated panels
 - xii. Compressor isolation valves with suction and discharge service valves
 - xiii. Hinged access doors with foam-insulated panels
 - xiv. Phase failure monitor
 - xv. Roof Curb
 - xvi. Hail Guards
 - c. Condensing Unit (CU-1). Includes:
 - i. Roof curb
 - ii. R-32 Refrigerant
 - iii. Variable speed compressors
 - iv. Refrigerant leak detection system
 - v. Weatherproof service disconnects

- vi. Direct-drive ECM supply fan with variable-speed control
- d. Air Terminal Units (EG-1, PS-1, RG-1, RG-2, RG-3, RG-4, SD-1, SD-2, SG-1, SG-2, SN-1). Includes:
 - i. 2" Factory fiberglass wrap on all supply diffusers with backside not exposed to space.
- e. Terminal Air Box – Series Fan Powered with Electric Reheat (VAV-8, VAV-9, VAV-17, VAV-18, VAV-19)
 - i. Factory DDC controller
 - ii. Series flow fan power
 - iii. SCR electric reheat
 - iv. Spring isolation hanger brackets
 - v. 1" fiber free foam insulation
 - vi. EC Motor
- f. Terminal Air Box - Single Duct Electric Reheat (VAV-1-7, VAV-10-16, VAV-20-21). Includes:
 - i. Factory DDC controller
 - ii. SCR electric reheat
 - iii. 1" fiber free foam insulation
- g. Duct Heater (DH-1)
- h. Louvers (LV-1). Includes:
 - a. 120V Motorized damper control to open on fan enable
- i. Exhaust Fans (EF-1, EF-2). Includes:
 - a. Insulated roof curb
 - b. Motorized backdraft damper
 - c. Factory mounted disconnect switch
 - d. Manufacturer's fan speed controller for balancing purposes
 - e. Manufacturer's electronically commutated (EC) motor
 - f. Connection to the BAS system.
- j. Mini Split Units
 - a. Outdoor Units (MS-1, MS-2). Includes weatherproof disconnect.
 - b. Indoor Units (AC-1, HP-1). Includes:
 - i. Condensate drain with trap as required by manufacturer
 - ii. Condensate pump
 - iii. Overflow safety switch
- k. Linear Slot Diffusers (LD-1). Includes:
 - a. 2" factory fiberglass wrap on all supply diffusers with backside not exposed to space
 - b. Concealed mounting border
- l. Duct, Ductwork Accessories, and Ductwork Insulation
 - I. Furnish and install ductwork per contract documents.
 - II. All ductwork installed in exposed areas must have paint grip finish.
 - III. Furnish and install all duct insulation per contract documents.
 - IV. Air Duct Accessories
- m. Mechanical Equipment Accessories
 - I. Furnish and install all disconnects required for mechanical equipment. Final power connections to be by electrical subcontractor.
 - II. Furnish and install all equipment insulation per contract documents.
 - III. Furnish and install all equipment stands, skids, roof curbs, roof curb flashing, mounting brackets, hold down brackets and any other supports required by manufacturers and/or contract documents.
 - IV. Furnish and install required equipment accessories in accordance with the contract documents. The contract documents specify the specific accessories required for each type of equipment, which may include, but are not limited to: integral disconnect switches, controllers, thermostats, integral and/or secondary

condensate pumps, terminal strips, spring oscillators, low ambient controls, overflow safety switches, automatic reset timers, wind and hail guards, filters, filter racks, liners, insulation, drain pans, refrigerant pining/line sets, roof curbs, stands, anchors, equipment bases, supports, etc.

19. Furnish and install HVAC controls system, equipment control sequencing, and associated accessories per contract documents. Including but not limited to:
- All rough-in, conduit, and raceways.
 - Control wiring/cabling and connections between equipment and devices.
 - All programming and interlocking of equipment and devices.
 - Controls equipment and devices. Including but not limited to:

SAFETY & SITE LOGISTICS

- This Subcontractor will provide sufficient manpower to meet the project schedule, including any overtime required to maintain the project schedule, at no additional charge unless the necessity for overtime is caused by others failing to maintain their project schedule through no fault of this Subcontractor or circumstances beyond control (such as "acts of God").
- Use of personal vehicles on the project site is prohibited. Company vehicles only.
- Coordinate on-site employee parking with CDI's Superintendent. Refer to Section 04 of the Bidder's Instructions Manual for location of available parking for the Construction Team.
- Furnish, install, remove, relocate, and reinstall fencing or barricades as necessary to access Subcontractor's work areas. Initial fence installation by the Construction Manager.
- Subcontractor is responsible for all damage(s) to existing asphalt and curb by this sub and any third-party sub/suppliers.
- Replace / repair any areas damaged during this Subcontractor's scope of work that are outside the construction limits established by CDI.
- Restore to existing conditions all areas disturbed by this Subcontractor.
- CDI will facilitate the installation of silt fencing by others. In the event damage by this subcontractor occurs to the silt fencing in place, CDI will install new at the expense of this subcontractor through back-charge.
- Provide flagging and traffic control as required for these operations as needed.
- Subcontractors are responsible for unloading their own materials and deliveries. All materials are to be delivered F.O.B. jobsite to each location as scheduled.
- Loading, staging and stocking of materials shall be coordinated with the Construction Manager's Superintendent. Deliveries must be scheduled to coincide with the installation of the work. No long-term on-site storage is provided.
 - Subcontractor will coordinate and plan material/product delivery to coincide with the schedule and workflow. Materials on hand will be limited to 3-5 days of work.
 - Materials shall be staged /bundled/organized off-site to the greatest extent possible to be delivered and staged into the current work areas. Appropriate "buffers" of material will be managed to ensure workflow is not interrupted.
 - Subcontractor will coordinate its work and obtain Contractor's Superintendent's prior approval of subcontractor's schedule for delivery, installation and/or placement of its materials, equipment, and crew shacks at the jobsite.
- All truck and equipment traffic will be restricted to the immediate construction area.
- Keep the roadway clear of dirt and debris from Subcontractor's own activities. This includes washing of tires as needed and directed.
- Subcontractor is responsible for daily cleanup. Daily cleanup is defined as leaving work area neat and orderly and broom swept at the end of each shift. Subcontractor shall remove from the jobsite and properly dispose of any hazardous materials generated by this Subcontractor's operations.
- Temporary power will be available for small tools but will not support electric welders or heaters. All welding and heating shall be done using fuel-powered equipment provided by this

- Subcontractor. OSHA guidelines shall be followed by this Subcontractor while using fuel-powered equipment.
16. It is this subcontractor's requirement to call one-call for all utility location within your scope of work.
 17. During excavation operations, all slopes will be maintained in accordance with OSHA regulations in a continuous manner until completion of this Subcontractor's scope of work. (Trench safety 29 CFR 1926 subpart P).
 18. Subcontractor shall require their employees to attend CDI Contractors Jobsite Safety Orientation prior to working on site.
 19. Perform, review, and document Job Hazard Analysis (JHA's) for all work and with all employees prior to the start of work. JHA must be submitted to CDI for review and approval prior to commencement of work.
 20. Subcontractor must fill out and submit daily reports to CDI's superintendent. The reports must include company name, Supervisor's name, manpower, daily work hours, summary of the day's work, and any delays found (if any). Submit reports daily.
 21. Subcontractors must review one toolbox safety talk each week with the crew onsite. Signed documentation is to be submitted weekly.
 22. Subcontractor's supervisor must attend CDI's subcontractor's meeting which occurs once a week. CDI's Superintendent will determine date and time.
 23. Subcontractor's supervisor must attend a daily huddle before starting the daily shift.
 24. Provide 100% fall protection for all work over six feet. This includes working on scissor lifts.
 25. Subcontractor must attend a CDI pre-mobilization and pre-installation meetings prior to the start of any portion of the Work.
 26. Furnish, install and maintain all safety measures necessary to comply with OSHA requirements, Owner requirements, and the requirements of the Construction Manager's safety program. This protection shall be maintained by the Subcontractor until the area is turned over to the construction manager for use by trades.
 27. Subcontractor is responsible for protection of their open trenches, holes, etc. to maintain a safe operation. At the end of each shift, hole or trench protection shall consist of either covers secured in place or fence panels protecting all sides of open trenches. In roadways and drives, open trenches shall be covered with road plates secured in place.
 28. Compliance with all rules, regulations, and requirements of local, state, and federal authorities.
 29. Subcontractor shall coordinate this scope of work with local utility company.
 30. Phasing as required.

