**KINCO BID MANUAL**

**Section 3: Scope of Work**

**Bid Package 22 30 – Plumbing**

Your signature on this page is a confirmation of your bid and an acknowledgement and acceptance of the requirements of the Kinco Bid Manual, project schedule and all Addendums and CM Clarifications.

Company AR State Contractor’s License #

Name Title

Address

City State Zip Code

Phone Number w/ Area Code Email Address

**Specification:**

Bidders will include work from referenced specifications and other work normally associated with this trade whether referenced or not.

**Scope of Work:**

The bid package shall also include the following items, but shall not limit more stringent requirements found elsewhere in the contract documents unless specifically listed as exclusion below.

1. Contractor is responsible for furnishing and installing a complete, fully operational, and tested plumbing system in accordance with the contract documents. It is the intent and meaning of this bid package that this Contractor provides a plumbing installation that is complete in accordance with the contract documents, and that all items and apparatuses necessary, reasonably incidental, or customarily included, even though each and every item is not specifically called out or shown is included.
	1. Domestic Water
	2. Waste Piping Specialties
	3. Natural Gas Piping
	4. Grease Traps
	5. Lint Collect
	6. Temporary Facilities and Controls (as pertains to this scope of work)
	7. Excavation, Backfill & Compacting for Utilities (as pertains to this scope of work)
2. Contractor responsible for tying into site lines, including cutting a patching as necessary.
3. Contractor is to furnish and install the plumbing systems’ insulation as required by the Contract Documents or by the authorities having jurisdiction.
4. Contractor is responsible for all excavation, backfill, compaction, and haul-off of excess material required to complete the work as shown on the Contract Documents including compaction of subgrade and replacement gravel at slab on grade if disturbed during pluming rough in. All under-slab backfill to be ¾”washed rock.
5. Contractor is responsible for all field engineering of Plumbing systems including, but not limited to, line level, grade, and layout for chases, block-outs, niches, and openings. Contractor agrees to layout and dimension the chases, block-outs, niches, and openings required on Contractor’s layout sepias.
6. Contractor is to furnish and install vibration isolation and noise control in accordance with the contract documents.
7. Contractor is to submit roof jacks, boots and flashing for approval by roofing supplier. Furnish approved roof jacks/boots/flashing.
8. Contractor shall furnish and install equipment as shown on the Contract Documents, including final connections to equipment furnished by Others.
9. Contractor to provide hook-ups and installation for the dishwasher, clothes washers and dryers as shown on the Contract Documents.
10. Contractor shall grout equipment bases as required.
11. Contractor is to furnish all required systems testing, adjusting, and balancing work in accordance with the contract documents including fuel, labor, appliances, etc. required to test the equipment. Coordinate all inspections, including special inspections, with Construction Manager.
12. Contractor is responsible for all pumping of water required for the scope of this bid package.
13. Contractor is to provide instructional training to Owner’s representatives of the plumbing system operation and maintenance.
14. Contractor is responsible for any core holes and structural penetrations required by this bid package.
15. Contractor is to verify location of core holes with Construction Manager. Contractor will be responsible to protect adjacent surfaces and clean up coring water and debris.
16. Contractor is to furnish and install all signage and/or pipe identification as specified or as required by the authorities having jurisdiction.
17. Contractor is to furnish and install all sleeves, rings, fasteners, and covers etc. required to complete the Work of this bid package.
18. Contractor shall furnish and install pipe wrap insulation as specified in the specialties schedule and shown on the Contract Documents.
19. Contractor is to furnish all cosmetic joint sealers as they relate to the Work installed under this bid package.
20. Contractor shall furnish and install all flashing for all roof drains. This contractor to furnish pitch pans to the roofer, where required.
21. Contractor is responsible for all rough-in and final hook-up of all items requiring plumbing service that are specified in any other section of the specifications, Owner furnished, future work, and /or shown on the drawings.
22. Contractor is responsible for coordinating with other trades.
23. Contractor is to furnish and install all required access doors required by the work of this bid package including those that are not specifically shown on the architectural drawings.
24. Contractor is to furnish and install all fire stopping / fire caulking / fire safing required to complete the Work of this bid package.
25. Contractor is to form, reinforce and pour any miscellaneous concrete pad not shown on the Structural or Civil drawings required for this scope of work.
