



UA Alpha Phi Sorority House
Bid Package – 7A Waterproofing

I. General Scope of Work

1. Provide all labor, supervision, equipment, hoisting, materials, licenses, and trade permits required to perform all work, turnkey, outlined in this subcontract. Work not specifically shown but considered a standard requirement in the completion of this work is included.
2. All applicable sales tax (unless noted otherwise)
3. Submittals and shop drawings submitted to CR Crawford within (14) days of award of contract.
4. Closeout documents submitted per CR Crawford closeout procedures with (14) days prior to the original substantial completion date of the project.
5. Specified warranties shall be from the date of substantial completion.
6. Freight to the jobsite as it pertains to this scope of work, including any quick-shipment premiums.
7. Maintain accurate as-built drawings.
8. Verification of elevations and field measurements shown on documents prior to commencing work.
9. Installation of materials over substrate indicates acceptance of substrate.
10. Required layout for this scope, benchmark provided by others.
11. Required coordination with other trades.
12. Multiple mobilizations as required to perform this scope of work.
13. Should this subcontractor delay the critical path schedule, subcontractor shall provide all necessary overtime and manpower required to return this scope of work to be on schedule no cost to CR Crawford.
14. Qualified, properly trained, and experienced supervision at all times.
15. Unloading of materials and deliveries to be placed on proper dunnage to prevent product damage.
16. Provide weather protection for stored materials.
17. Repair and replace any damage done to existing SWPPP measures by this trade.
18. Cleanup of any track out by this trade.
19. Subcontractor is responsible for damage done by its own forces to other trade's work.
20. Provide daily clean-up of all debris generated by subcontractor to CR Crawford provided dumpster.
21. Compliance with all rules, regulations, and requirements of local, state, and federal authorities.
22. All work shall strictly comply with adopted building codes. Any discrepancies should be clarified and approved by authority having jurisdiction.
23. Full compliance with CR Crawford safety policies and all governing OSHA guidelines.
24. All cost associated with perimeter safety, fall protection, and personal protective equipment.
25. Full compliance with OSHA "Hot Work" policy.
26. All equipment operators to be properly trained and OSHA certified.
27. Parking fees, shuttle cost, and transportation for this trade.

II. Trade Specific Scope of Work

1. Subcontractor is responsible for all UL Assemblies, Fire Penetration Details, and Fire Framing Protection Plans that apply to this scope of work.
2. Cleaning and priming of all joints prior to caulking.



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3. Cleaning of footings and concrete walls prior to applying waterproofing.
4. Provide cleaners and primers as specified.
5. Furnish and install all specified joint sealers and backer rod at masonry expansion and control joints.
6. Furnish and install all specified joint sealers at all flashings (parapet cap, drip edges, etc.).
7. Furnish and install all specified joint sealers at all handrail posts.
8. Furnish and install all specified joint sealers at cast in place concrete control and saw cut joints.
9. Furnish and install all specified joint sealers at concrete paving.
10. Furnish and install all specified joint sealers at exterior hollow metal frames.
11. Furnish and install all specified joint sealers at exterior louvers and grilles.
12. Furnish and install all specified joint sealers at sills.
13. Furnish and install asphaltic mastic column coating.
14. Furnish and install closed cell backer rod at joints behind exterior composite.
15. Furnish and install Sealant and backer rod between dissimilar materials.
16. Furnish and install sealant and backer rod for solid custom exterior wood jambs
17. Furnish and install weather barrier behind insulation behind composite.
18. Provide and install all continuous fluid applied air barrier
19. Provide and install all liquid flashing over wood blocking where required
20. Provide and install all vapor permeable air barrier
21. Provide and install liquid flashing membranes at openings where indicated
22. Provide and install peel and stick membrane over nailing flange at openings in envelope
23. Provide cleaning and priming of all joints prior to caulking.
24. Provide all waterproof membrane at site concrete and masonry walls where shown
25. Provide all waterproof membrane at building foundation walls (such as shown on A3.12 sections where this condition occurs). Excludes R10 and drainage panel at those areas (by others).
26. Provide cleaning of footings and concrete walls prior to applying waterproofing.

III. Project Specific Exclusions

1. Joint sealer at glazing
2. Building wrap (Tyvek or similar)
3. Expansion joint covers
4. Rigid insulation

V. Bid Proposal

We, the undersigned Bidder, having familiarized ourselves with the site, the local conditions, existing facility, and site access affecting the cost of the Project and the Bidding Documents, including Addenda Nos. ____, ____, ____, ____, ____, for the UA Alpha Phi Sorority House, do hereby propose to provide and furnish all labor, materials, taxes, tools, equipment, utility and transportation services, insurance, supervision and all other services and facilities necessary, as required by the Bid Documents to complete all work under this trade, for the lump sum of money enumerated, the said amount, constituting the Base Bid.



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The following Bid Documents constitute the basis of our proposal for the work:

- Construction Documents:
 - Project Manual: Dated December 18th, 2025 by WER and HBRA.
 - Drawings: Dated December 18th, 2025 by WER and HBRA.
- General and Trade Specific scope of work
 1. 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 C.R. Crawford Construction according to the terms and conditions of the C.R. Crawford Construction Subcontract Agreement; complete with its insurance and safety requirements
 2. All truck and equipment traffic will be restricted to the immediate construction area.
 3. 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”).

BASE BID

All prices quoted represent the entire cost of the project in accordance with the bidding documents, and we acknowledge 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. Following the Base Bid amount are the prices for Alternates which may be or may not be incorporated into your scope. Insert N/A on lines not applicable to the Bidder’s area of Work.

BASE BID (including sales tax):

_____ Dollars \$ _____

UNIT PRICES:

The contract between C.R. Crawford Construction and the successful low bidder 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 (add or remove) by change order at the following unit prices. All unit prices shall include profit, labor, materials and equipment.

1. None

ADD / DEDUCTIVE ALTERNATES:

The following alternate pricing is NOT included in the Subcontractor’s lump sum base bid:

1. Payment & Performance Bond – This bidder will be required to furnish a Payment and Performance bond. Indicate the added cost to your bid.



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\$ _____

- 2. 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 0 and 1 Alternates specifications must be issued along with the Bid Form in order for any alternates to be considered.

Description:

\$ _____

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 C.R. Crawford Construction, according to the terms and conditions of the standard C.R. Crawford Construction Subcontract Agreement. In addition, the undersigned agrees that this bid may not be withdrawn for a period of sixty (60) 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



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Arkansas Contractor's License No. _____

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

Date of Bid _____