

REQUEST FOR PROPOSALS

City of Louisville, Colorado
City Hall Improvements

The City of Louisville is seeking qualified contractors to provide turnkey plumbing repairs to the DWV system and reconstruction of affected work areas..

Specifications and submittal documents are attached and can also be found on the City of Louisville website.

A mandatory pre-proposal conference will be conducted at 749 Main St, Louisville, CO at **9:00 AM on Friday, September 25th, 2026.**

Proposals may be emailed to kfrey@louisvilleco.gov or sealed written proposals clearly marked City Hall Improvements will be received until **4:00 PM, October 7th 2026** at Louisville City Hall, 749 Main Street, Louisville, Colorado, 80027

The City of Louisville is an Equal Opportunity Employer.

PROPOSAL DOCUMENTS

1.0 City Hall Improvements

Work shall conform to the agreement, RFP documents, and Exhibits A and B

- 1.1 **Award** – The City of Louisville reserves the right to reject any or all proposals or portions thereof and to waive any informalities or defects.

Preference will be hereby given to local Contractors, based on the “Local Vendor” procedures in the City of Louisville “Purchasing Policies and Procedures Manual”.

- 1.2 **Insurance** - Simultaneously with the execution of the Agreement, the Contractor will deliver to the Owner the required proof of insurance.
- 1.3 **Conference** - Before starting the work, a conference will be held to review and establish a working understanding between the parties as to the services. Present at the conference will be the Contractor and its supervisory staff, the Facilities Superintendent and other City staff who will be responsible for coordinating the City Hall Improvements project.

2.0 INSTRUCTIONS TO PROPOSERS

- 2.1 Pricing must be submitted on the forms provided (exhibit B). All items shall be properly filled out. Numerals, printing and signatures shall be written in ink. Signatures shall be in longhand. Alternative proposals will not be considered.
- 2.2 Prior to submitting a proposals, proposers must satisfy themselves by personal examination of "all" areas listed on the bid proposal and by examination of the specifications and requirements of the work and quantities of work to be done, and shall not at any time, after submission of a proposal, dispute or complain nor assert that there were any misunderstandings in regard to the nature or amount of work to be done. Proposers also shall carefully examine the form and time of the Contract, existing conditions and limitations, and shall include in the proposal, monies to cover the cost of all services included in the agreement and all insurance and administration costs.
- 2.3 The proposers may withdraw any proposal submitted at any time prior to the time set for closing deadline, provided a request for withdrawal is signed in a manner identical with the proposal being withdrawn. No withdrawal or modification will be permitted after the hour designated for closing deadline.
- 2.4 Sealed proposals for the work hereinafter described will be received by the **City of Louisville**, at **City Hall, 749 Main Street, Louisville, Colorado 80027** until **4:00 PM on October 7th 2026**. Proposals shall be submitted in a sealed envelope and labeled **“City of Louisville City Hall Improvements”**. Proposals may be deposited

at Public Works - Facilities or mailed to City of Louisville, Public Works - Facilities, 749 Main Street, Louisville, Colorado 80027.

Alternately, proposals may be emailed no later than 4:00PM on October 7th 2026 to:

kfrey@louisvilleco.gov

Proposals which are incomplete, unbalanced, conditional or obscure or which contain additions not called for, erasures, alterations or irregularities of any kind or which do not comply with this "Instructions to Proposers" may be rejected at the option of the Owner.

- 2.5 If discrepancies or omissions are found in the RFP or Agreement, or if the proposer is in doubt of the meaning or needs clarification, he shall notify the Facilities Manager in writing, as all responses must be written. If the point or points in question are not clearly and fully set forth, a written addendum will be sent to each person obtaining the RFP documents. The Owner will not be bound by, or responsible for oral instructions, interpretations or representations.
- 2.6 The RFP documents contain the provisions of the agreement between the Owner and the Contractor. No information obtained from any officer, agent or employee of the Owner on any such matters shall in any way affect the risk or obligation assumed by the Contractor or relieves him from fulfilling any of the conditions of the Contract.
- 2.7 **City of Louisville Project Manager** - The City of Louisville Facilities Superintendent is the responsible City staff member to provide direction to the Contractor.
- 2.8 **Pre-proposal Conference** - A mandatory pre-proposal conference is scheduled, at **9:00 AM on Friday September 25th 2026** at the Louisville City Hall, 749 Main St., Louisville, CO, with the Facilities Superintendent. The City Staff will be available to tour the facilities, review the general requirements of the Agreement, and answer questions about the scope of work required. **Attendance at a pre-proposal conference will be required to submit a proposal. If you cannot attend the scheduled pre-proposal conference, you may request an alternate time by contacting Mr. Frey.**

3.0 TERM OF AGREEMENT

Agreement shall be for the period commencing **October 27th 2026 and ending December 20th 2026 or as mutually agreed to by the City and the Contractor.**

4.0 INSURANCE REQUIREMENTS

The Contractor must provide proof of insurance as required in the agreement.

- 4.1 **Certificate** - A certificate of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by the Owner prior to commencement of any work under the Agreement. The Owner shall have the right to request and obtain copies of any insurance policies required hereunder. The certificate shall identify the Agreement and shall provide that the coverage afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior to written notice has been given to the Owner. The City of Louisville, its officers and employees shall be listed as additional insured by the Contractor on each certificate. The completed certificate of insurance shall be sent to: The City of Louisville, Attn: Facilities Manager, 749 Main St, Louisville, CO 80027.

- 5.0 **Subcontracting Work** - The Contractor shall employ only workers who are competent to perform the work assigned to them. The Contractor shall not employ any subcontractor (whether initially or as a substitute) for any portion of this contract, except carpet and upholstery cleaning, which must be pre-approved by the City of Louisville Project Manager.

CONSTRUCTION CONTRACT - DRAFT

This Agreement, is made and entered this _____ day of _____, 2025 (the “**Effective Date**”) by and between the City of Louisville (“**City**”), a Colorado home rule municipal corporation, and XYZ Construction, LLC, a Colorado limited liability company (the “**Contractor**”).

THE PARTIES AGREE AS FOLLOWS:

1. **Scope of Work – Price.** The Contractor agrees to perform for the City all of the work set forth in **Exhibit A** attached hereto and incorporated herein by reference (the “**Work**”). The City agrees to pay, in full payment for the performance of the Work in compliance with this Agreement, an amount not to exceed \$XXX.XX. Unit prices and unit costs for the Work shall not exceed those shown in **Exhibit A**. Contractor shall furnish, except as may otherwise be provided in writing, all labor, services, materials, tools, and equipment for the completion of the Work. Contractor will construct and complete the Work in a thorough and workmanlike manner in every respect to the satisfaction and approval of the City, within the time specified herein.

2. **Contract Documents.** The Work shall be done in strict accordance with all scope of Work documents attached hereto as **Exhibit A** and with the following additional documents: Bidding Documents for Louisville City Hall Improvements, Project Number 101441-550000. All of such documents are hereby made a part of this Agreement and form the contract documents as fully as if the same were set forth at length herein.

3. **Compliance and Licensing.** a. Contractor shall be responsible for providing any measures necessary for ensuring the safety of the public during the performance of the work, such as barricading and traffic control, in accordance with the requirements of the City.

b. Contractor shall be responsible for obtaining and complying with all necessary permits, ordinances, and laws, including but not limited to grading permits and laws concerning the control of fugitive dust. The Contractor shall not be required to pay any grading permit fees, cut fees, water tap fees, or use taxes required by the City of Louisville.

c. Contractor and all subcontractors performing the Work provided for in this Agreement shall be licensed contractors in the City of Louisville in accordance with the Louisville Municipal Code and shall pay the required fees for such license.

4. Relationship of Contractor to City. Contractor covenants to furnish its best skill and judgment and to cooperate with the City's Project Manager and Field Manager, as identified herein, and all other persons and entities in furthering the interests of the City. Contractor agrees to furnish efficient superintendence and to use its best efforts to furnish at all times an adequate supply of workers and materials, and to perform the Work in the best way and in the most expeditious and economical manner consistent with the interests of the City.

5. Project and Field Manager. The City's Project Manager for the purposes of the Work is the following or such other person as the City may designate in writing: Kevin Frey, Facilities Superintendent. The City's Field Manager for the purposes of communicating with the Contractor in the field and coordinating City efforts in the field is Kevin Frey. Change orders may only be authorized by the persons listed in Section 17.

6. Time of Commencement and Completion. a. No Work shall be commenced until after a pre-construction meeting of the Contractor and City representatives as appropriate, and until the City has in writing instructed the Contractor to commence work.

b. The Contractor shall finally complete all Work in a manner acceptable to the City, and in compliance with this Agreement, on or before December 20th, 2026. Prompt completion of the Work is essential to the City, and time is of the essence in all respects regarding this Agreement and the Work. Payment for the Work shall only be made after the Work has been finally completed and accepted by the City.

7. Price of Work - Payment. a. Payments of the entire contract price shall be made to Contractor in a single, lump sum payment within 30 days after final completion of the Work and acceptance thereof by the City. Except as provided in Section 7.b, the contract price set forth in Section 1, shall be inclusive of all costs of whatsoever nature associated with the Contractor's Work efforts, including but not limited to salaries, benefits, expenses, overhead, administration, profits, and outside fees. The scope of Work and payment therefor shall only be changed by a properly authorized amendment to this Agreement.

b. The contract price does not include the following costs: (1) water service, electric service, and associated utilities; and (2) the cost of the performance, payment and warranty bonds that may be required for the Work pursuant to Section 13, the cost of which bonds shall not exceed 2.5 percent of the amount set forth in Section 1.

8. Scope of Payment. The Contractor shall accept the compensation, as herein provided, in full payment for furnishing all materials, equipment, labor, tools,

services, and incidentals necessary to complete the Work and for performing all Work. The City's payment for the Work shall not relieve the Contractor of any obligations to correct any defective Work or materials. No funds payable under this Agreement shall become due and payable, if the City so elects, until the Contractor shall satisfy the City that it has fully settled or paid for all materials and equipment used in or upon the Work and labor done in connection therewith. The City may pay any or all such claims or bills, wholly or in part, and deduct the amount or amounts so paid from any funds due Contractor. In the event the surety on any contract, performance bond, payment bond, or warranty bond given by the Contractor becomes insolvent, or is placed in the hands of a receiver, or has its right to do business in the state revoked, the City may withhold payment of funds due Contractor until the Contractor has provided a bond or other security to the satisfaction of the City in lieu of the bond so executed by such surety.

9. Observation of All Laws. It is assumed that Contractor is familiar with all laws, codes, ordinances, and regulations which in any manner affect those engaged or employed in the Work or the material or equipment used in or upon the site, or in any way affect the Work. No pleas or claims of misunderstanding or ignorance by Contractor shall in any way serve to modify the provisions of the Agreement. Contractor shall at all times observe and comply with all federal, state, county, local, and municipal laws, codes, ordinances, and regulations in any manner affecting the conduct of the Work.

10. Contractor's Responsibility for Work. Until the final acceptance of the Work by the City in writing, Contractor shall have the charge and care thereof, and shall take every necessary precaution against injury or damage to any part thereof by the effects of the elements or from any other cause. Contractor, at its own expense, shall rebuild, repair, restore, and correct all injuries or damages to any portion of the Work occasioned by any causes before its completion and acceptance. In case of suspension of Work from any cause whatsoever, Contractor shall be responsible for all materials and shall properly store same, if necessary, and shall provide suitable drainage, barricades, and warning signs where necessary. Contractor shall correct or replace, at its own expense and as required by City, any material which may be destroyed, lost, damaged, or in any way made useless for the purpose and use intended prior to final acceptance of the Work, or portions thereof. Contractor shall be relieved of the responsibilities provided in this Section upon final acceptance of the Work by City, except no such relief shall apply to damages or injuries caused by or related to actions of Contractor or its subcontractors.

11. Termination of Contractor's Responsibility. The Work will be considered complete when all Work has been finished, the final inspection made, and the Work accepted by City in writing, and all claims for payment of labor, materials, or services of any kind used in connection with the Work thereof have been paid or settled by Contractor or its surety. Contractor will then be released from further obligation except as set forth in any surety bond, and except as required in this Agreement regarding the Contractor's guaranty of work.

12. Indemnification. To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the work, if such injury, loss, or damage, or any portion thereof, is caused by, or claimed to be caused by, the act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands, and to bear all other costs and expenses related thereto, including court costs and attorneys' fees. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

13. Insurance and Bonds. a. The Contractor shall not begin the Work until it has obtained all insurance required by this Section and such insurance has been approved by City. The Contractor shall not allow any subcontractor to begin any efforts on the Work until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must maintain the insurance coverage required in this Section.

b. The Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. Contractor shall procure and maintain, and shall cause each Subcontractor of the Contractor to procure and maintain (or shall insure the activity of Contractor's Subcontractors in Contractor's own policy with respect to), the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the City. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

(1) Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

(2) Comprehensive General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

(3) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Work. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.

c. The policies required above, except for the Workers' Compensation and Employers Liability insurance, shall be endorsed to include the City, and its officers and employees, as additional insureds. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by Contractor. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.

d. Certificates of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. Each certificate shall identify the Work and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The City reserves the right to request and receive a certified copy of any policy.

e. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against monies due to Contractor.

f. The parties hereto understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

g. If the contract price set forth in Section 1 exceeds \$50,000, the Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Project Manager, but in any event at least equal to the contract price, as security for the faithful performance and payment of all Contractor's obligations hereunder, including but not limited to the guaranty period provided in Section 16. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in forms acceptable to the City and executed by such sureties licensed to conduct business in Colorado that are acceptable to the City.

