

SCOPE OF WORK FOR - PLUMBING
HILTON HOME 2 – ORLANDO, FL
BID DATE 03/22/2017 BY END OF BUSINESS DAY

Bid shall include but not be limited to the following:

1. Furnish and install all required labor, material, equipment and competent supervision necessary to provide turnkey the plumbing portions of work in strict accordance with the plans & specifications and the Hilton Garden Inn & Home 2 brand standards.
2. Includes all plumbing fixtures, per plans & specs and attached
3. Includes all required permits, licenses and related fees for this scope.
4. Water piping above finished floor can be either PEX or CPVC as sized per plans.
5. Includes connection boxes and connection of ice machine water supply and drains at all vending areas.
6. Insulation of the domestic hot water mains with fiberglass; do not insulate cold water piping, do not insulate hot branches to guest rooms.
7. Includes insulating all roof drain piping and fittings on the 5th floor level.
8. Includes all required fire-stopping for this scope. Subcontractor to use caulk compatible with plumbing system.
9. Includes all required for Natural gas service from meter to all gas fired equipment including equipment hook-up and pressure regulator.
10. Includes all required to furnish and install the grease traps and sample wells per plans and specifications.
11. Includes all required for venting of water heaters.
12. Provide and install all eye washes (eye washes to be fed with tepid water).
13. Includes providing temporary water as directed by Hollis and Spann, including water supply and holding tank connections for H&S job office trailer.
14. Furnish and install tub and shower protectors at each guestroom during construction.
15. Furnish and install access doors as required by code (label as required).
16. Furnish and install the grease traps (Kitchen & Dumpster) per plans and specifications. This includes all associated piping, cleanouts, sample wells, etc.
17. All water faucets and shower valves shall have hot and cold designation (red & blue) on handle.
18. Connect domestic water and sanitary sewer service to site utilities within 5 foot outside of building.
19. Includes all required to furnish and install domestic water back flow preventer.
20. Includes ½" domestic water line from building to dumpster by this subcontractor. Includes hose bibb at and instantaneous water heater at Dumpster building.
21. All utility tap fees, meters and valves shall be by others.
22. Includes all roof drains, over flow piping and associated piping. This subcontractor is responsible for roof drain tie in to storm drain system per plans and specifications.
23. Insulate all roof drain piping; vertical and horizontal (including drain body and overflow piping).
24. Roof drains to be vented.
25. This subcontractor will be responsible for receiving, conveying and installing all shower bases being provided by "Others"
26. Ensure that all hose bibs are well secured to substrate.
27. Toilet supply lines to be stainless braided and on opposite side of shower or tub.
28. Sink p-traps to be chrome where visible.

29. No valves over hard ceilings.
30. Shower elbow to be secured to blocking with wood screws no drywall screws. Tub filler pipe to be copper.
31. Provide 4" drain outside each stairwell that is connected to storm. This is for the fire sprinkler drains.
32. Insulate ice machine floor drains and piping.
33. All pipe penetration fire proofing methods must be approved by local authorities.
34. Foam or cell core piping is not permissible for use.
35. Public area bowls provided and installed by this subcontractor.
36. Includes floor drains per plans and specifications.
37. Includes trench drain and grate & frame at commercial washers.
38. Includes sump pumps at elevator pits.
39. Includes roof post hydrant
40. Includes pool shower
41. Includes plumbing underground and stub up to pool equipment, tie in by pool subcontractor
42. Includes plumbing for pool drain and tie in. Pool drain by "Others"
43. Guestroom vanity bowls and kitchenette sink bowls are to be supplied and installed by this subcontractor.
44. All shower and tub valves to be properly secured in accordance with all applicable codes for metal stud framing.
45. Includes all drains for all sprinkler system test valves; coordinate with fire sprinkler contractor.
46. Locate shower valves per architectural drawings.
47. Roof drains shown on plans to be center of corridor. Roof drains need to be offset to outside of corridor and be coordinated with all other MEP & Fire Sprinkler trades prior to commencement of this work.
48. Includes decorative cast bronze downspouts as shown on plans.
49. Includes final connections for a complete plumbing install of all kitchen equipment.
50. All work to be done in strict accordance with OSHA standards.
51. Provide adequate manpower and supervision to adhere to project schedule.
52. This subcontractor's jobsite supervisor to attend weekly progress/safety meetings.
53. Daily cleanup of all trade-related debris.
54. Includes all condensate drain piping, including the PTAC units. Condensate drains for the PTAC units that cannot meet 2014 Florida Mechanical Code are to tie into the storm drain collection system.
55. Furnish and install all required labor and material for the gas piping. This includes gas piping for the fire pit, outdoor grill at the Pool area, and emergency generator, etc.
56. Includes final connections of gas piping to all equipment, including gas grill.
57. Provide and install fireproofing, fire caulking, and fire collars as required.
58. VE ideas welcomed with bid.

Base Bid: \$ _____

1. Alternate to use Armaflex hot water insulation \$ _____

Home 2 - Orlando, FL					
Guestroom Plumbing Fixture Schedule					
LV1	Guest Bath Lavatory	Kohler	K-2838	White	With chrome stops/ supplies, P-trap, and tail piece. Contractor to furnish and install the lavatory & faucet
	Faucet	Symmons	SLS-3512 1.5 Flow Rate Restrictor	Polished Chrome	
LV2	Guest Bath Lavatory	Kohler	K-2838	White	With chrome stops/ supplies, P-trap, and tail piece. Contractor to furnish and install the lavatory & faucet
	Faucet	Symmons	SLS-3512 1.5 Flow Rate Restrictor	Polished Chrome	
SK1	Guestroom Kitchenette Sink	Sterling	11448-NA	SS - Satin Finish	With chrome stops/ supplies, P-trap, and tail piece. Contractor to furnish and install the lavatory & faucet. If ADA is Req. mount with Truebro, Inc. guards
	Faucet	Kohler	K-10415	Polished Chrome	
	Disposal	-	-	-	To be furnished by H&S and installed by Plumbing contractor
	Dishwasher	-	-	-	To be furnished by H&S and installed by Plumbing contractor
SR2	Guestroom Shower Receptor	Sterling	72220100 48" Curve Shower	White	Furnished and Installed by "Others"
	Shower Head	Symmons	ELM 5501-X Shower System	Polished Chrome	
	Shower Valve	Symmons	X - Integral service stops with Temptrol mixing valve	Polished Chrome	
	Bypass Shower Door	-	-	-	
SR1	Shower Head/ Hand System	Symmons	ELM 5505-X-552 HSB Shower/ Hand System	Polished Chrome	
TB1	Shower Head/ Hand System	Symmons	ELM 5505-X-552 HSB Shower/ Hand System	Polished Chrome	
	Shower Valve	Symmons	X - Integral service stops with Temptrol mixing valve	Polished Chrome	
	Bath Tub	Sterling	61041120	White	
TB2	Shower Head	Symmons	ELM 5501-X Shower System	Polished Chrome	
	Shower Valve	Symmons	X - Integral service stops with Temptrol mixing valve	Polished Chrome	
	Bath Tub	American Standard	Americast 2390.202	White	
WC1	Guest Bath Water Closet	American Standard	Cadet 3 - Full Skirted	White	Elongated Bowl, Full Skirted Toilet
WC2	Acc. Guest Bath Water Closet	American Standard	Cadet 3 - Full Skirted	White	Elongated Bowl, Full Skirted Toilet, ADA Compliant