26. Contractor Furnish and install all required miscellaneous metal supports, unistrut, stands, hangers, etc. required to complete the Work of this bid package, which is not specifically shown and sized on the Structural Drawings.
27. Contractor is to furnish and install metal backing or wood blocking as required for items furnished and installed under this bid package.
28. Contractor shall Furnish and install all interior and exterior gas piping for a complete system, including all excavation and backfill.
29. Contractor is responsible for preparation and coordination of all layout drawings, record drawings, as-built drawings and surveys as applicable to the scope of this package.
30. Contractor is responsible for trenching and excavation safety systems as required.
31. All product data submittals shall be submitted in less than 2 weeks following the issuance of a Notice to proceed by Kinco Constructors.
32. Contractor shall be responsible for all expediting costs for material and fixtures if applicable to maintain schedule.
33. Contractor is to furnish and install all janitor sinks, including mop holder and hose holders.
34. Contractor is to provide and install all gas, site water, and sewer lines as shown on the Contract Documents
35. Contractor is to keep surrounding streets, drives, and parking areas free of dirt and debris including dust control caused or created by the work of this bid package.
36. Contractor is responsible for coordinating locations of existing utilities with Authorities having jurisdiction prior to beginning any work. Repairing any damage to existing utilities is the responsibility of subcontractor.
37. Contractor is responsible for City and State approval of utility work including engineered surveys, testing, etc. as required.
38. Contractor is responsible for connection to existing manholes as required by the Contract Documents.
39. Contractor is responsible for all layout as required, including correct elevations.
40. Contractor is to provide and install irrigation tap, hot box, corp stop and meter with RPZ including water meter/double check valve assembly complete and connected.
41. Contractor is to provide and install pull boxes and valve boxes as required
42. Contractor shall provide and install water line from new water meter and vault, provided by others, to the building.
43. Contractor is to provide and install sanitary sewer line from connection/tie-in at existing sanitary sewer main to the building.
44. Contractor is to provide and install box covers and/or pans consistent with pavement surface at box locations.
45. Contractor shall provide all backfill and compaction testing as required.
46. Contractor is responsible for all sewer testing, including manhole testing, air testing, vacuum testing, mandrel testing, and pipe deflection testing.
47. Contractor is responsible for all concrete work for this work such as concrete collars at area drains, concrete plugs and manhole bases as indicated.
48. Contractor is responsible for weather protection for Subcontractor’s Work including dewatering and control of rainwater.
49. Contractor is responsible for staking and layout of lines, grades and elevations for site utilities work. A single elevation benchmark and two pairs of control lines will be provided by others. Coordinate layout and elevation control requirements with Contractor.
50. Contractor shall be responsible for re-grading area due to his excavation, backfill and compaction operations so as to restore slopes and elevations and to prevent standing water. This Contractor shall be responsible for the removal from the site of all excavation spoils created by his work. Upon completion of this Contractor’s work at a “finished” area, Contractor shall restore the area to the same state or a better state than that which the area was in prior to this Contractor beginning his work.
51. Contractor to provide and install all ADA and standard showers pans. This is to include the required waterproofing membrane, grout bed, and necessary components for a complete install
52. Contractor to meet all project specified sustainability requirements.

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| **BASE BID to provide labor and furnish and install materials as required by this bid package and listed specifications.** | **$**  |
| **BOND COST to furnish a Payment and Performance Bond for this project.**  | **$**  |
| **TOTAL BID AMOUNT – BASE BID AND BOND COST** |  |

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| --- |
| **ALTERNATE #1 –**  |
|  | **$** |

VOLUNTARY VALUE ANALYSIS

Value Analysis propositions will be strongly considered in the subcontractor selection process. Bidders are encouraged to explore and identify Value Analysis savings for this scope of work. Please describe below (and on separate page if necessary) any cost saving opportunities as well as potential savings:

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UNIT PRICES: Provide unit cost for the following items

Trenching of Rock. $\_\_\_\_\_\_\_\_\_per CY

Mass Rock Removal $\_\_\_\_\_\_\_\_per CY

Bidder acknowledges receipt of the following addenda:

1. Dated:
2. Dated:
3. Dated:

Bidder acknowledges receipt of the following CM Clarifications:

1. Dated:
2. Dated:
3. Dated: