



UA Alpha Phi Sorority House
Bid Package – 15A Plumbing and HVAC

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. Furnish and install all miscellaneous support framing required for this scope of work.
2. Provide and install all Trap and Clean Out Access Panels at washer boxes.
3. Provide sealing and fireproofing for all penetrations through building components according to contract specifications and U.L. requirements.



UA Alpha Phi Sorority House
Bid Package – 15A Plumbing and HVAC

4. Fire caulking of plumbing penetrations
5. Furnish and install all access doors and panels as needed to access plumbing equipment.
6. Furnish and install all block-outs and sleeves for this scope of work.
7. Furnish and install all inserts, embeds, hangers, clamps, rods, anchors, supports and racks, required for this scope of work.
8. Furnish and install all domestic water backflow preventers as specified.
9. Furnish and install all floor drains and adjustable covers.
10. Furnish and install all freeze proof hose bibs as specified.
11. Furnish and install all plumbing fixtures, equipment, and piping as specified.
12. Furnish and install all valves, regulators, and accessories as specified.
13. Provide and install all components of the elevator sump pump. Include drainage grate and frame.
14. Provide and install all expansion tanks.
15. Provide and install all galvanized sheet metal drain pans at water heaters.
16. Provide and install all gas and electric storage water heaters, recirculation pumps, and associated piping and components.
17. Provide and install all lavatory faucets - include covers, insulation kits, etc. with thermostatic mixing valves.
18. Provide and install all mop sinks.
19. Provide and install all Rejuvenation P-trap covers with brushed gold finish.
20. Provide and install all roof drains.
21. Provide and install all shower plumbing components: shower drains, showerheads, ADA handshower kits, supply elbows, and valve trims.
22. Provide and install all trap primers.
23. Provide and install all Water Closets and seats.
24. Provide and install bottle fillers BF-1
25. Provide and install flexible shower spray hoses.
26. Provide and install floor, hand, and kitchen sinks where indicated.
27. Provide and install in-line circulator pumps CP-1-CP-3
28. Furnish and install all condensate piping as specified.
29. Furnish and install all gas services complete from meter to the building.
30. Furnish and install all HW piping
31. Furnish and install all pipe insulation as specified.
32. Furnish and install all sewer services complete from 5'-0" outside of building.
33. Furnish and install grease trap with associated piping, accessories, and covers as specified.
34. Furnish and install all water services complete from 5'-0" outside of building.
35. Furnish and install proper pipe identification as specified.
36. Plumbing water, drainage, and connections for all kitchen equipment
37. Provide and install all cleanouts, drainage pipes, and associated components.
38. Provide and install all cold water piping.
39. Provide and install all gas rough-ins and gas piping, ensuring final connections to all gas-fired kitchen equipment are complete.
40. Provide and install all grease waste piping.



UA Alpha Phi Sorority House
Bid Package – 15A Plumbing and HVAC

41. Provide and install all Heat Trace where required. Note piping located in the freezer requires heat trace.
42. Provide and install all plumbing rough-ins for owner equipment and kitchen equipment.
43. Provide and install all plumbing vent lines and associated components.
44. Provide and install all ST piping
45. Provide and install all vent piping and associated fire stopping and sealing elements.
46. Provide and install drain line for walk-in cooler
47. Provide and install gas connections to all condensing natural gas boilers.
48. Coordination of all equipment and piping with other trades.
49. Coordination with local utility companies.
50. Locate and protect all utilities to remain.
51. Provide and install all sizes of CHR.
52. Provide excavation, compaction, and backfill per geotechnical report.
53. Provide protection of surrounding finishes and surfaces for this scope of work.
54. Provide temporary water to jobsite.
55. Provide testing and flushing of all plumbing systems as specified.
56. Removal and disposal of spoils off site for this scope of work.
57. Furnish and install all required switches and sensors, including sensors for water flow, air pressure, temperature, humidity, building pressure, duct pressure and Carbon Monoxide detectors.
58. Furnish and install Aquastat at Gas Water Heater.
59. Furnish and install engraved tags on all equipment.
60. Furnish and install final filters prior to project turn-over.
61. Furnish and install Link-Seal and Ceramic Seals as specified.
62. Furnish and install Natural Gas System Controls and Alarms
63. Furnish and install Reduced Pressure Backflow Preventers (RPZ-3)
64. Furnish and install thermal wells, taps for pressure sensors and valves (blowdown, isolation, control, etc.)
65. Install Duct Mounted Smoke Detectors.
66. Provide Backsplash Panels for Kitchen Hood
67. Provide gas shut-off valves and control valves as specified.
68. Provide Miscellaneous HVAC Conduit, Cabling and Wiring as specified.
69. Provide replacement filters for HVAC equipment during construction.
70. Furnish and install all Air Devices, including all required connections and components as specified.
71. Furnish and install all associated refrigerant lines.
72. Furnish and install all Chilled Water Return and Supply Piping (CHS and CHR) with required valves, controls and components, including chemical feeder system.
73. Furnish and install all ductwork (with required insulation), grills, diffusers, registers, and louvers as specified.
74. Furnish and install all Heating Water Supply and Return (HWS and HWR) pipes and controls and make required connections as specified.
75. Furnish and install all required dampers, including fire, as specified.



