

Project: 7 Ash Drive, Oakwood Hills, IL

Bid Category: Plumbing

### **SCOPE**

Habitat for Humanity of McHenry County (HFH) is building a single-family detached home on a basement foundation. The project is located at 7 Ash Drive, Oakwood Hills, IL. Planned work to begin in Summer 2025 and be completed by Spring 2026.

The Contractor shall furnish all labor, material and equipment to perform the work indicated on the Architectural Plans or specified herein. It is the responsibility of the contractor to verify all dimensions and field conditions prior to the start of work. If discrepancies are noted, HFH should be immediately notified and all work should cease until the discrepancies have been resolved. The work is to be completed on the scheduled day(s) per the Agreement. The Work includes, but is not limited to, the following:

- 1) Furnish and install complete plumbing system in the house including fixtures, hot and cold domestic water piping, faucets, floor drains for laundry & mechanical rooms, sump pump for all pits, sealed sanitary pit, connections to all fixtures, etc.
- 2) Furnish and install complete gas distribution piping system. Terminate service at each fixture with quarter-turn gas valves
  - a) Furnace
  - b) Clothes dryer
- 3) Furnish and install passive radon vent as shown on blueprints and in compliance with the Illinois Radon Resistant Construction Act [420 ILCS 52] (a copy can be provided by HFH)
- 4) Furnish EnergyStar heat pump water heater with an overflow pan and a drainpipe from the overflow pan to the floor drain
- 5) The Contractor will pump out the wet areas required to complete his Work
- 6) The Contractor will furnish his own electrical power when HFH is unable to do so

### **WORK NOT INCLUDED**

- 1) N/A

### **SAFETY**

- 1) The Contractor shall be responsible for being informed of the latest OSHA safety requirements. This Contractor shall conform to all applicable OSHA safety requirements throughout the performance of this contract

## **CODES**

- 1) All work is to be done in accordance with the latest applicable rules and regulations of state and local codes. This includes any additional codes and/or ordinances that have jurisdiction over the work
- 2) Village of Oakwood Hills has jurisdiction and has adopted the Illinois State Plumbing Code
- 3) Habitat for Humanity standard is to build to the most recent code when it doesn't conflict with jurisdiction ordinances
- 4) Contractor shall be licensed, if required, in the village of Oakwood Hills and pay any fees associated with licensing

## **MATERIALS SCHEDULE**

- 1) The Contractor shall break out and supply unit pricing of all materials used in the project
- 2) All drain lines inside the building shall be PVC plastic per code
- 3) Domestic water supply piping shall be in accordance with the most recent plumbing code
- 4) Gas piping shall be Schedule 40 black steel with malleable iron fittings run through the crawl space. Installation shall meet the requirements of the gas company
- 5) The Contractor shall furnish and install per house:
  - a) (1) AO Smith Voltex ®Hybrid Electric Heat Pump Water Heater 50 Gallon- (HPTU-50N) or EnergyStar equivalent
  - b) (1) 60" Bathtub with surround
  - c) WaterSense labeled toilets in all baths
  - d) (1) 48" Shower with surround
  - e) Showerheads will be WaterSense labeled
  - f) Chrome waste and overflow
  - g) WaterSense labeled Bath and Kitchen faucets. Brushed nickel.
  - h) Chrome supplies and stops
  - i) Two (2) Frostproof hose bibs. Woodford Model 19 or equal
  - j) Grey box for washing machine
  - k) Ice maker shut off valve in sink base

- l) Cleanouts per code
  - m) Provide roof flashing for all plumbing penetrations
  - n) Floor drains and sealed pits
  - o) Zoeller M53 1/3rd horsepower 1-1/2" sump pump or equal for all pits
  - p) Overflow pans with drain pipes for the washing machine and water heater
- 6) HFH will furnish:
- a) Stainless steel kitchen sink
  - b) Bathroom vanity tops

## **INSTALLATION**

- 1) Habitat for Humanity Accessibility Standards for new construction:
  - a) Emergency water shut-off should be accessible to someone in a wheelchair
  - b) Waste pipes at sinks should be brought thru wall no higher than 14" from center of pipe to floor level
  - c) Toilets should be located no less than 18" and no more than 24" from wall intersections and/or adjacent cabinetry
- 2) Contractor will coordinate exterior penetrations with HFH and HVAC contractor prior to starting work
- 3) All piping will be secured in a manner to prevent pipes from banging, sagging, etc.
- 4) All gas lines are to be secured with brackets to avoid movement. All connections are to be full rigid pipe
- 5) The Contractor will provide a fire extinguisher to each man using torches and a fire extinguisher will be kept within immediate reach at all times
- 6) Clean sump pits as needed and install drain tile pump
- 7) All water closet bends shall have temporary test plugs or sealed collars installed immediately upon roughing to ensure debris from entering system. This plug is to be removed at the time of closet installation
- 8) Protective tub liners are to be supplied and installed by the Contractor to protect fiberglass surfaces during construction
- 9) Rough plumbing will be wet tested and pressurized when temperatures allow, and air tested to 80psi when the system cannot be wet tested due to weather. In both cases, pressure test will be maintained for minimum 5 days continuous pressure

- 10)The Contractor is to cut holes tight to fit and caulk exterior wall penetrations
- 11)Water service to be on at the exterior hose bibs and laundry service upon completion of rough plumbing
- 12)The Contractor will replace any insulation material that is removed or damaged by the Contractor
- 13)The Contractor will leak test the entire house prior to the final plumbing inspection
- 14)The Contractor will protect all finished surfaces while performing his work and is not to use finished surfaces as work surfaces
- 15)The Contractor shall place his dirt spoils outside of the foundation
- 16)HFH will install all nail stops and stud shoes
- 17)HFH will firestop all plumbing penetrations in the top and bottom wall plates
- 18)HFH will do all caulking of tubs, sinks, and countertops
- 19)HFH will install all stoves, dishwashers, and refrigerators

### **SUPERVISION**

- 1) The Contractor is responsible for his employees, sub-contractors and suppliers for disturbing any surveyor's stakes or any in-ground structures (i.e., manholes, buffalo boxes, street curbs, septic cover, well head, etc.).
- 2) The Contractor is to provide supervision for his work. The supervisor is to inspect the job to see if all conditions are acceptable prior to commencing his work

### **WARRANTY**

- 1) The Contractor shall warranty any defects in materials, workmanship, and performance for a minimum period of one year from date of occupancy
- 2) Copies of all manufacturer warranties are to be provided before work starts

### **CLEANUP**

- 1) The Contractor shall do all work in a neat and workmanlike manner, removing from the premises all rubbish and debris resulting from the operation under this contract and leave the site broom clean
- 2) The premises are to be swept daily, including stud/dead spaces
- 3) Excess materials are to be removed a maximum of 48 hours after the scheduled completion of the work
- 4) Cardboard, paper & Styrofoam will be recycled in receptacles provided by HFH

### **CONTRACTOR INSURANCE REQUIREMENTS:**

- 1) Prior to commencement of work, The Contractor will purchase and maintain in effect during its performance of the Work the following policies of insurance:
  - a) Workers Compensation insurance as required by law
  - b) Contractor's commercial general liability policy shall name HFH as additional insureds

### **PAYMENT SCHEDULE**

- 1) Invoices shall be addressed to:

Habitat for Humanity of McHenry County  
907 Front St  
McHenry IL 60050
- 2) HFH will consider deposits not to exceed 50% of the total contract if requested in bid
- 3) Contractor shall invoice HFH within 2 weeks upon completion of each phase of work. If work takes longer than 30 days, Contractor shall submit monthly invoices for work performed
- 4) Standard HFH payment terms are net-30 from date of invoice. If other payment terms are required, they must be identified in the bid. Payment will not be processed unless all work invoiced is completed