14. Evidence of Satisfaction of Liens. Contractor shall provide City with written evidence that all persons who have done and portion of the Work or have furnished material under this Agreement and are entitled to liens therefor under any laws of the State of Colorado have been fully paid or are not entitled to such liens. Final payment shall not be made to Contractor until the City is reasonably satisfied that all claims or liens have been satisfied by Contractor or have been secured against as provided in C.R.S. § 38-26-101, et seq.

15. Acceptance of Work. No act of the City, or of any representative thereof, either in superintending or directing the Work, or any extension of time for the completion of the Work, shall be regarded as an acceptance of such Work or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of City. Before any final certificate shall be issued, Contractor shall execute an affidavit on the certificate that it accepts the same in full payment and settlement of all claims on account of Work done and materials furnished under this contract, and that all claims for materials provided or labor performed have been paid or set aside in full. No waiver of any breach of this contract by City or anyone acting on their behalf shall be held as a waiver of any other subsequent breach thereof. Any remedies provided herein shall be cumulative.

16. Guaranty of Work. Contractor agrees to guarantee all Work under this Agreement for a period of one (1) year from the date of final acceptance by the City. In addition, the roof shall be subject to a 20-year warranty and the wind and hail warranties described in **Exhibit A**. If any unsatisfactory condition or damage develops within the time of this guaranty due to materials or workmanship that are defective, inferior, or not in accordance with the Agreement, as reasonably determined by City, then the Contractor shall, when notified by City, immediately place such guaranteed Work in a condition satisfactory to City. The City shall have all available remedies to enforce such guaranty, except that City shall not have any work performed independently to fulfill such guaranty and require Contractor to pay City such sums as were expended by the City for such work, unless the City has first given notice to the Contractor of the deficiency and given the Contractor a reasonable opportunity to cure the same.

17. Timing of Change Orders. The City shall use reasonable efforts to grant or deny change orders requested by the Contractor in as timely a manner. The Project Manager is authorized to approve any change order which does not increase the the price

of the Work. All other change orders which increase the price of the Work shall be approved or denied in writing by the City Manager or Public Works Director. Contractor shall provide all supporting documentation for any requested change order prior to City action thereon.

18. Default. Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

19. Inspection and Audit. The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

20. Documents. All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Work are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

21. No Assignment. This Agreement and any rights and obligations hereunder, including but not limited to rights to moneys due or that may become due, shall not be assigned by the Contractor without the prior written approval of the City.

22. Enforcement; Governing Law. a. Except as provided in Section 12, in the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.

b. This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by the laws of the State of Colorado. The parties agree to the exclusive jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

23. Integration. This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

24. Notices. All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage

prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Facilities Superintendent
749 Main Street
Louisville, CO 80027
E-mail: KFrey@louisvilleco.gov

If to the Contractor:
XYZ Construction LLC
Attn:
Pueblo, CO
E-Mail:

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

25. Equal Opportunity Employer. a. The Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.

b. The Contractor shall be in compliance with the appropriate provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal regulation. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of any purchase order or contract and with any new purchase order or contract issued by the City.

26. Independent Contractor.

a. Contractor and any persons employed by Contractor for the performance of Work hereunder shall be independent contractors and not employees or agents of the City. Nothing herein shall be construed as establishing a quality standard for any individual, or as establishing any right on the part of the City to oversee the actual work of the Contractor or to instruct any individual as to how the Work will be performed.

b. Contractor shall have the right to employ such assistance as may be required for the performance of Work under this Agreement. Said Contractor shall be responsible for the compensation, insurance, and all clerical detail pertaining to such assistants, and shall be solely responsible for providing any training, tools, benefits, materials, and equipment.

c. **THE PARTIES HERETO UNDERSTAND THAT THE CONTRACTOR AND THE CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS ARE NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS UNDER ANY WORKERS' COMPENSATION INSURANCE POLICY OF THE CITY, AND THAT CONTRACTOR IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX AND OTHER APPLICABLE TAXES AND OTHER AMOUNTS DUE ON ANY MONEYS PURSUANT TO THIS AGREEMENT.**

27. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving Work or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

28. Subcontractors. Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

29. Execution. The person executing this Agreement on behalf of Contractor represents and warrants that he or she has been duly authorized to execute this Agreement on Contractor's behalf and has the power to bind Contractor to the terms and conditions hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

CONTRACTOR:

By: _____
Chris Leh, Mayor

By: _____
XYZ Construction

ATTEST:

Genny Kline, Interim City Clerk

EXHIBIT C
{Attach Scope of Work and Pricing}

CONTRACTOR'S PREQUALIFICATION STATEMENT

(Please use additional sheets as necessary)



749 Main Street - Louisville, CO 80027 · (303) 335-4768 · Fax (303) 335-4758

www.louisvilleco.gov

2026 City Hall Improvements

APPLICANT: _____

ADDRESS: _____

_____ FAX: _____

CONTACT PERSON: _____ PHONE: _____

1. Do you wish to be qualified as a prime contractor, a sub-contractor or both? _____

2. Please check appropriate organizational structure:

___ Corporation

___ Other

___ Partnership

___ Sole Proprietorship

3. If a corporation, answer the following:

a. Date of incorporation: _____

b. State of incorporation: _____

c. List Board of Directors and Titles: _____

4. If a sole proprietorship or partnership, answer the following:

a. Date of Organization: _____

b. Name and address of all partners: _____

c. If partnership (state whether general or limited: _____

5. How many years has your organization been in business as a Contractor? _____

6. How many years has your organization been in business under its present business name? _____

7. Under what other, or former, names has your organization operated? _____

8. If other than a corporation, sole proprietorship, or partnership describe organization and name principals: _____

9. List states and categories in which your organization is legally qualified to do business. Indicate registration or license numbers, if applicable. List dates on which partnership or trade name was filed: _____

10. List the type of work normally performed by your work forces: _____

11. Have you ever failed to complete any work awarded to you? If so, note when, where, and why: _____

12. Has any officer or partner of your organization ever failed to complete a construction contract handled in their own name? If so, state name of individual, name of owner and reason therefor:

13. Within the last five years, has any officer or partner of your organization ever been an officer or partner of another organization when it failed to complete a construction contract? If so, state name of individual, other organization and reason therefor:

14. Has your organization ever been assessed liquidated damages? If so, state reasons therefor: _____

15. Please list name, address, contact person and phone number of government agencies with which you have performed work within the last 5 years:

16. Please list bank references: _____

17. In what other similar businesses do you have a financial interest? _____

18. Name of Bonding Company(ies) and name(s) and address(es) of agent(s) for the last five years:

a. Maximum bonding capacity \$ _____

b. Please list all demands placed on the bid bond or performance bond of the firm during the preceding five-year period. Details should include date, project, dollar amount and an explanation of circumstances.

19. Has the Applicant or any of its officers or employees, its subsidiary companies and officers thereof, or any of Applicant's affiliates or officers thereof, been convicted of bid related crimes or violations within the past five years in any jurisdiction? State the current status of any such officer, subsidiary or affiliate.

20. Is the Applicant organization or any of its principals, personnel, divisions or affiliates presently or in the past been debarred or suspended from entering into contracts with any federal, state or local governmental entity? Include a description of the reasons for such action having been taken, the effective dates thereof and the governmental agency so acting. _____

21. During the past five years, was the applicant, or is the applicant at this time, a party to any court or administrative proceedings where: (1) the violation of any local, state, or federal statute, ordinance, rule or regulation by the applicant was alleged; or (2) the applicant's bid was involved; or (3) the applicant's performance of any public or private construction work was involved and the amount in controversy exceeded \$25,000. _____

If any such proceedings are identified, please provide the following information for each such proceeding:

PLEASE NOTE: The submission of litigation information in other forms, such as letters from attorneys to company auditors and regulatory agency filing statements, WILL NOT satisfy this disclosure requirement, and may substantially delay the processing of the application for prequalification.

1. Date action was commenced.
2. Name of court, administrative or arbitration forum.
3. Names of parties.
4. Docket number
5. Subject matter.
6. Outcome and/or current status.

22. Please attach the following items:

For items a) and b) it is essential that the information be complete and accurate, since this information will be used for reference checks.

a. A complete list of commercial projects your organization has in process, giving the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount, type of system, percentage complete, and scheduled completion date.

- b. A complete list of commercial projects undertaken by your firm during the past three (3) years. Indicate whether your company was the general contractor or a sub-contractor. Other details should include: the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount and square footage of building and number of change orders
- c. Resumes of the key individuals of your organization.

The undersigned swears that the foregoing statements and attachments which includes ____ pages, are true and correct and includes all material information necessary to identify and explain the operations of

(Name of Organization)

as well as the ownership thereof. It is recognized and acknowledged that statements herein are being given under oath and any material misrepresentation will be grounds for terminating any contract and/or prequalification's and for initiating action under Federal or State laws concerning false statements. Further, it may cause the said firm from participating in future contracts with the City of Louisville.

Signature of Owner, Officer, President, Chief
Executive Officer

Title

Date

COUNTY OF _____

STATE OF _____

Subscribed and sworn to before me this ____ day of _____, 20__.

SIGNED _____

(Notary Public)

(Address of Notary)

My Commission Expires: _____

Please return completed form and attachments to:

City of Louisville
Public Works - Facilities
749 Main Street
Louisville, CO 80027

**REQUEST FOR PROPOSAL
CITY OF LOUISVILLE, COLORADO
CITY HALL IMPROVEMENTS**

INTRODUCTION

The City of Louisville is seeking qualified contractors to provide turnkey plumbing repairs to the DWV system and restoration of affected finishes at Louisville City Hall 749 Main St Louisville CO 80027

NOTICE IS HEREBY GIVEN, proposals should be prepared and submitted using the provided forms which addresses the needs outlined herein. Proposals will be accepted until **4:00 PM on October 7th 2026**. Late proposals will not be accepted. Proposals shall be submitted via email or in a sealed envelope and labeled City Hall Improvements. Sealed proposals shall be delivered to:

Public Works - Facilities
City of Louisville
749 Main Street
Louisville, CO 80027

Email Proposals by the deadline to:

kfrey@louisvilleco.gov

SCOPE OF WORK

The City of Louisville is seeking a qualified contractor to complete plumbing system improvements and restoration of affected finishes at Louisville City Hall. The project generally includes repairs and rehabilitation of the existing Drain, Waste, and Vent (DWV) system, including pipe repairs, cleaning and descaling, vent cleaning, cleanout installation, toilet and closet flange repairs, and associated plumbing improvements. All work shall be carefully coordinated and sequenced to minimize disruption to City Hall operations while providing complete, durable, and professionally finished installations.

The Contractor shall plan, staff, coordinate, and sequence the work to minimize the overall duration during which City Hall operations, restrooms, plumbing systems, corridors, offices, or other affected spaces are disrupted.

The Contractor shall develop its schedule based upon a six (6) day per week construction schedule. Normal Working Hours: 6 am-4 pm; Six (6) days per week

Bidders shall account for these working expectations when developing project duration, staffing, supervision, subcontractor coordination, and pricing.

Once invasive plumbing work begins, the Contractor shall maintain continuous and meaningful progress through demolition, repair, rehabilitation, inspection, testing, and restoration.

CITY HALL DOCUMENTS AND SPECIFICATION

The City Hall Improvements proposal documents and specifications can be found on the City of Louisville website at <http://www.louisvilleco.gov>

Contractors submitting proposals **must use the provided City Hall Improvements Submittal Forms** (Exhibit D).

TIMELINE

The City reserves the right to modify the proposal submittal and acceptance timeline at any time at its sole discretion.

Bid Submittal and Acceptance:

Release of RFP to select proposers	September 16 th 2026
Mandatory pre-proposal conference	September 25 th 2026 @ 9:00am
Inquiry deadline & Pre Qualifications Due	September 30 th 2026 @ 4:00pm
Response to Inquiry, pre-qualification submittals	October 2 nd 2026 @ 4:00pm
Proposals due deadline	October 7 th 2026 @ 4:00pm
Completion of Project target date	December 2026

Proposals will only be accepted from Contractors who are pre-qualified by the City of Louisville and who are recorded as attending the mandatory pre-proposal conference.

MANDATORY PRE-PROPOSAL CONFERENCE

A mandatory pre-proposal conference and job walkthrough with representatives of prospective Contractors will be held at 9:00 a.m. at the Louisville City Hall, 749 Main St, Louisville, Colorado, on **September 25th 2026**. Representatives of the City will be present to discuss the proposal documents and scope of work.

PREQUALIFICATION OF CONTRACTORS

Prospective Contractors must fill out and return the “Contractor’s Pre-qualification Statement” form for this submittal. In addition to the information requested on the form, prospective Contractors should meet the following minimum qualifications:

- Contractor must have been business for a minimum of five (5) years
- Contractor should have experience with similar facilities
- Contractor must provide at least three references for similar major repairs in plumbing systems at facilities in Colorado.
- Minimum Insurance Requirements: If awarded, the Contractor must provide proof of insurance as required in the agreement.

The City reserves the right to waive any and all informalities and qualification requirements and the right to reject any and all proposals.

CONTRACT & REQUIRED DOCUMENTS

A sample copy of the Agreement and exhibits is included with the proposal documents. The following documents must be submitted with the proposal and/or Prequalification Form:

1. Schedule of Subcontractors
2. Anti-Collusion Affidavit

SUBMITTAL REQUIREMENTS

No Proposal may be withdrawn within a period of sixty (60) days after the proposal deadline.

The City of Louisville reserves the right to award the contract by sections to reject any or all proposals, and to waive any informalities and irregularities therein.

Submit one (1) original and two (2) copies of the completed proposals, if submitted as a hard copy. To reduce waste, please submit all proposals double sided and without binders.

In addition to the written submittal, the City reserves the right to request an interview with some or all of the proposers.

All costs incurred in preparing for, printing, and delivering a submittal, along with any costs associated with travel or time spent in interviews or negotiation with the City are solely the responsibility of the submitter. The City is not liable for any costs incurred prior to issuance of a legally executed contract and/or purchase order.

All submittals become the property of the City, a matter of public record, and will not be returned. Proprietary Information included in submittals must be clearly identified and will be protected if possible. Unit pricing and total cost information will not be considered proprietary.

INQUIRIES

Prospective submitters may make written inquiries by e-mail before the inquiry deadline concerning this Request for Proposal. Inquiries will also be accepted at the onsite meeting. An addendum will be released to all known prospective proposers with any required clarifications or revisions to this request or the associated construction documents the day after the Inquiry Deadline. Prospective proposers are advised to contact Mr. Frey prior to the inquiry deadline to ensure they are included in any addendum posting.

Inquiries may be emailed to:

Kevin Frey – Facilities Superintendent
Email address: kfrey@louisvilleco.gov

SELECTION CRITERIA

Proposals will only be accepted for Contractors who are pre-qualified and attended the mandatory pre-proposal conference. Proposals that are considered competitive will be evaluated by an evaluation team.

Evaluation of competitive proposals will be based on the following:

1. Total cost analysis. The lowest qualified proposal will receive the total points.
2. Submittal Documents and thoroughness of proposal
3. References for services at similar facilities.
4. Proposed Schedule
5. Other selection factors within the RFP or the City's purchasing policies or that the City determines are relevant to consideration of the best interests of the City

The evaluation team will consist of City of Louisville staff.

This request for proposals is not an offer of a contract. The provisions in this RFP and any purchasing policies or procedures of the City are solely for the fiscal responsibility of the City and confer no rights, duties or entitlements to any party submitting proposals. The City reserves the right to select the proposal that is most advantageous to the City, even if it is not the least expensive.

City of Louisville Request for Proposals

City Hall Improvements
749 Main St. Louisville
August 16, 2026

CITY HALL DWV PLUMBING REPAIRS AND REHABILITATION

1. PROJECT OVERVIEW

The City of Louisville is seeking proposals from qualified plumbing contractors to perform repairs, rehabilitation, cleaning, inspection, and improvements to portions of the existing Drain, Waste, and Vent (DWV) system at Louisville City Hall.

Preliminary investigations identified deficiencies within the existing cast iron building drainage and vent systems, exterior building sewer, restroom fixture connections, and cleanout access. Identified conditions include improper drainage pitch, significant internal scaling and deterioration, obstructed vent piping, damaged and offset exterior sewer piping, inadequate maintenance access, and deficient toilet and closet flange connections.

The intent of this project is to restore affected plumbing systems to reliable operating condition, improve drainage performance, extend the useful life of existing infrastructure where practical, improve future maintenance access, and reduce the potential for future stoppages, backups, leaks, and system failures.

Timing is a critical component of this project. Contractors shall prepare their proposals and construction schedules based on work occurring six (6) days per week between the hours of 6:00 a.m. and 4:00 p.m., with the goal of minimizing the overall duration of disruption to City Hall operations.

City Hall may remain open to City employees and the public during construction. Maintaining a safe, clean, organized, professional, and presentable work environment throughout the project is a critical requirement of the Contract.

The Contractor shall provide all labor, supervision, materials, equipment, tools, permits, inspections, demolition, excavation, temporary protection, cleaning, rehabilitation, testing, documentation, and incidental work necessary to provide a complete and operational plumbing system.

In addition to the plumbing repairs, the Contractor shall provide a separate Not-to-Exceed (NTE) price to rebuild and restore areas directly affected by the plumbing work. This restoration work is limited to damage or demolition necessary to complete the plumbing project and is not intended to constitute a general City Hall flooring, painting, or modernization project.

2. EXISTING CONDITIONS AND FIELD VERIFICATION

The Contractor shall review the available investigation information and verify existing conditions prior to commencing construction.

The preliminary DWV investigation was conducted in November 2025 and includes CCTV observations and Exhibit A documenting portions of the existing system.

The Contractor shall field verify, at a minimum:

- Pipe locations.
- Pipe sizes and materials.
- Existing fittings.
- Direction of flow.
- Existing pipe elevations and slopes.
- Existing cleanout locations.
- Fixture connections.
- Vent piping locations.
- Branch connections.
- Exterior building sewer routing.
- Required excavation areas.
- Required concrete removal.
- Wall, ceiling, roof, and floor access requirements.
- Conditions affecting CIPP installation.
- Conditions affecting epoxy coating.
- Potential conflicts with structural components, utilities, or other building systems.

Plans, videos, inspection reports, photographs, and other information provided by the City are intended to assist bidders and shall not relieve the Contractor of responsibility for field verification.

Any significant discrepancy between documented conditions and actual field conditions shall be brought to the City's attention prior to proceeding with affected work.

3. INTERIOR BUILDING DRAIN – PITCH CORRECTION

An approximately 6-foot section of cast iron building drain located immediately inside the foundation wall has been documented with positive pitch. Preliminary inspection identified approximately +3 degrees of slope within this section compared with the required downstream pitch.

The Contractor shall:

- Locate and expose the affected piping.
- Perform required selective demolition and interior trenching.
- Verify existing pipe invert elevations prior to demolition.
- Determine the cause of the improper pipe pitch.
- Identify structural, utility, connection elevation, or other conditions that may limit correction.
- Remove and replace or reconfigure piping as required.
- Establish continuous positive drainage toward the building sewer.
- Extend piping correction beyond the identified section where necessary to provide proper operation.
- Replace inefficient or damaged fittings where required.
- Provide appropriate pipe bedding, anchorage, supports, and transitions.
- Reconnect affected branch piping.
- Test repaired piping.
- CCTV inspect completed work prior to concealment where practical.

If existing conditions prevent the Contractor from obtaining the required drainage pitch, work shall stop in the affected area until the Contractor has provided the City with documentation and a proposed corrective solution.

4. EXTERIOR BUILDING SEWER REPAIR

Inspection of the building sewer within the alley identified a significant pipe offset with a longitudinal crack and an additional area of damaged SDR35 piping and/or fitting near the riser to the City connection.

The Contractor shall:

- Locate affected piping.
- Perform required utility locating.
- Saw cut existing surfaces where required.
- Excavate and expose damaged piping.
- Protect adjacent utilities and structures.
- Remove damaged, cracked, displaced, or improperly aligned piping and fittings.
- Correct identified offsets.
- Replace damaged SDR35 piping and/or fittings.
- Continue re-pitching as required from the interior repair.
- Verify positive downstream drainage.
- Provide approved transition fittings between differing pipe materials.
- Provide appropriate bedding and support.
- Test the repaired sewer prior to backfill.
- Backfill and compact excavated areas.
- Provide appropriate protection against future damage from vehicular loading.

The existing recommendation calls for exterior trench work, damaged pipe/fitting repairs, continuation of pipe re-pitching where necessary, improved drainage performance, and improved protection from vehicular traffic.

5. CAST IRON DWV CLEANING AND DESCALING

Existing inspection documented heavy scale and buildup within the cast iron building drain, with additional buildup within the second-floor fixture drain serving the Men's and Women's restrooms and the associated waste stack.

The Contractor shall professionally clean and descale affected cast iron DWV piping.

Work shall include:

- Mechanical descaling.
- Milling or other approved mechanical cleaning where appropriate.
- Hydro jetting.
- Removal of rust and corrosion products.
- Removal of mineral scale.
- Removal of accumulated solids and debris.
- Flushing.
- Collection and removal of dislodged material.
- CCTV inspection following cleaning.
- Additional cleaning passes as required to obtain a suitable surface for rehabilitation.

Cleaning methods shall not unnecessarily damage piping intended to remain in service. Areas determined to be structurally unsuitable for rehabilitation shall be documented and immediately reported to the City.

6. CIPP BUILDING DRAIN REHABILITATION (IF REQUIRED)

Following cleaning, descaling, conventional repairs, and CCTV inspection, designated portions of the cast iron building drain may need to be rehabilitated using an approved BlueLight Cured-In-Place Pipe (CIPP) lining system or City-approved equivalent.

6.1 Pre-Lining CCTV Inspection

The Contractor shall document:

- Pipe condition.
- Cracks.
- Breaks.
- Corrosion.
- Offsets.
- Pipe diameter.
- Branch connections.
- Fittings.
- Direction changes.
- Conditions requiring conventional repair.
- Areas unsuitable for CIPP installation.

6.2 CIPP Installation

The CIPP system shall:

- Be installed in accordance with manufacturer's written requirements.
- Provide continuous coverage of designated piping.
- Be properly cured.
- Provide a smooth interior surface.
- Be free from unacceptable wrinkles, folds, delamination, or obstructions.
- Maintain functional drainage capacity.

6.3 Branch Reinstatement

The Contractor shall mechanically and/or robotically reinstate legitimate drain connections covered during the lining process.

Each connection shall be fully opened and verified by CCTV.

6.4 Post-Installation CCTV

Provide a continuous final CCTV inspection showing:

- Completed liner.
 - Pipe condition.
 - Branch reinstatements.
 - Completed transitions.
 - Absence of installation defects.
-

7. CAST IRON VENT INSPECTION AND CLEANING

Significant obstruction has been documented in portions of the existing cast iron vent system. Inspection of an accessible second-floor 3-inch common vent identified approximately 50% obstruction within the first horizontal section, complete blockage at multiple elbows, additional rust blockage above the fittings, and approximately 80% blockage within a downstream horizontal run that prevented further camera inspection.

The Contractor shall:

- Identify accessible portions of the existing cast iron vent system.
- Access vent piping through the roof where practical.
- Access piping through walls and ceilings where required.
- Mechanically remove rust and obstructions.
- Hydro jet vent piping where appropriate.
- Flush loosened debris from the system.
- Perform CCTV inspection where configuration permits.
- Verify restored vent operation where practical.
- Document cracked, broken, deteriorated, or inaccessible vent piping.

Where significant additional demolition would be required to gain access, the Contractor shall provide the City with:

- Location of inaccessible piping.
- Reason access cannot reasonably be obtained.
- Additional demolition required.
- Proposed repair.
- Associated cost.

Additional demolition shall not proceed without City authorization.

8. NEW SANITARY CLEANOUT ACCESS

Existing conditions do not provide adequate cleanout access for maintenance and inspection of the second-floor restroom fixture drainage and first-floor Men's Restroom toilet drainage system.

The Contractor shall provide:

First Floor Men's Restroom

- New approximately 4-inch sanitary cleanout.

Second Floor Restroom Drainage

- New approximately 3-inch sanitary cleanout.

The Contractor shall modify existing cast iron piping as necessary.

Cleanouts shall:

- Provide practical sewer-cleaning and CCTV access.
- Be located for future maintenance.
- Include removable plugs or caps.
- Remain accessible following restoration.
- Include access panels where required.
- Be identified on final record drawings.

9. TOILET, CLOSET FLANGE, AND FIXTURE CONNECTION REPAIRS

Existing inspections identified multiple toilet connection deficiencies.

The two inspected first-floor Men's Restroom toilets contained offset closet flanges and other deficient connections that may contribute to ineffective flushing or improper sealing.

The second-floor Men's accessible restroom toilet was observed to have an inadequately anchored closet flange, compromised no-hub coupling sealing bands, and an oversized floor penetration that provides insufficient concrete for proper anchoring.

The Contractor shall remove and inspect toilets included within the affected plumbing scope and evaluate:

- Closet flange condition.
- Flange alignment and location.
- Flange anchorage.
- Soil pipe condition.
- Existing fittings.
- No-hub couplings.
- Sealing bands.
- Pipe condition below fixtures.
- Floor penetrations.
- Concrete surrounding the flange.
- Evidence of leakage.

Repairs shall include, as necessary:

- Selective floor and concrete demolition.
- Removal of deficient fittings.
- Removal of improper offset connections.
- Repair or replacement of deteriorated piping.
- Installation of approved no-hub couplings.
- Installation of new cast iron closet flanges.
- Proper structural anchoring.
- Reconstruction of oversized floor penetrations as necessary.
- Concrete repair.
- New fixture seals.
- New mounting hardware.
- Resetting existing toilets where suitable for reuse.
- Leak testing.
- Operational testing.

Additional concealed pipe replacement beyond the anticipated repair shall require City authorization.

13. CCTV INSPECTION AND DOCUMENTATION

CCTV inspection shall be incorporated throughout the project.

Provide CCTV inspection:

- Following initial access where necessary.
- Following cleaning and descaling.
- Prior to CIPP installation if required
- Following CIPP installation.
- Following branch reinstatement.
- Following significant conventional pipe repairs.
- Following exterior sewer repairs.
- During accessible vent investigation.
- At final completion.

Video documentation shall identify, where practical:

- Date.
- Location.
- Pipe segment.
- Pipe size.
- Direction of travel.
- Approximate distance.
- Significant observations.

All videos and associated reports shall be provided electronically to the City.

14. OCCUPIED BUILDING, PUBLIC ACCESS, SAFETY, AND PROJECT COORDINATION

City Hall may remain open and operational to City employees and the public during portions or all of this project.

The Contractor shall conduct all work with the understanding that construction activities may occur within an active municipal building where employees, elected officials, visitors, and members of the public are present.

The Contractor shall maintain a clean, safe, organized, professional, and presentable work environment at all times.

14.1 Contractor Personnel and Professional Conduct

All Contractor and subcontractor personnel shall conduct themselves in a professional manner.