EXCLUSIONS

- 1.

BASE BID

All prices quoted represent the entire cost of the project in accordance with the bidding documents, and bidder acknowledges that no subsequent claim will be recognized for any increase in wage scales, material prices, cost or any other rates affecting the construction industry and/or this project.

PRICING BREAKDOWN

- | | |
|------------------|----------|
| 1. HVAC System | \$ _____ |
| 2. HVAC Controls | \$ _____ |
| 3. BAS System | \$ _____ |
| 4. | \$ _____ |

BASE BID (Including Applicable Taxes)

\$ _____

(Write Base Bid Amount in Words Above)

ALTERNATE PRICES

Voluntary Alternates in addition to those listed above are welcome and may be used in assessing the low qualified bidder. Detailed submittal information and compliance with Division 00 and 01 Alternates specifications must be issued along with the Bid Form for any alternates to be considered.

- | | |
|--------------------------|----------|
| 1. Bidder Defined: _____ | \$ _____ |
| 2. Bidder Defined: _____ | \$ _____ |
| 3. Bidder Defined: _____ | \$ _____ |
| 4. Bidder Defined: _____ | \$ _____ |
| 5. Bidder Defined: _____ | \$ _____ |

UNIT PRICES

Provide the following unit prices on the Bid Form. This subcontract will be a fixed lump sum subcontract agreement. For revisions to the scope of the project and/or revisions to the contract documents, the lump sum subcontract amount would be adjusted by change order at the unit prices issued below:

- | | |
|---------------------|-------|
| 1. Mobilization Fee | \$/EA |
| 2. | \$/EA |
| 3. | \$/EA |

ADDENDA ACKNOWLEDGEMENT

The bidder acknowledges receipt and incorporation of the following addenda into this Proposal's BASE BID. List addendum number(s) & date(s): _____

DISADVANTAGED BUSINESS DESIGNATION

Please check the applicable box:

MBE ☐ SDV ☐ DBE ☐ SBA ☐ WBE ☐

CONFIRM THE FOLLOWING:

Check boxes to confirm each.

1. ☐ Bidder has filled out all items on this CDI Bid Proposal Form
2. ☐ Bidder has reviewed and will meet requirements of "CDI's Project Schedule". (*Located in Section 02 of the CDI Bid Manual.*)
3. ☐ Bidder has reviewed and will meet requirements of "CDI's Site Logistics and Safety Plan" (*Located in Section 03 of the CDI Bid Manual.*)
4. ☐ Bidder has completed & attached CDI's Subcontractor Prequalification Form. (*Located in Section 04 of the CDI Bid Manual.*)
5. ☐ Bidder has reviewed and will meet requirements of "CDI's Sample Subcontractor Agreement" (*Located in Section 05 of the CDI Bid Manual.*)
6. ☐ Bidder has reviewed and will meet requirements of CDI's "Attachment I, Exhibits to the Subcontractor Agreement" (*Located in Section 06 of the CDI Bid Manual.*)
7. ☐ Bidder has completed and attached all applicable "Misc. Forms" located in Section 12 of the CDI Bid Manual.

MATERIALS LEAD TIMES OVER 2 WEEKS

If any materials in this bidder's scope of work have lead times greater than 2 weeks, list the material and current lead time as of bid day. (Include shop drawing, delegated design, and fabrication lead times / durations if applicable)

1. _____
2. _____
3. _____
4. _____
5. _____

ADMINISTRATION OF CONTRACTS

The undersigned, in submitting this document, agrees that if he is the successful Bidder, he or she will enter into a contract with CDI Contractors, LLC according to the terms and conditions of the standard CDI Contractors, LLC. Subcontract Agreement. In addition, the undersigned agrees that this bid may not be withdrawn for a period of ninety (90) days after the bid issuance.

Respectfully submitted:

Firm

Bidder Contact Name & Title (printed)

Bidder Contact Signature

Mailing Address

Street Address

Telephone

Fax No.

Bidder Contact e-mail

Texas Contractor's License No. _____

Federal I.D. No. or SS # _____ – _____

Date and Time of Bid _____