



UA Alpha Phi Sorority House
Bid Package – 9A Framing, Drywall, Acoustical

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.



UA Alpha Phi Sorority House
Bid Package – 9A Framing, Drywall, Acoustical

2. For wood framed assemblies: Furnish and install shimming to achieve a finished straight wall and eliminate small irregularities. Windows and doors to have the same reveal depth at the jambs and head – shim if necessary.
3. Furnish and install acoustic ceiling tile system as specified (hangers, trim, grid, etc.)
4. Furnish and install all acoustic panels as specified (Tectum, fabric-wrapped, suspended clouds, etc.)
5. Furnish and install all batt, sound and ceiling insulation as specified.
6. Furnish and install all corner bead.
7. Furnish and install all deflection and runner tracks
8. Furnish and install all exterior wall sheathing as specified.
9. Furnish and install all fasteners for this scope of work.
10. Furnish and install all gypsum board control joints as specified.
11. Furnish and install all interior in-wall wood blocking and sheathing at millwork, doors and frames, windows, louvers, toilet accessories and partitions, fire extinguishers, roof and parapets, telephone and data, lockers.
12. Furnish and install all exterior wood blocking at parapets, behind all composite trims, columns, cornices etc (composite supply and install by others).
13. Furnish and install all J mold, J runner or F mold trims as specified.
14. Furnish and install all light gauge and load bearing steel studs, joists and headers as specified.
15. Furnish and install all reinforcement and bracing for this scope of work.
16. Furnish and install all roof sheathing as specified.
17. Furnish and install all sound caulking, fire caulking, and sill sealer as specified for this scope of work.
18. Furnish and install all Z-furring, hat and resilient channels as specified.
19. Furnish and install cement backer board as specified.
20. Furnish and install FRP as specified.
21. Furnish and install gypsum board as specified (Fire rated, high impact, moisture resistant).
22. Furnish and install Plaster Medallions
23. Furnish and install shaft wall framing as specified.
24. Install water resistant wall board at all wall surfaces in toilet rooms, janitors closets, and similar wet areas not indicated to receive wall tile.
25. Installation of all access doors and panels as specified.
26. Installation of hollow metal door frames and window frames in drywall partitions (frames by others).
27. Install all exterior composite beadboard, including portico ceilings and painted finishes.
28. Install steel angle bent plates to enclose gypcrete. Bent plates supplied by others.
29. Provide and install all blocking and supports for beds and benches.
30. Provide and install all blocking for shelves.
31. Provide and install all blocking required for window and door openings.
32. Provide and install all composite decking and associated pedestal systems.
33. Provide and install all fire-rated plywood substrates for fireplaces.
34. Provide and install all headers, stud lintels, and plywood spacers including all necessary attachments, studs, fasteners, and bearings, per the header schedule.



UA Alpha Phi Sorority House
Bid Package – 9A Framing, Drywall, Acoustical

35. Provide and install all simpson hardware, holddowns, epoxy anchor rods, stud ties, Simpson Strong-Tie connectors (including column caps, H2.5/H2.5A/H3 ties, MST60 strap ties, RCKW and similar connectors) and required anchors (e.g., TITEN HD) as shown.
36. Provide and install all joists, hangers, stringers, and other wood framing floor/ceiling/roof support components.
37. Provide and install all plywood and wood sheathing, including roof and wall sheathing, sheathing clips, and blocking.
38. Provide and install all plywood nailers behind crown moulding.
39. Provide and install all plywood nailers, backing, and wood blocking, including preservative-treated blocking where indicated.
40. Provide and install all plywood pocket liners for pocket doors.
41. Provide and install all plywood subflooring, including all multi-layer and specified-thickness plywood underlayments.
42. Provide and install all plywood supports and sheathing, and all wood blocking and preservative-treated furring required at pilasters, square columns, and exterior balustrades.
43. Provide and install all plywood wall sheathing.
44. Provide and install all posts, wood beams and headers, built-up (multi-ply) members, and 2x framing, including all glued and nailed multi-ply assemblies per the contract documents.
45. Provide and install all rim joists.
46. Provide and install all roof rafters (including 2x4, 2x6, 2x12, doubled rafters, and laminated veneer lumber) and all roof blocking.
47. Provide and install all wood blocking at roof edges.
48. Provide and install all wood blocking beneath copper flashing at composite cornices.
49. Provide and install all wood blocking for insulation and preservative treated wood furring required near composites
50. Provide and install all wood blocking where identified, including continuous, in-wall, between studs and joists, and fire-retardant where specified.
51. Provide and install all wood framing, including 2x4, 2x6, and 2x8 studs (including soffits and partition walls).
52. Provide and install all wood ledgers. Attach to dissimilar materials when required.
53. Provide and install all wood outriggers, continuous 2x fascia, and soffit framing.
54. Provide and install all wood wall framing and plates, including half wall framing and anchorage.
55. Provide and install fire-rated plywood backer board for fire alarms, phones, CATV, etc.
56. Installation of windows and exterior doors
57. Installation of all temporary and permanent bracing.
58. Installation of sill sealer as specified.
59. All work to be erected plumb, straight, and square and without deficiencies or conflicts with other trades
60. All framing shall be left structurally sound and in a complete state, properly braced at the end of each work day
61. Installation of wall studs – crown all studs in the same direction. Do not install any studs that are over a ¼” crown. Replace any studs that have warped too far for finish drywall to be installed on.



UA Alpha Phi Sorority House
Bid Package – 9A Framing, Drywall, Acoustical

III. Project Specific Exclusions

1. Structural steel
2. Liquid applied weather barrier
3. Tape, finish, and paint of drywall
4. Blocking directly behind exterior composite items (pilasters, cornices, etc).

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.

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 \$ _____



UA Alpha Phi Sorority House
Bid Package – 9A Framing, Drywall, Acoustical

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.

\$ _____

- 2. Voluntary Add Alternate (if desired): Add to supply and install all above grade wall and soffit rigid insulation around the entire building perimeter where shown on plans

\$ _____

- 3. Voluntary Alternate 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.



UA Alpha Phi Sorority House
Bid Package – 9A Framing, Drywall, Acoustical

Respectfully submitted:

Firm

Bidder Contact Name & Title (printed)

Bidder Contact Signature

Mailing Address

Street Address

Telephone

Fax No.

Bidder Contact e-mail

Arkansas Contractor's License No. _____

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

Date of Bid _____