



**Sheridan SD – East End Elementary K-2 Expansion**  
**Bid Package – 15A Plumbing**

**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**

Provide all labor, materials, equipment, and services required to complete the scope as shown, noted, or reasonably inferred from the Contract Documents, including drawings, specifications, and addenda. Do not limit work to the sheet or detail references listed below — they are for guidance only. Provide all



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instances of the scope of work wherever shown or implied in the Contract Documents, whether specifically referenced or not.

1. Locate and protect all utilities to remain.
2. Coordination with local utility companies.
3. Coordination of all equipment and piping with other trades.
4. Provide protection of surrounding finishes and surfaces for this scope of work.
5. Provide excavation, compaction, and backfill per geotechnical report.
6. Removal and disposal of spoils off site for this scope of work.
7. Provide testing and flushing of all plumbing systems as specified.
8. Provide temporary water to jobsite.
9. Furnish and install all plumbing fixtures, equipment, and piping as specified.
10. Furnish and install all water services complete from 5' outside the building.
11. Furnish and install all sewer services complete from 5' outside the building.
12. Furnish and install all gas services complete from gas meter (set by gas company) to the building.
  - a. Provide and install all site gas distribution piping including reducers and connections. See C1.2, C1.3, C1.0.
  - b. Provide and install all gas manifold assemblies including headers, connectors, valves, emergency shutoffs, unions, dirt legs, and accessories. See P1.6.
  - c. Provide and install all gas pressure reducing valves including vents, gas cocks, unions, dirt legs, transition fittings, and accessories. See P2.1, P1.4, P1.2, P1.6, P1.3, P1.1.
  - d. Provide and install all gas connections including grommets, dirt legs, gas cocks, and unions. See P2.1, P1.5, P1.2, C1.2, P1.3, P1.6, P1.4, P1.1.
  - e. Provide and install all kitchen equipment gas connections including manifolds, emergency gas shut-off valves, and gas down piping. See P1.6.
  - f. Provide and install all gas appliance connections including gas valves, unions, and dirt legs. See P1.5, P1.2, P1.3, M5.1, M3.2.
  - g. Provide and install all gas line sleeves and penetration seals. See P1.1, P2.1, P1.2, P1.3, P1.4.
13. Furnish and install all condensate piping as specified.
14. Furnish and install all valves, regulators, and accessories as specified.
15. Furnish and install all grease traps with associated piping, accessories, and covers as specified. Furnish grease line to the grease trap.
16. Furnish and install all clean outs as specified (wall and floor).
17. Furnish and install all access doors and panels as needed to access plumbing equipment.
18. Furnish and install all miscellaneous support framing required for this scope of work.
19. Furnish and install all inserts, embeds, hangers, clamps, rods, anchors, supports and racks, required for this scope of work.
20. Furnish and install all pipe insulation as specified.
21. Furnish and install all fire caulking for plumbing penetrations through fire-rated floors and walls as specified.
22. Furnish and install all block-outs and sleeves for this scope of work.
23. Furnish and install all flashing, counter flashing, and caulking at all plumbing wall and roof penetrations.
24. Furnish and install proper pipe identification as specified.
25. Furnish and install all adjustable floor drains and covers.
26. Furnish and install all associated back flow preventers as specified.
27. Furnish and install all freeze proof hose bibs as specified.



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28. Provide final connections to all kitchen or owner furnished equipment for this scope of work.
29. Provide and install all water closets including flush valves, seats, and trap primer accessories. See A2.1, P1.4, P3.2, P1.2, P3.3, P1.1, P2.1, P3.1, P1.6, P1.3, A2.4, A2.2, A2.3.
30. Provide and install all lavatories including faucets, drains, traps, stops, risers, carriers, and tempering valves. See P3.1, P2.1, P1.1, P1.6, P1.2, P3.3, P3.2, P1.4, P1.3, A2.3, A2.2, A2.4, A2.1.
31. Provide and install all urinals including flush valves, hangers, and accessories. See P2.1, P1.1, P3.1, A2.1.
32. Provide and install all sinks including faucets, drains, strainers, traps, stops, risers, and accessories. See P1.2, P2.1, P3.2, P1.3, P3.3, P1.4, P1.6.
33. Provide and install all showers including mixing valves, diverter valves, shower heads, hand held showers with slide bars, fold up seats, stops, arms, flanges, hoses, and accessories. See P1.3, P2.1, P1.4.
34. Provide and install all service sinks including faucets, guards, mop hangers, hose brackets, and accessories. See P1.1, P1.6, P1.4, P3.3, P3.1, P1.2, P2.1, P3.2, A8.3
35. Provide and install all electric water coolers including bottle filling stations, bubblers, stops, supply tubes, and traps. See P1.1, P2.1, P3.1.
36. Provide and install all floor sinks including grates, traps, and accessories. See P1.6, P3.1, P2.1.
37. Provide and install all hose bibbs including wall hydrants, vacuum breakers, recessed boxes, locking covers, union elbows, and wall clamps. See P1.1, P2.1, P1.4, P1.2, P1.3, P1.6.
38. Provide and install all kitchen equipment connections including water supply piping, drain piping, traps, and accessories. See P2.1, P1.6.
39. Provide and install all washer drain boxes including water hammer arrestors and connections. See P1.6, P2.1, P3.1, P3.3, P1.4.
40. Provide and install all grease waste piping below slab or grade. See P3.1, P1.6.
41. Provide and install all grease interceptors including tanks, extension rings, manhole frames and lids, vents, boots, joint wraps, and accessories. See P2.1, C1.2.
42. Provide and install all vent piping including vent through roof assemblies and below grade vent connections. See P1.6, P3.1, A7.1, P3.3, P3.2, P1.3, P1.5, P1.2.
43. Provide and install all floor drains including strainers, traps, trap guards, trap primers, and grating. See S3.1, P3.3, P3.2, P1.4, P2.1, P3.1, P1.1, P1.2, P1.6, P1.3, A2.3, A2.4.
44. Provide and install all floor sinks including grates, traps, and accessories. See S3.1, P2.1, P1.6, P3.1, P3.2, P1.4, P3.3, P1.2, P1.1.
45. Provide and install all roof drains including strainers, domes, clamping collars, under deck clamps, and accessories. See A7.1, P2.1, A5.32, A5.11, A5.12.
46. Provide and install all cleanouts including wall cleanouts, floor cleanouts, cleanouts to grade, plugs, covers, couplings, adaptors, tees, wyes, bends, extension pipes, and accessories. See P2.1, M5.1, P3.2, P3.3, P3.1, P1.2, P1.5, P1.4, P1.6, P1.3, P1.1.
47. Provide and install all plaster trap assemblies including interceptors, basket strainers, covers, trap fittings, and connections. See P1.2, P2.1, P3.2, P1.3.
48. Provide and install all HVAC condensate drain piping including traps, vents, air admittance valves, siphon breaks, mini pumps, risers, stub outs, and connections. See M5.1, P1.2, P1.4, M1.1, M1.2, P1.5, P1.1, P1.3, P1.6.
49. Provide and install all kitchen equipment drainage connections including traps, drain piping, waste lines, bin drains, heat trace, and insulation. See P1.6.
50. Provide and install all trap primers including copper tubing, escutcheons, and below slab connections. See P1.3, P1.2, P1.1, P1.4.
51. Provide and install all air admittance valves including vent terminals, connectors, and covers. See P2.1, M5.1.
52. Provide and install all open hub drains including increasers and accessories. See P1.1, P1.2, P1.5, P1.4.



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53. Provide and install all floor drains at tankless water heater locations. See P1.3.
54. Provide and install all cold water piping, headers, air chambers, stops, ball valves, unions, and connections. See P1.6, P1.2, P1.5, P1.1, P2.1, C1.2, P1.4, C1.3, C1.1, C1.0.
55. Provide and install all hot water supply equipment including water heaters, filters, and supply piping connections. See P1.5, P1.6, P1.3.
56. Provide and install all backflow preventers including valves, strainers, air gap fittings, and connections. See P1.1, P2.1, P1.2.
57. Provide and install all kitchen equipment water supply connections including outlet boxes, valves, unions, gauges, pressure reducing valves, supply tubing, stops, filters, and accessories. See P1.6, A2.6, P1.3, P2.1, P1.2, P1.4.
58. Provide and install all washer box assemblies including water hammer arrestors, supply piping, outlet boxes, and connections. See P2.1, P1.3.
59. Provide and install all tankless gas water heaters including electronic controllers, concentric vent terminations, pressure relief valves, boiler drain valves, condensate drain piping, and connections. See P1.6, P1.3, E4.2, P2.1, M5.1.
60. Provide and install all electric water heaters including drain pans and accessories. See P2.1, P1.1
61. Provide and install all hot water distribution piping including supply and return piping, headers, connections, and tempered water piping. See P1.5, P1.2, P1.3, P1.6, P1.1.
62. Provide and install all tempering valve assemblies including mixing valves, supply stops, unions, tees, and escutcheons. See P1.6, P1.3.
63. Provide and install all tankless water heater components including thermometers, aquastats, circulator pumps, and digital timers. See P2.1, P1.3, E4.1, A8.3.
64. Provide and install all expansion tanks including supports and accessories at water heater locations. See P2.1, P1.3.
65. Provide and install all PVC pipe and fittings including condensate piping and increasers. See P1.2, M5.1.
66. Provide and install all pipe supports including riser clamps. See M5.1, P1.2, E1.0, E2.1, E2.2, E2.3, E2.4, E5.2, M1.1.
67. Provide and install all unistrut channel systems including brackets and pipe clamps. See M5.1, P1.6, P1.3.
68. Provide and install all pipe straps and pipe supports. See P2.1, M5.1.
69. Provide and install all pipe support hardware including channel nuts, springs, blocking, and threaded rods. See M5.1.
70. Provide and install all condensate drain pipe supports. See M1.2.
71. Provide and install all insulation materials including gas piping insulation and mini-split lineset insulation. See M5.1.
72. Provide and install all heat trace cable systems including controllers and accessories. See P2.1.
73. Provide and install all firestopping and sealing at all plumbing penetrations. See P2.1, A5.13.
74. Provide and install all kitchen equipment scrapper connections including liquid-tight flexible connections. See E4.2.
75. Provide and install all underground plumbing including flushing, cleaning, and photographic documentation. See E5.1, P2.1.
76. Provide and install all valves, trim, traps, and shut-off valves on all water and gas lines. See P2.1.
77. Provide and install all shower valves including diverter valves. See P1.3.
78. Provide and install all ball valves at tankless gas water heater locations. See P1.3.
79. Provide and install all check valves at water heater locations. See P1.3.
80. Provide and install all filler faucets including hot and cold water supply piping and connections. See P1.6.
81. Provide and install all valve identification legends. See P2.1.



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III. Project Specific Exclusions

1. Fire Suppression and associated utility work
2. HVAC
3. Sewer forced main relocation (by utility contractor)
4. Gas meter set (by gas company)

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 Sheridan SD East End Elementary K-2 Addition, 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 05-18-2026 prepared by Lewis Architects Engineers.
  - Drawings: Dated 05-18-2026 prepared by Lewis Architects Engineers.
- 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 \$ \_\_\_\_\_



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**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. Alternate 1: “Replace east-west portion of steel canopy with alum "T" prefabricated canopy and reduce length of widened sidewalk to match canopy" - provide deduct for roof drain reduction

\$ \_\_\_\_\_

- 3. 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:



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Firm

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Bidder Contact Name & Title (printed)

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Bidder Contact Signature

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Mailing Address

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Street Address

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Telephone

Fax No.

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Bidder Contact e-mail

Arkansas Contractor's License No. \_\_\_\_\_

Federal I.D. No. or SS # \_\_\_\_\_ – \_\_\_\_\_

Date of Bid \_\_\_\_\_