UA Alpha Phi Sorority House
Bid Package – 15A Plumbing and HVAC

76. Furnish and install heat trace components for piping, as well as heat trace controllers and sensors.
77. Furnish and install hot water heater flue ductwork / combustion piping as specified.
78. Fire caulking of mechanical penetrations
79. Furnish and install all associated inserts, embeds, hangers, clamps, rods, anchors, supports, and racks required. Where applicable, all anchoring and support accessories shall be installed prior to fire caulking.
80. Furnish and install all fire caulking of HVAC penetrations through fire-rated floors and walls as specified.
81. Furnish and install all flashing, counter flashing, and caulking at all HVAC wall and roof penetrations.
82. Furnish and install all roof curbs as specified for equipment and roof type, including insulation.
83. Furnish and install aluminum sill extensions and blocking near mechanical louver
84. Furnish and install Air Cooled Chillers, including all controls and components as specified.
85. Furnish and install Air Eliminator and components as specified.
86. Furnish and install Air Handling Units, including all required controls and components as specified.
87. Furnish and install Air/Dirt Separator, including all controls, components and connections.
88. Furnish and install all Condensing Natural Gas Boilers, including all required controls, valves and components as specified.
89. Furnish and install all exhaust fans, including all controls and components as specified.
90. Furnish and install all HVAC units and equipment as specified.
91. Furnish and install all Supply Terminal Units (VAV), including all required controls and components as specified.
92. Furnish and install all unit heaters as specified.
93. Furnish and install Buffer Tanks, including all required controls and components.
94. Furnish and install Dedicated Outdoor Air Unit, including all required controls and components
95. Furnish and install expansion tanks as specified.
96. Furnish and install Fan Coil Units, including all controls and components as specified.
97. Furnish and install Gravity Ventilator, including all required controls and components.
98. Furnish and install Heat Pumps, including all required controls and components.
99. Furnish and install VAV boxes with hot water re-heat
100. Install owner provided kitchen hoods
101. Make final connections to owner provided kitchen equipment
102. Furnish and install Vertical In-Line Pumps, including all required controls and components.
103. Coordination of all equipment, ducting, and piping with other trades.
104. Coordination with local utility companies.
105. Furnish and install all required controls and programming as specified.
106. Furnish and install interlock with kitchen hood exhaust fan
107. Locate and protect all utilities to remain.
108. Maintain HVAC equipment to be used during construction as required by the Construction Manager.
109. Provide certified test and balance for this scope of work.



UA Alpha Phi Sorority House
Bid Package – 15A Plumbing and HVAC

110. Provide owner training and training manual for general operation and maintenance for this scope of work.
111. Provide protection of surrounding finishes and surfaces for this scope of work.
112. Provide startup of all equipment for this scope of work.

III. Project Specific Exclusions

1. Site Utilities
2. Storm Drainage

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):



UA Alpha Phi Sorority House
Bid Package – 15A Plumbing and HVAC

_____ 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.

\$ _____

- 2. 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.

Respectfully submitted:



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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 _____