Personnel shall:

- Wear appropriate and presentable work clothing.
- Be readily identifiable as Contractor or subcontractor personnel.
- Wear required personal protective equipment.
- Conduct themselves professionally around City employees and the public.
- Avoid inappropriate language, behavior, loud music, or unnecessary disturbance.
- Limit conversations with City employees and the public regarding the project to matters necessary for performance of the work.
- Direct public questions regarding the project to the City's Project Manager when appropriate.
- Remain within authorized construction and access areas unless otherwise approved.

The City reserves the right to require removal from the project of personnel whose conduct creates a safety concern, operational disruption, or fails to meet the professional expectations of an occupied public facility.

14.2 Public and Employee Safety

The Contractor shall maintain safe separation between construction activities and occupied portions of City Hall.

The Contractor shall:

- Provide barriers, barricades, partitions, cones, signage, and other protection appropriate to the work.
- Prevent unauthorized access to active construction areas.
- Secure tools, materials, equipment, and open construction areas.
- Maintain required emergency exits and egress routes.
- Maintain accessible routes unless an alternate route has been approved.
- Protect open trenches, floor penetrations, wall openings, and ceiling openings.
- Cover or barricade openings whenever work is unattended.
- Maintain safe walking surfaces.
- Immediately clean water, mud, dust, or debris creating a slip or trip hazard.
- Prevent cords, hoses, tools, and materials from creating hazards in public circulation areas.
- Coordinate temporary closures with the City.

14.3 Daily Cleanliness and Housekeeping

Because City Hall may remain occupied and open to the public, continuous housekeeping shall be considered part of the Base Bid.

The Contractor shall:

- Maintain work areas in a neat and orderly condition.
- Remove debris regularly.
- Keep hallways, entrances, stairs, and public circulation areas free of construction debris.
- Control dust generated by demolition, cutting, grinding, trenching, and similar activities.
- Provide appropriate temporary containment.
- Protect existing floors, walls, doors, furniture, equipment, and finishes.
- Clean construction dirt and debris tracked outside active work areas.
- Store materials only in City-approved locations.
- Maintain organized equipment and material storage.
- Properly secure waste and debris.

At the conclusion of each workday, affected occupied areas shall be left in a clean, safe, secured, and presentable condition suitable for employees and the public.

14.4 Dust, Odor, Noise, and Construction Impacts

The Contractor shall take reasonable measures to control:

- Dust.
- Construction debris.
- Odors.
- Sewer odors.

- Noise.
- Vibration.
- Water discharge.
- Equipment exhaust.
- Other construction-related impacts.

Work expected to generate significant noise, odors, dust, or disruption shall be coordinated with the City Project Manager in advance.

14.5 Protection of Existing Conditions

The Contractor shall protect existing portions of City Hall not included in the work, including:

- Flooring.
- Walls.
- Doors and frames.
- Ceilings.
- Furniture.
- Casework.
- Plumbing fixtures.
- Electrical equipment.
- IT equipment.
- Fire alarm devices.
- Security equipment.
- Signage.
- Artwork.
- Public furnishings.
- Exterior improvements.

Damage resulting from Contractor operations shall be repaired by the Contractor.

14.6 Building System and Area Shutdowns

No plumbing system, domestic water system, sanitary system, restroom, corridor, entrance, or operational area shall be taken out of service without prior coordination and authorization from the City.

The Contractor shall provide advance notice of planned:

- Water shutdowns.
- Sanitary sewer interruptions.
- Restroom closures.
- Corridor closures.
- Entrance impacts.
- Work affecting public circulation.
- Work affecting the IT workspace.
- Work producing significant noise or odors.

Where practical, only the minimum necessary area shall be affected at any one time.

14.7 End-of-Day Condition

At the end of each workday, the Contractor shall verify that:

- Construction areas are secured.
- Public barriers are properly installed.
- Emergency egress is maintained.
- Tools and equipment are secured.
- Debris has been removed.
- Walking surfaces are clean.
- Trip hazards have been eliminated or protected.
- Temporary openings are covered or barricaded.
- Restrooms and building systems intended to remain operational are functional.
- Areas outside active construction zones are clean and presentable.

15. PROJECT SCHEDULE, WORKING HOURS, AND CONTINUOUS OPERATIONS

Timing is crucial to the successful completion of this project.

The Contractor shall plan, staff, coordinate, and sequence the work to minimize the overall duration that City Hall operations, plumbing systems, restrooms, corridors, offices, or other affected spaces are disrupted.

The project schedule shall be based upon a:
 Six (6) Day Per Week Construction Schedule
 Normal Working Hours:
 Between 6:00 a.m. to 4:00 p.m.
 Six (6) days per week

Hours of Operation at City Hall are as follows:

- Monday-Thursday – 8 am - 5 pm
- Fridays – Staff hours 8 am - 4 pm; closed to the public all day.

Bidders shall account for these requirements when establishing:

- Project duration.
- Crew size.
- Supervision.
- Subcontractor availability.
- Material deliveries.
- Required inspections.
- Pricing.

Once invasive plumbing work begins, the Contractor shall maintain continuous and meaningful progress through demolition, repair, rehabilitation, testing, inspection, and restoration.

The Contractor shall:

- Plan work based on Monday through Saturday construction.
- Provide adequate staffing and supervision.
- Maximize productive use of the available work period.
- Coordinate required inspections in advance.
- Procure materials and specialty equipment in advance wherever practical.
- Coordinate material deliveries to avoid critical-path delays.
- Minimize the duration of restroom and plumbing system shutdowns.
- Coordinate required shutdowns with the City.

- Immediately notify the City of conditions affecting the schedule.
- Implement reasonable recovery measures for Contractor-caused delays.

The City may require sequencing adjustments to accommodate City Hall operations, public access, meetings, or other City activities.

15.1 Preliminary Schedule Required with Proposal

Each bidder shall provide a preliminary project schedule identifying:

1. Mobilization.
2. Demolition and access work.
3. Interior building drain repair.
4. Exterior building sewer repair.
5. Cleaning and descaling.
6. CIPP rehabilitation (if required).
7. Vent cleaning and inspection.
8. Cleanout installation.
9. Toilet and closet flange repairs.
10. Testing and required inspections.
11. Restoration of affected areas.
12. Final CCTV inspection.
13. Final cleanup.
14. Project closeout.
15. Total anticipated calendar days from mobilization through substantial completion.

Proposed project duration and the bidder's demonstrated ability to complete the project within an aggressive schedule may be considered during proposal evaluation.

16. DEMOLITION, EXCAVATION, AND ACCESS

The Contractor shall provide demolition, excavation, and access directly necessary to complete the plumbing repairs, including as applicable:

- Interior trenching.
- Exterior trenching.
- Concrete demolition.
- Floor openings.
- Wall openings.
- Ceiling openings.
- Roof access.
- Pipe chase access.
- Plumbing fixture removal.
- Asphalt or paving removal.

Demolition shall be limited to the smallest practical area necessary to complete the plumbing work.

The Contractor shall photograph existing conditions prior to demolition and concealed plumbing work prior to closure.

17. RESTORATION OF AREAS AFFECTED BY PLUMBING REPAIRS – NOT-TO-EXCEED PRICE

The Contractor shall provide a separate Not-to-Exceed (NTE) price to rebuild and restore areas directly disturbed or damaged as a result of plumbing repairs.

The purpose of this requirement is to capture those costs separately while keeping the restoration directly tied to the plumbing project.

17.1 Restoration Intent

Restoration shall return affected areas to a safe, complete, functional, and professionally finished condition following completion of plumbing work.

The restoration is not intended to constitute a general carpet replacement, painting, flooring improvement, or City Hall modernization project.

Only areas directly affected by plumbing demolition, access, excavation, repair, and rehabilitation shall be included.

Where existing finishes must be removed or cannot reasonably be reused, the Contractor shall provide replacement options to the City.

17.2 Potential Restoration Work

The NTE restoration price shall include all labor, materials, equipment, supervision, demolition, preparation, installation, protection, cleanup, and incidental work necessary to repair plumbing-related impacts, including where applicable:

- Concrete slabs.
- Concrete trench patches.
- Floor penetrations.
- Drywall.
- Wall framing where disturbed.
- Wall texture.
- Localized painting.
- Floor tile.
- Wall tile.
- Resilient flooring.
- Carpet or carpet tile directly disturbed by plumbing work.
- Wall base.
- Ceiling grid.
- Ceiling tile.
- Access panels.
- Asphalt.
- Exterior pavement.
- Sealants.
- Trim.
- Other finishes directly affected by plumbing construction.

17.3 FINISH SAMPLES AND CITY SELECTION

The awarded Contractor shall provide the City with physical samples and/or manufacturer samples of proposed replacement finishes prior to purchasing or installing replacement materials.

Samples shall be provided as applicable for:

- Floor tile.
- Wall tile.
- Carpet or carpet tile.
- Resilient flooring.
- Wall base.
- Paint colors and sheen.
- Ceiling tile.
- Sealants.
- Trim.
- Other visible finish materials requiring replacement.

Where an existing product remains commercially available, the Contractor shall provide a matching product where practical.

Where the existing product is discontinued, unavailable, or cannot reasonably be matched, the Contractor shall provide the City with multiple appropriate replacement options.

Replacement products shall be suitable for commercial municipal use and shall be of comparable or better quality than the material being replaced.

The City shall select and approve the final:

- Manufacturer.
- Product.
- Color.
- Pattern.
- Finish.
- Texture.
- Paint sheen.
- Other visible characteristics.

No finish material shall be ordered or installed until City approval has been obtained.

The Contractor shall account for the sample and selection process within the project schedule.

Long-lead finish materials shall be identified as early as possible.

17.4 RESTORATION DOCUMENTATION AND APPROVAL

Prior to demolition, the Contractor shall document existing finish conditions within anticipated work areas.

Documentation shall include photographs sufficient to establish:

- Existing finish type.
- Existing condition.
- Existing color and appearance.

- Limits of anticipated demolition.
- Adjacent materials intended to remain.

The Contractor shall:

1. Document affected areas before demolition.
2. Identify anticipated restoration.
3. Identify finish materials anticipated for replacement.
4. Submit replacement finish options.
5. Obtain City approval prior to purchasing finish materials.
6. Track restoration expenditures against the approved NTE amount.
7. Coordinate restoration following acceptance of underlying plumbing repairs.
8. Obtain authorization prior to exceeding anticipated restoration limits.

The Contractor shall not exceed the approved NTE amount without prior written authorization from the City.

17.5 REQUIRED NTE COST BREAKDOWN (USE EXHIBIT C PRICING SHEET)

The awarded Contractor shall provide a detailed breakdown of the Not-to-Exceed restoration amount prior to commencing restoration work.

A single lump-sum NTE amount without supporting detail will not be sufficient for construction administration.

The breakdown shall identify the anticipated quantity, unit of measure, unit cost, and total cost for each applicable restoration item.

At minimum, pricing shall be broken down similar to the following:

Restoration Item	Estimated Quantity	Unit	Unit Cost	Extended Cost
Concrete demolition/patching	_____	SF	\$____/SF	\$____
Drywall repair/replacement	_____	SF	\$____/SF	\$____
Wall texture	_____	SF	\$____/SF	\$____
Painting	_____	SF	\$____/SF	\$____
Floor tile	_____	SF	\$____/SF	\$____
Wall tile	_____	SF	\$____/SF	\$____
Carpet/carpet tile	_____	SF	\$____/SF	\$____
Resilient flooring	_____	SF	\$____/SF	\$____
Wall base	_____	LF	\$____/LF	\$____
Ceiling tile/grid	_____	SF	\$____/SF	\$____
Sealants	_____	LF	\$____/LF	\$____
Asphalt/pavement	_____	SF	\$____/SF	\$____
Other	_____	SF/LF/EA	\$____	\$____

The Contractor shall modify this schedule as necessary to reflect the actual anticipated work.

Unit Pricing

Pricing shall be expressed in the appropriate unit:

- Square Foot (SF) for floor, wall, ceiling, concrete, tile, paint, and similar surfaces.
- Linear Foot (LF) for base, trim, sealants, and similar linear materials.
- Each (EA) for access panels, individual components, and similar discrete items.

Unless clearly identified otherwise, unit prices shall represent the complete installed cost, including:

- Materials.
- Labor.
- Normal substrate preparation.
- Adhesives.
- Setting materials.
- Fasteners.
- Grout.
- Sealants.
- Cutting and fitting.
- Installation.
- Cleanup.
- Contractor overhead and profit.

Any exclusion shall be clearly identified.

17.6 FINAL QUANTITIES AND NTE RECONCILIATION

Initial quantities may be based upon anticipated construction impacts.

Following plumbing demolition and once actual restoration limits are known, the Contractor and City shall review and confirm the quantities requiring restoration.

Final costs shall be calculated using approved unit pricing and actual authorized quantities whenever practical.

For example:

Approved Floor Tile Unit Price × Actual Authorized SF = Final Tile Restoration Cost

or:

Approved Wall Base Unit Price × Actual Authorized LF = Final Wall Base Restoration Cost

The City may increase or decrease restoration quantities based upon field conditions without automatically changing the approved unit prices.

Changes to approved unit pricing require City authorization.

17.7 NTE AMOUNT IS A MAXIMUM, NOT A LUMP-SUM ENTITLEMENT

The restoration NTE amount shall represent the maximum amount available for authorized restoration work.

The NTE amount is not a guaranteed payment.

The City shall pay only for:

- Restoration work actually required.
- Restoration work authorized by the City.
- Actual quantities installed.
- Work priced in accordance with approved unit pricing.

Unused portions of the NTE amount shall not be invoiced.

Work exceeding the NTE requires prior written City authorization.

The Contractor shall provide supporting cost documentation when requested.

18. CONTRACTOR SUBMITTALS

The Contractor shall provide, as applicable:

- Detailed construction schedule based on six-day-per-week work and 6:00 a.m. to 4:00 p.m. working hours.
- Anticipated calendar days to substantial completion.
- Critical-path activities.
- Sequence of operations.
- Restroom shutdown schedule.
- Sanitary sewer shutdown schedule.
- Domestic water shutdown schedule.
- CIPP product information.
- CIPP manufacturer's installation requirements.
- Cleanout information.
- Backflow/vacuum breaker information.
- Pipe and fitting information.
- Descaling methodology.
- Hydro-jetting methodology.
- CCTV procedures.
- Subcontractor list.
- Required permits.
- Manufacturer certifications.
- Warranty information.
- Preliminary assumptions included within the restoration NTE.
- Detailed post-award NTE restoration cost breakdown.
- Unit pricing per SF, LF, or EA for applicable finish restoration.
- Replacement finish samples for City review and selection.
- Identification of long-lead finish materials.
- Documentation of discontinued or unavailable existing finish products where applicable.

19. TESTING AND FINAL ACCEPTANCE

The Contractor shall test repaired and modified systems prior to acceptance.

Testing shall include, as applicable:

- Drainage flow testing.
- Leak testing.
- CCTV verification.
- Flushing.
- Fixture operational testing.
- Cleanout access verification.
- Branch reinstatement verification.
- Water piping leak testing.
- Drain/flush valve testing.
- Flood-stopper testing.

Deficiencies related to Contractor work shall be corrected prior to acceptance.

Restoration shall not conceal work requiring inspection until the applicable inspection or City review has been completed.

20. PROJECT CLOSEOUT

The Contractor shall provide:

- Pre-repair CCTV documentation.
- Post-repair CCTV documentation.
- CIPP installation records (if required).
- Before-and-after photographs.
- Photographs of concealed work before closure.
- Locations and sizes of new cleanouts.
- Documentation of exterior sewer repairs.
- Product warranties.
- Manufacturer warranties.
- Workmanship warranty.
- Permit closeout.
- Inspection approvals.
- Record drawings or marked-up plans.
- Recommended maintenance procedures.
- Recommended inspection intervals.
- Final NTE restoration reconciliation.
- Final quantities of restored finishes.
- Final restoration unit pricing.
- Product information for replacement finishes installed.

Final payment shall be contingent upon completion of required closeout documentation and City acceptance.

22. BID PRICING AND RESTORATION CLARIFICATIONS

Bidders shall review the complete Scope of Work when preparing pricing.

Work described within one technical section that is incidental to completion of another bid item shall not be separately or redundantly priced.

The Contractor shall provide all labor, materials, equipment, access, temporary protection, coordination, testing, cleanup, and incidental work necessary to provide complete and operational plumbing repairs.

22.1 Restoration NTE

The NTE restoration amount shall include the Contractor's anticipated maximum cost to rebuild areas directly affected by the plumbing work.

The NTE amount shall not be considered a lump-sum entitlement.

The City shall pay only for authorized restoration work actually performed, up to the approved NTE amount.

22.2 Finish Selection

Selection of a replacement finish by the City shall not automatically authorize an increase to the NTE amount.

The Contractor shall base its price upon appropriate commercial-grade replacement materials.

If the City selects a material exceeding the amount carried within the approved unit price, the Contractor shall identify the cost difference and obtain written approval before ordering the material.

If the selected product costs less than the allowance or approved unit amount, the City shall receive the benefit of the lower actual cost.

22.3 Pricing Transparency

The purpose of the unit-price breakdown is to allow the City to clearly understand:

- What restoration is included.
- The quantity of anticipated restoration.
- Cost per SF, LF, or EA.
- How actual restoration costs are calculated.
- How much of the approved NTE remains available during construction.

The Contractor shall maintain sufficient documentation to allow reconciliation of the NTE at project closeout.

23. REFERENCE DOCUMENTS

The following documents are included with the RFP as reference exhibits:

- **EXHIBIT A** - City Hall – Summary of Findings and Recommendations from Preliminary DWV Inspection, including Exhibit photos A through H.
- **EXHIBIT B** – City Hall Existing Conditions dated 8/11/2026.
- **EXHIBIT C** – Pricing and NTE Breakdown Sheet (REQUIRED TO SUBMIT FOR BID)

Reference documents are provided to assist bidders in understanding known conditions. The Contractor remains responsible for field investigation, verification of existing conditions, and preparation of a complete proposal.

City Hall —Summary of Findings and Recommendations from preliminary DWV inspection work conducted on November 12, 2025 and November 14, 2025

Findings

- One 6ft length of cast iron building drain, located just inside foundation wall, is not draining properly due to positive pitch; we noted up to +3° slope vs. minimum required pitch of -.6° along this one section (See Exhibit A)
- We observed heavy scale/build up in cast iron building drain and to a lesser degree in second floor fixture drain (serving both Women's and Men's bathrooms) and waste stack (See Exhibit B)
- Partially-obstructed and/or blocked venting of cast iron pipes and fittings; the only vent we examined, a second floor 3" cast iron pipe/common vent with VTR—we noted the first horizontal section was 50%-blocked with rust, the first elbow we disassembled for inspection was 100%-blocked, the next downstream elbow was 100%-blocked and plugged above it approximately 2ft deep with rust and just beyond this elbow (along the next horizontal run) the pipe was approximately 80%-full preventing further camera inspection
- In building sewer (in alley), we observed one significant offset with a longitudinal crack present and another area of damaged SDR35 pipe and/or fitting at the top of riser to City connection; we observed no signs in alley limiting vehicle weight limits (See Exhibits C, D and E)
- Floor drains lack anti-backup (float protection) devices
- Inadequate pipe pitch and/or cast iron fittings, which can be less effective (vs. plastic) in vectoring waste downstream, allow some waste to flow upstream; solids especially deposited upstream that do not drain with liquid and gravity coupled with buildup in pipes can increase risk of clogs
- No cleanout access for maintenance for second floor Women's and Men's bathroom fixture drain
- No cleanout access for maintenance for both Men's room toilets
- Both first floor Men's room toilets that were removed we inspected the closet flanges noting both have inferior connections including offset closet flanges and other fitments which can lead to ineffective flushing and/or inadequate sealing; closet flanges are installed generally leaving 12-inches from the center line of soil pipe to finished wall and both cases observed fell between 10-1/2" to 10-3/4" (See Exhibit F)
- Second floor Men's room handicapped toilet's closet flange was not anchored to the concrete floor and no hub coupling's sealing bands compromised; likely during initial construction the floor penetration made was too large leaving little to no concrete for anchoring (See Exhibits G and H)

Exhibits

Exhibit A



Exhibit B



Exhibit C

10:01:35 AM / 11-07-2025



Exhibit D

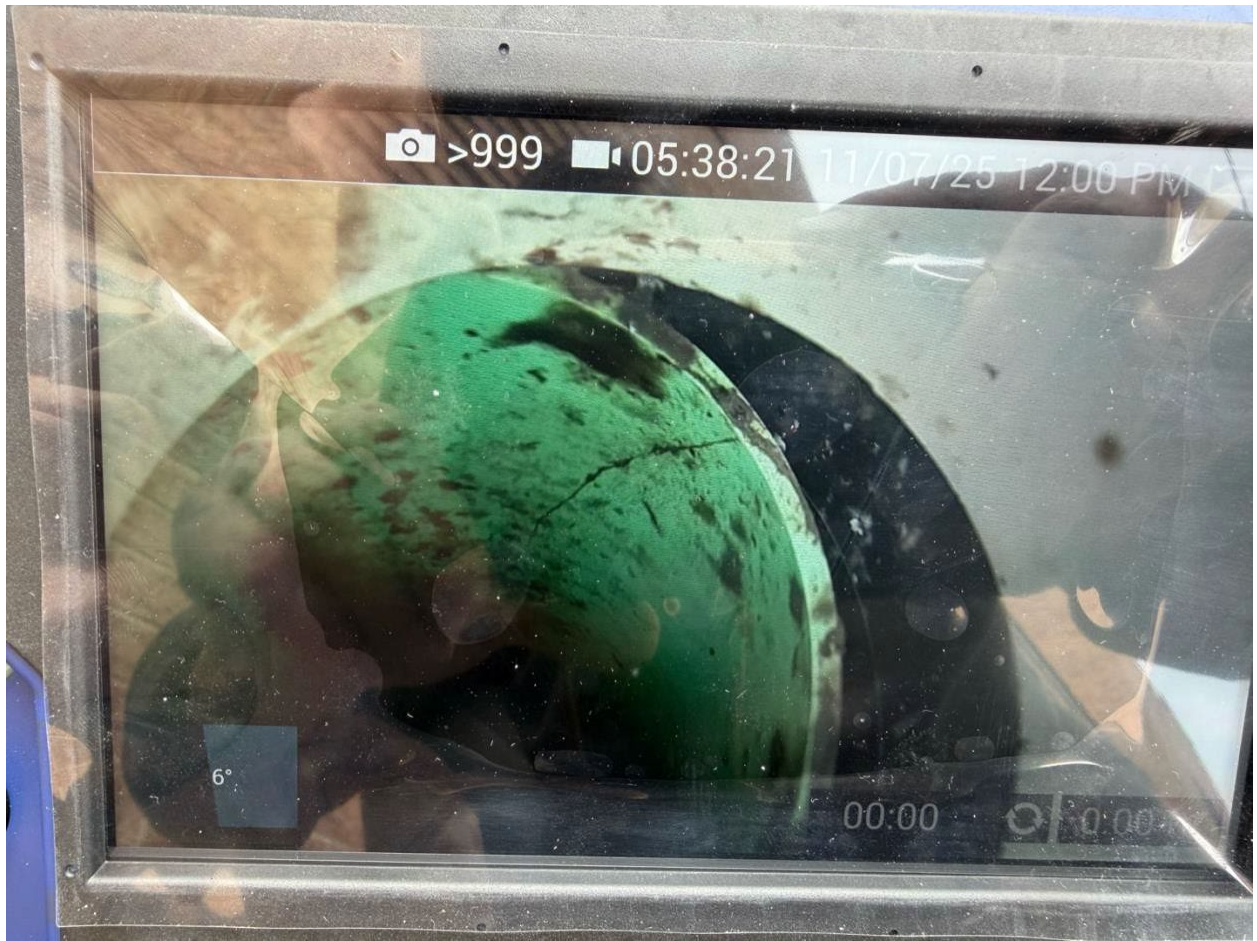


Exhibit E



Exhibit F

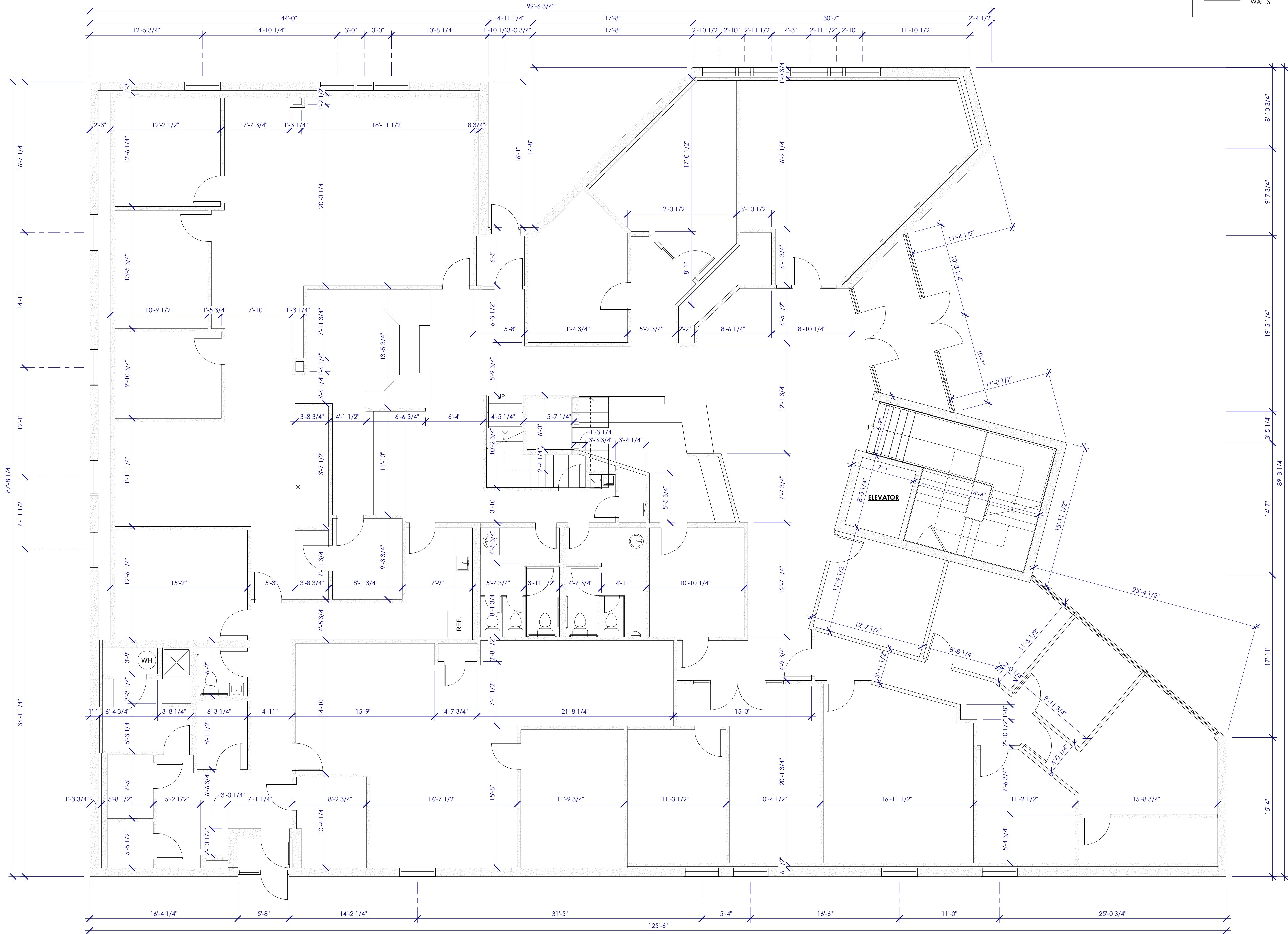


Exhibit G



Exhibit H





FLOOR PLAN LEGEND

	EXISTING PARTITION WALL TO REMAIN		INTERIOR PARTITION TAG
	NEW PARTITION WALLS		1 HR RATED WALL (ALL JOINTS / PENETRATIONS TO BE FIRE CAULKED)
			2 HR RATED WALL (ALL JOINTS / PENETRATIONS TO BE FIRE CAULKED)

COMMERCIAL

LOUISVILLE CITY HALL

749 MAIN ST
LOUISVILLE, CO 80027

PROJECT #: 26-055

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MAIN LEVEL PLAN

A1.0

May 22, 2026

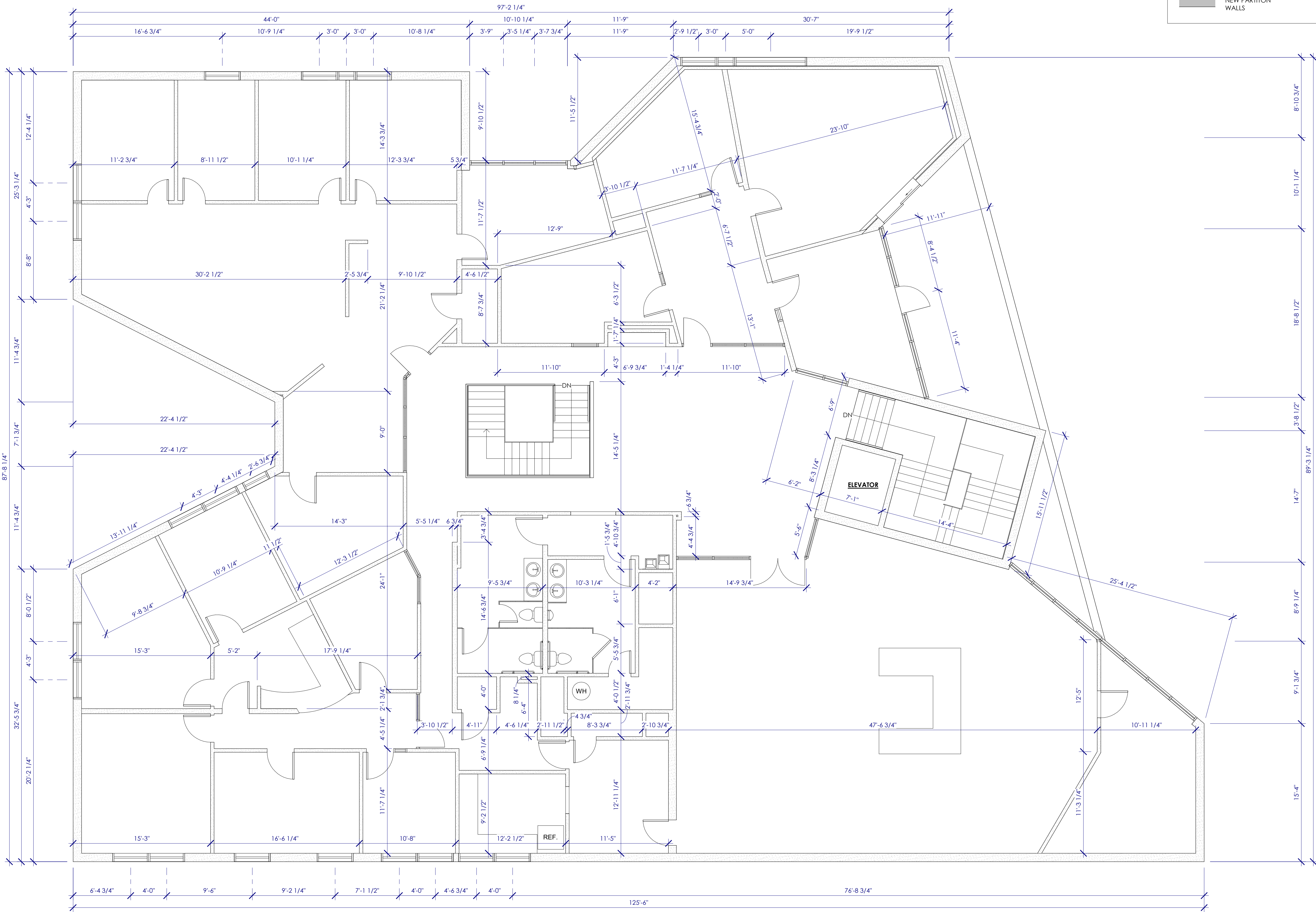
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**NOT FOR
CONSTRUCTION**



EXISTING CONDITIONS

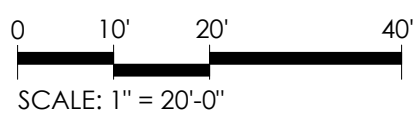
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SCALE: 1" = 20'-0"



FLOOR PLAN LEGEND

	EXISTING PARTITION WALL TO REMAIN		INTERIOR PARTITION TAG
	NEW PARTITION WALLS		1 HR RATED WALL (ALL JOINTS / PENETRATIONS TO BE FIRE CAULKED)
			2 HR RATED WALL (ALL JOINTS / PENETRATIONS TO BE FIRE CAULKED)

1 UPPER LEVEL
SCALE: 3/16" = 1'-0"



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UPPER LEVEL PLAN

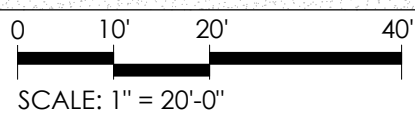
A1.1

May 22, 2026



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1 MAIN LEVEL CEILING
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS

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MAIN LEVEL RCP

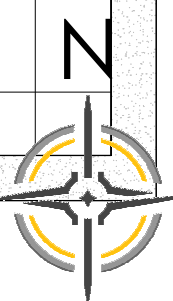
A1.2

May 22, 2026



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0 10' 20' 40'
SCALE: 1" = 20'-0"



1 UPPER LEVEL CEILING
SCALE: 1/4" = 1'-0"

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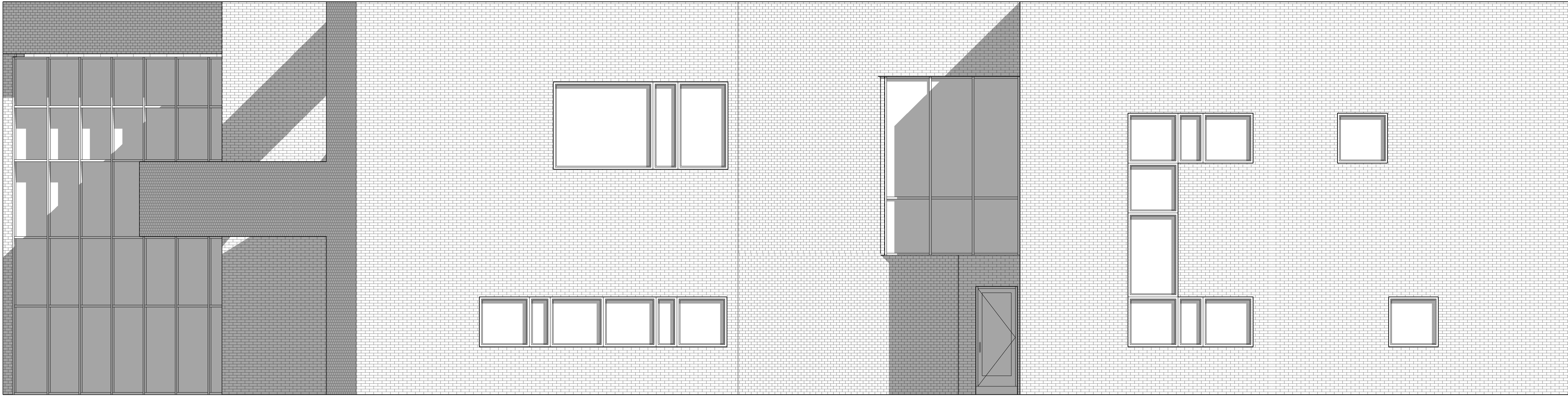


UPPER LEVEL RCP

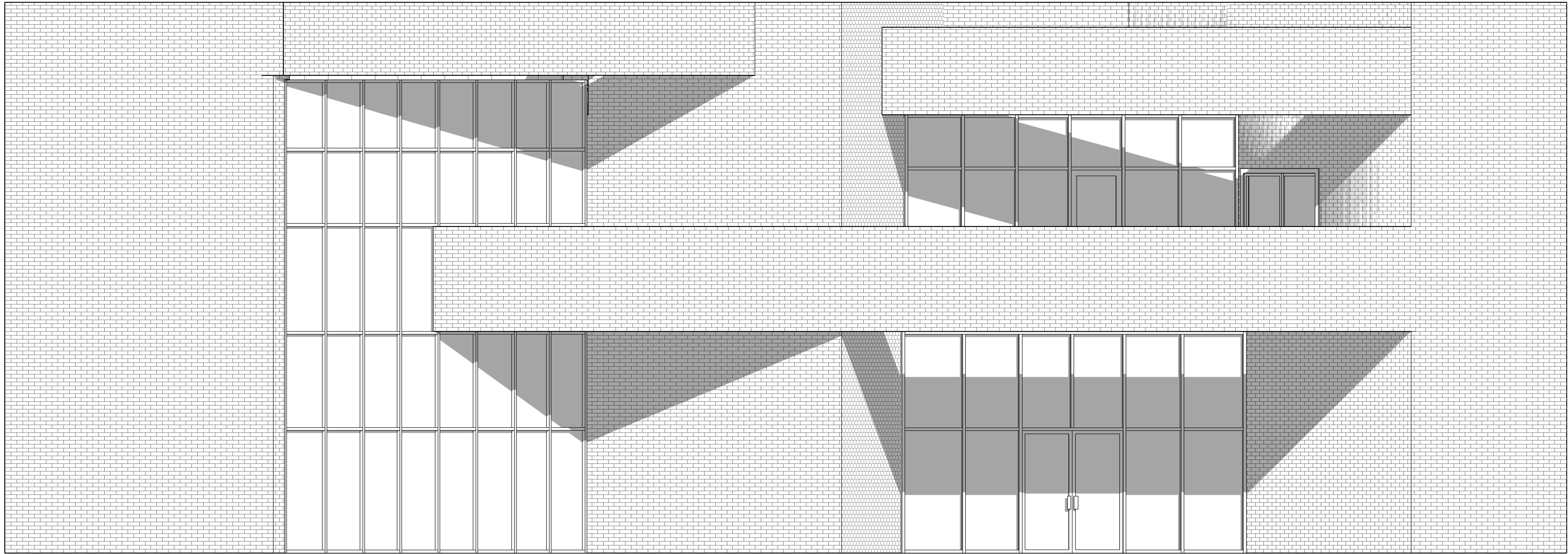
A1.3

May 22, 2026

EXISTING CONDITIONS



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"

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CONSTRUCTION

EXISTING CONDITIONS



ELEVATIONS

A2.0

May 22, 2026

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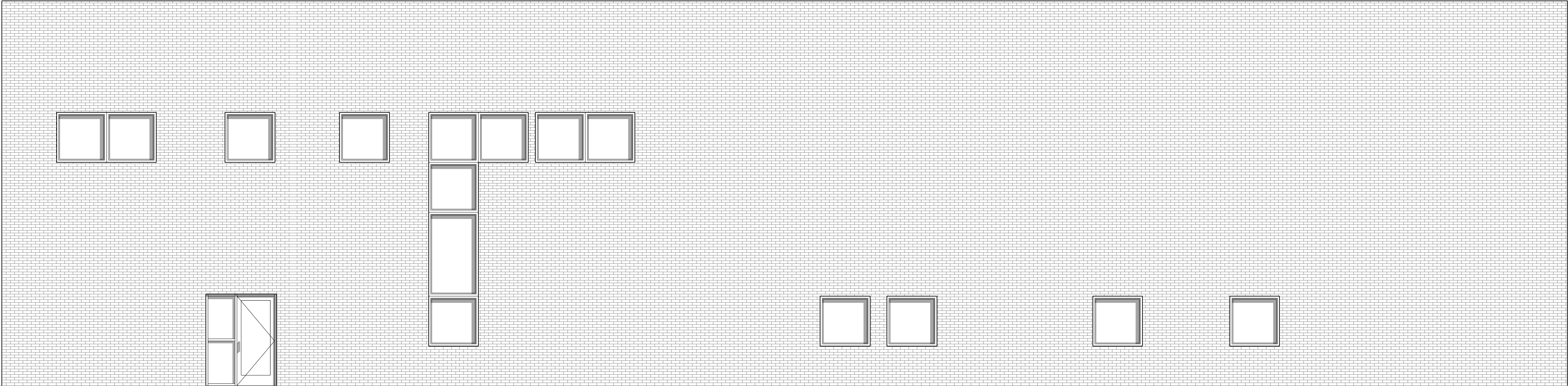
PROJECT #: 26-055

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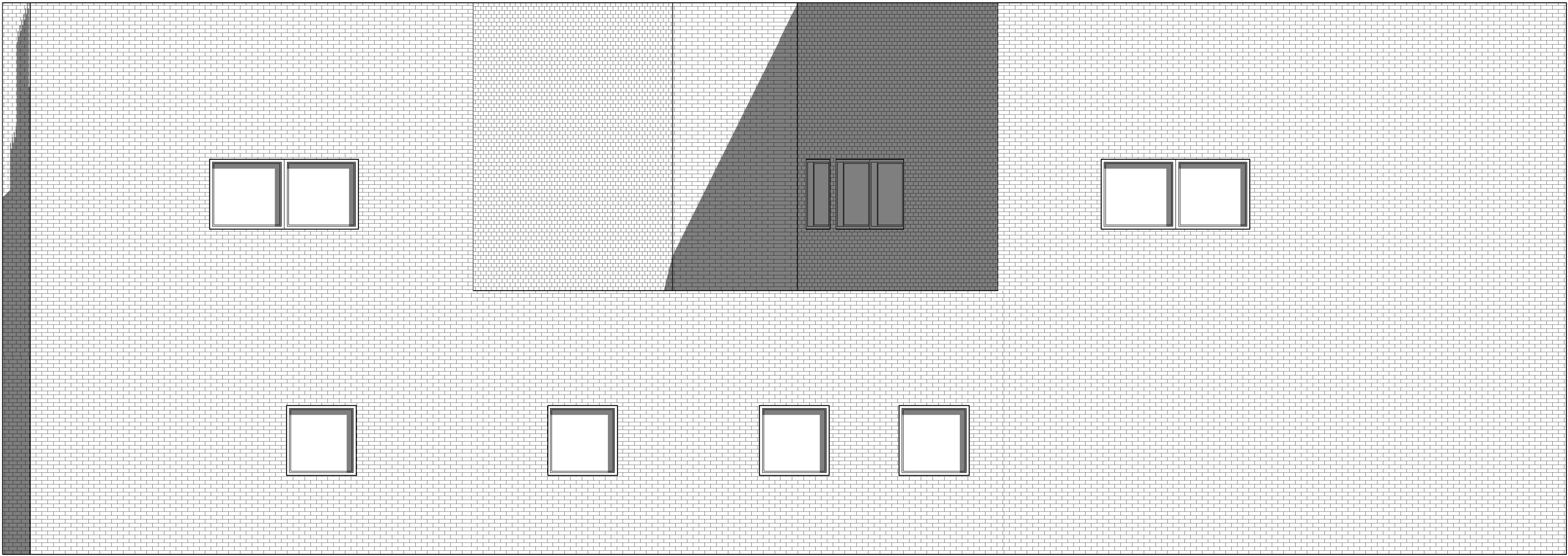
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"

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ELEVATIONS

A2.1

May 22, 2026



1

MAIN LEVEL PLUMBING SURVEY

SCALE: 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"



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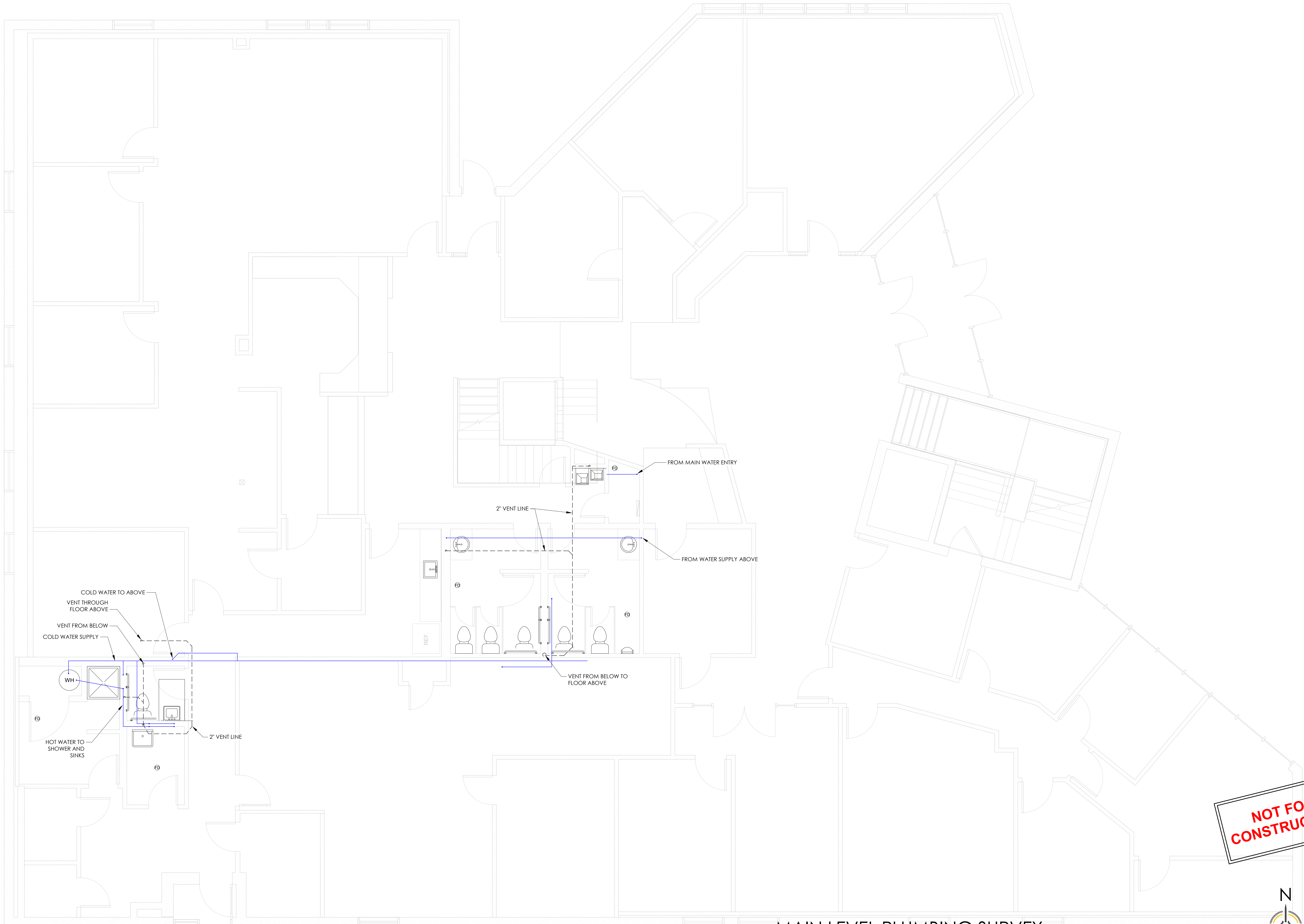
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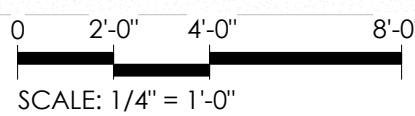
MAIN LEVEL PLUMBING
SURVEY

P1.1A

May 22, 2026



1
MAIN LEVEL PLUMBING SURVEY -
OVERHEAD
SCALE: 1/4" = 1'-0"



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MAIN LEVEL PLUMBING
SURVEY - OVERHEAD

P1.1B

May 22, 2026



1

UPPER LEVEL PLUMBING SURVEY

SCALE: 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"



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UPPER LEVEL PLUMBING
SURVEY

P1.2A

May 22, 2026



1 UPPER LEVEL PLUMBING SURVEY -
OVERHEAD
SCALE: 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"



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UPPER LEVEL PLUMBING
SURVEY - OVERHEAD
P1.2B
May 22, 2026

COMMERCIAL
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CITY HALL IMPROVEMENTS PROPOSAL
Exhibit C

THIS PROPOSAL IS SUBMITTED TO: THE CITY OF LOUISVILLE, COLORADO

1. The undersigned PROPOSER proposes and agrees, if this Proposal is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Proposal and in accordance with the other terms and conditions of the Contract Documents.
2. PROPOSER accepts all of the terms and conditions of the Request for Proposal and Instructions to Proposers, including without limitation those dealing with the disposition of Bid Security. This Proposal will remain subject to acceptance for sixty days after the day of Proposal deadline. Proposer will sign and submit the Agreement and other documents required within ten days after the date of OWNER's Notice of Award.
3. In submitting this Proposal, PROPOSER represents, as more fully set forth in the Agreement, that:

- (a) PROPOSER has examined copies of all the Bidding Documents and of the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date):

Date	Number
_____	_____
_____	_____

- (b) PROPOSER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - (c) PROPOSER has reviewed and checked all information and data shown or indicated on the Contract Documents.
 - (d) PROPOSER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
 - (e) PROPOSER has given the OWNER written notice of all conflicts, errors, ambiguities or discrepancies that PROPOSER has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to PROPOSER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Proposal is submitted.
 - (f) This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; PROPOSER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham proposal; PROPOSER has not solicited or induced any person, firm or corporation to refrain from proposing; and PROPOSER has not sought by collusion to obtain for himself any advantage over any other Proposer or over OWNER.
4. PROPOSER will complete the Work in accordance with Contract Documents for the following price(s):

City Hall Improvements Pricing & Information
EXHIBIT D

Lump sum cost for the following as per RFP Specifications:

TOTAL BASE BID – PLUMBING REPAIRS

\$ _____

NTE Restoration Price
(Itemize list on breakdown below)

Restoration Item	Estimated Quantity	Unit	Unit Cost	Extended Cost
Concrete demolition/patching	_____	SF	\$ _____ /SF	\$ _____
Drywall repair/replacement	_____	SF	\$ _____ /SF	\$ _____
Wall texture	_____	SF	\$ _____ /SF	\$ _____
Painting	_____	SF	\$ _____ /SF	\$ _____
Floor tile	_____	SF	\$ _____ /SF	\$ _____
Wall tile	_____	SF	\$ _____ /SF	\$ _____
Carpet/carpet tile	_____	SF	\$ _____ /SF	\$ _____
Resilient flooring	_____	SF	\$ _____ /SF	\$ _____
Wall base	_____	LF	\$ _____ /LF	\$ _____
Ceiling tile/grid	_____	SF	\$ _____ /SF	\$ _____
Sealants	_____	LF	\$ _____ /LF	\$ _____
Asphalt/pavement	_____	SF	\$ _____ /SF	\$ _____
Other	_____	SF/LF/EA	\$ _____	\$ _____

TOTAL NTE COST
(For Finish Restoration)

\$ _____

TOTAL PROJECT COST

\$ _____

TIME TO COMPLETE PROJECT
(Rough Timeline Required)

_____ **Days**

List of at least three references (may be separately attached). Please include name, title, organization, phone number and email

Reference 1.

Reference 2.

Reference 3.

ADDITIONAL DOCUMENTS

5. The following documents are attached to and made a condition of this Proposal:

- (a) A list of Subcontractors and other persons and organizations proposed to perform the Work are required to be identified on the Schedule of Subcontractors and submitted in this Proposal;
- (b) Anti-Collusion Affidavit;
- (e) If PROPOSER is a partnership, a list of all partners, their addresses, and their interest and role in the partnership business.

7. Communications concerning this proposal shall be addressed to:
The address of PROPOSER indicated below.

SUBMITTED on _____, 20____.

If PROPOSER is:

An Individual

By _____
(Individual's Name)

(SEAL)

doing business as _____

Business address: _____

Phone No.: _____

A Partnership

By _____
(Firm Name)

(SEAL)

(General Partner)

Business address: _____

Phone No.: _____

A Corporation

By _____
(Corporation Name)

(State of incorporation)

By _____
(Name of person authorized to sign)

(Title)

(CORPORATE SEAL)

Attest _____
(Secretary)

Business address: _____

Phone No.: _____

Date of Qualification to do business: _____

A Joint Venture

By _____
(Name)

(Address)

By _____
(Name)

(Address)

Phone Number and Address for receipt of official communications

(Each joint venture partner must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

SCHEDULE OF SUBCONTRACTORS

PROJECT: CIY HALL IMPROVEMENTS
OWNER'S PROJECT NUMBER: 101441-550000
OWNER: CITY OF LOUISVILLE, COLORADO

This Bid is based on subcontracting certain portions of the work to subcontractors as listed below.

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

ANTI-COLLUSION AFFIDAVIT

PROJECT: CIY HALL IMPROVEMENTS
OWNER'S PROJECT NUMBER: 101441-550000
OWNER: CITY OF LOUISVILLE, COLORADO

I hereby attest that I am the person responsible within my firm for the final decision as to the price(s) and amount of this Bid or, if not, that I have written authorization, enclosed herewith, from that person to make the statements set out below on his or her behalf of my firm.

I further attest that:

1. The price(s) and amount of this bid have been arrived at independently, without consultation, communication or agreement for the purpose or with the effect of restricting competition with any other firm or person who is a BIDDER or potential prime BIDDER.
- 2A. Neither the price(s) nor the amount of this Bid have been disclosed to any other firm or person who is a BIDDER or potential prime BIDDER on this project, and will not be so disclosed prior to bid opening.
- 2B. Neither the prices nor the amount of the Bid of any other firm or person who is a BIDDER or potential prime BIDDER on this project have been disclosed to me or my firm.
- 3A. No attempt has been made to solicit, cause or induce any firm or person who is BIDDER or potential prime BIDDER to refrain from bidding on this project, or to submit a Bid higher than the Bid of this firm, or any intentionally high or noncompetitive Bid or other form of complementary Bid.
- 3B. No agreement has been promised or solicited for any other firm or person who is a BIDDER or potential prime BIDDER on this project to submit an intentionally high, noncompetitive or other form of complementary bid on this project.
4. The Bid of my firm is made in good faith and not pursuant to any consultation, communication, agreement or discussion with, or inducement or solicitation by or from any firm or person to submit any intentionally high, noncompetitive or other form of complementary bid.
5. My firm has not offered or entered into a subcontract or agreement regarding the purchase or sale of materials or services from any firm or person, or offered, promised or paid cash or anything of value to any firm or person, whether in connection with this or any other project, in consideration for an agreement or promise by any firm or person to refrain from bidding or to submit any intentionally high, noncompetitive or other form of complementary bid or agreeing or promising to do so on this project.
6. My firm has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any firm or person, and has not been promised or paid cash or anything of value by any firm or person, whether in connection with this or any other project, in consideration for my firm's submitting any intentionally high, noncompetitive or other form of complementary bid, or agreeing or promising to do so, on this project.
7. I have made a diligent inquiry of all members, officers, employees, and agents of my firm with responsibilities relating to the preparation, approval or submission of my firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, or other conduct inconsistent with any of the statements and representations made in this affidavit.
8. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as a fraudulent concealment from the OWNER of the true facts relating to submission of bids for this contract.

I DECLARE UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, AND ANY OTHER APPLICABLE STATE OR FEDERAL LAWS THAT THE STATEMENTS MADE ON THIS DOCUMENT ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

CONTRACTOR'S FIRM OR COMPANY NAME

SECOND CONTRACTOR'S FIRM OR
COMPANY NAME (IF JOINT VENTURE)

BY: _____

BY: _____

TITLE: _____

TITLE: _____

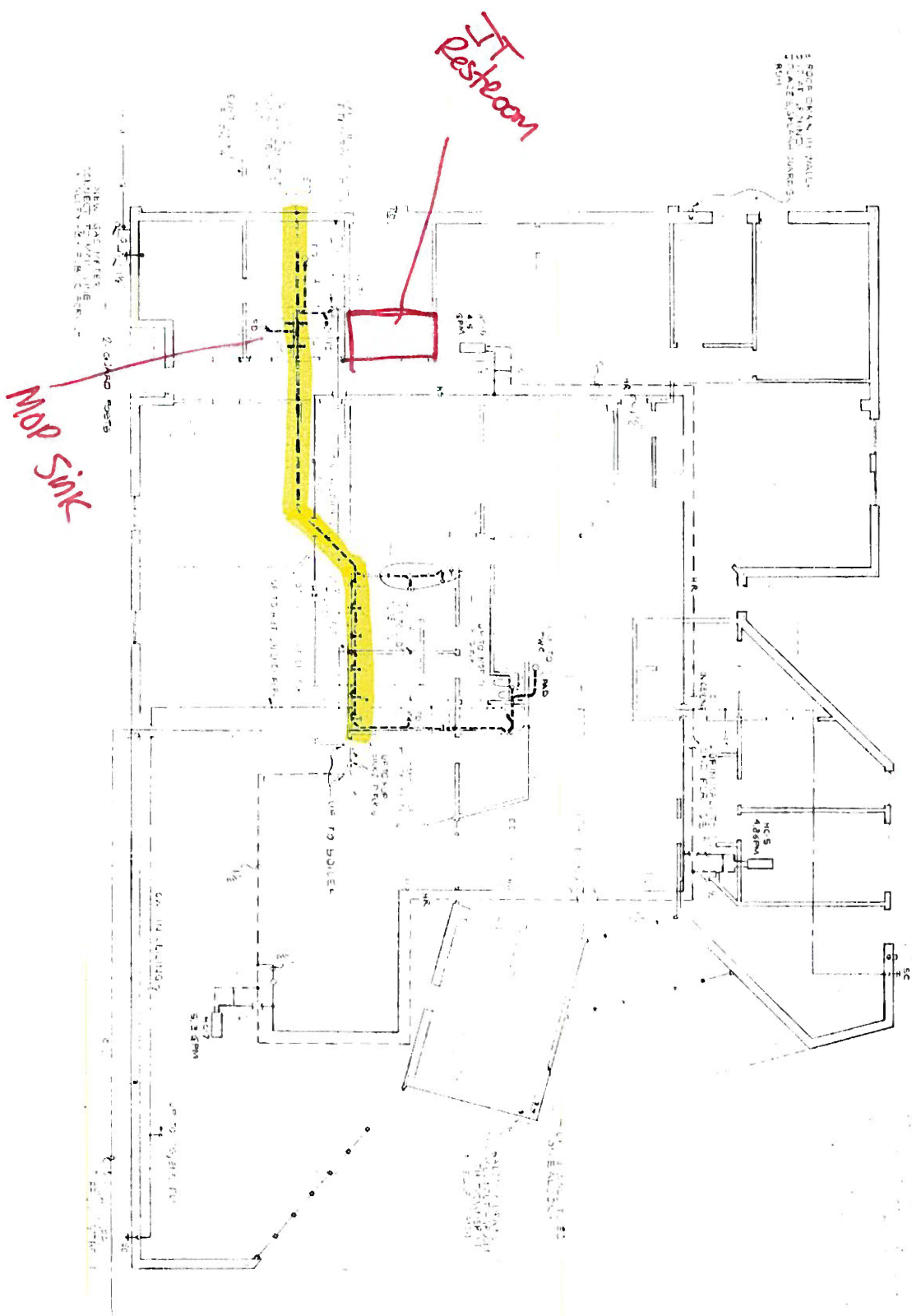
DATE: _____

DATE: _____

SWORN BEFORE ME THIS _____ DAY OF, _____, 20____

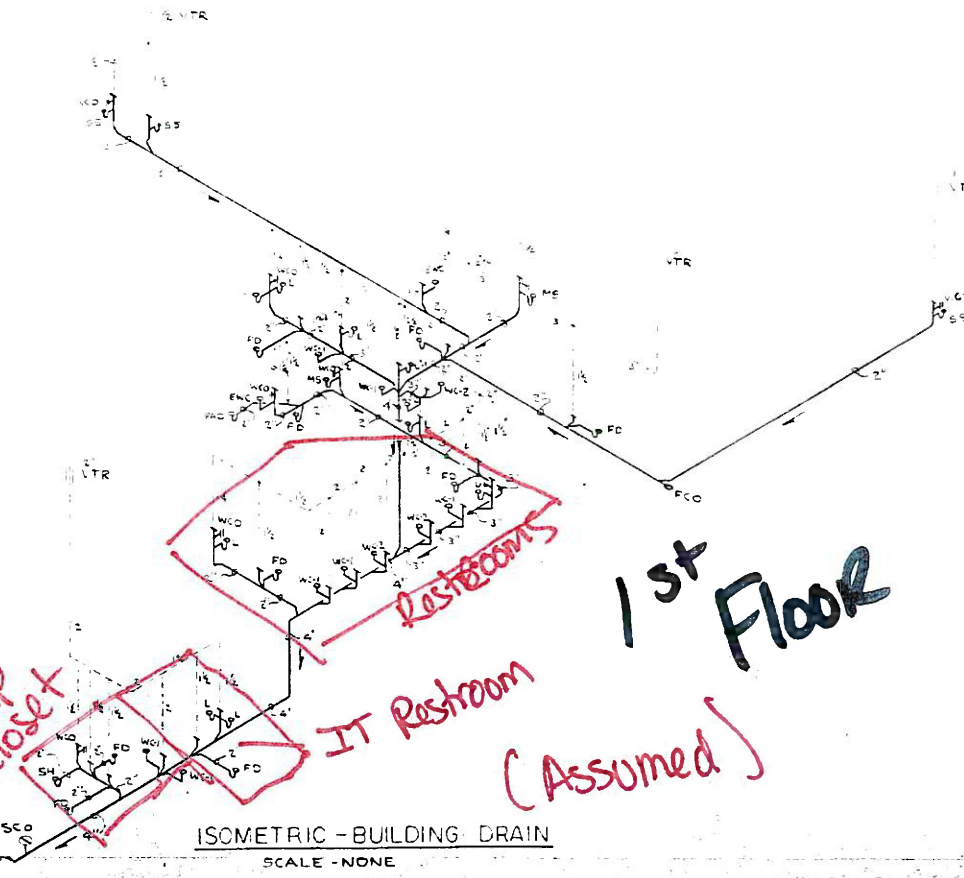
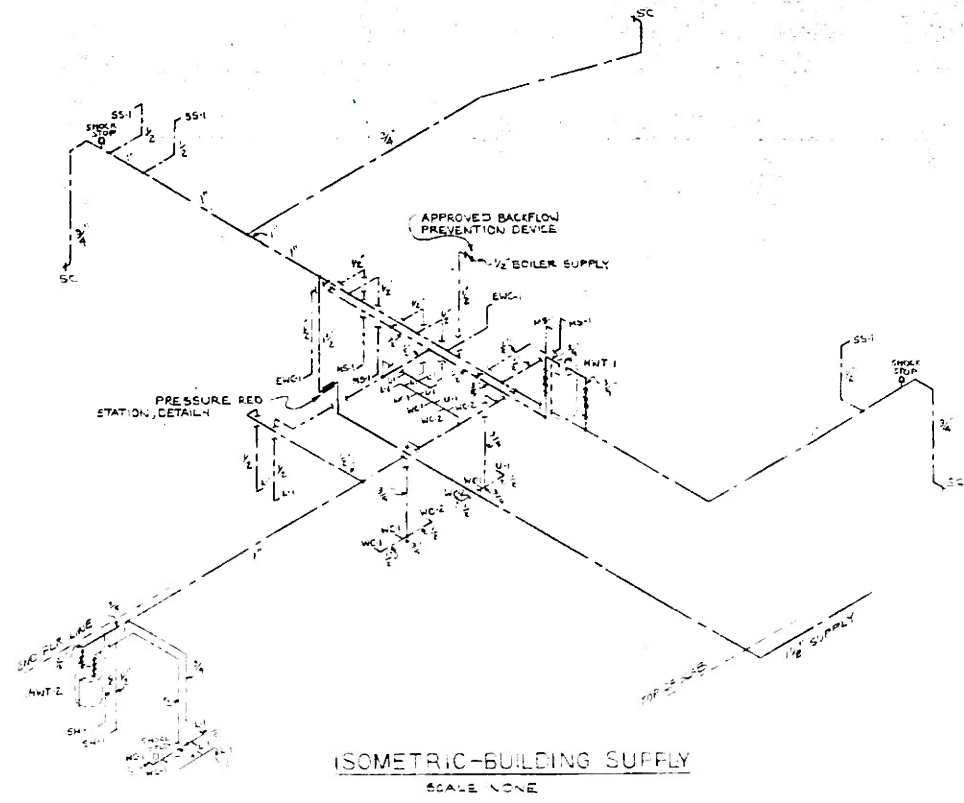
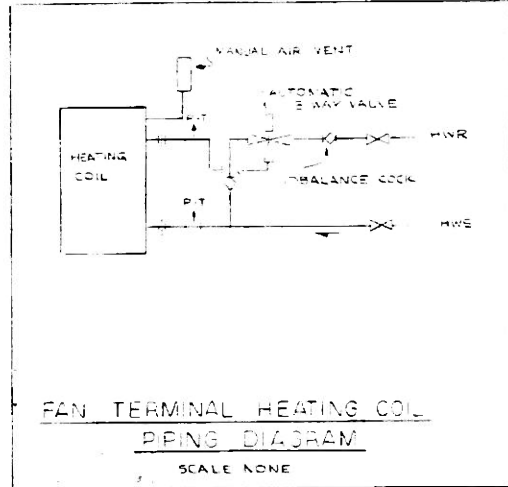
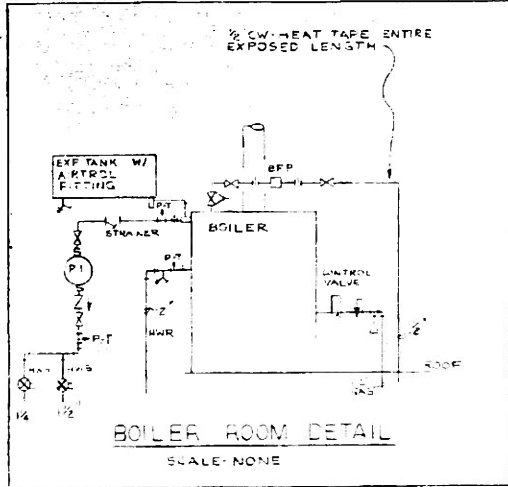
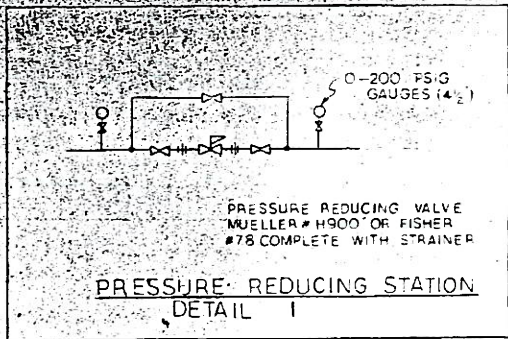
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

GENERAL NOTES:
 1. REFER TO ALL ELEMENTS OF THE CITY OF LOUISVILLE AND
 2. ALL ADJACENT CITY OF
 3. REFER TO ALL BUILDING CRAN, BRIDGE AND ASSOCIATED
 4. REFER TO ALL CITY OF LOUISVILLE AND ASSOCIATED
 5. REFER TO ALL CITY OF LOUISVILLE AND ASSOCIATED
 6. REFER TO ALL CITY OF LOUISVILLE AND ASSOCIATED
 7. REFER TO ALL CITY OF LOUISVILLE AND ASSOCIATED
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 9. REFER TO ALL CITY OF LOUISVILLE AND ASSOCIATED
 10. REFER TO ALL CITY OF LOUISVILLE AND ASSOCIATED



1st Floor 1979

FIRST FLOOR PLAN - PIPING
 SCALE 1/8" = 1'-0"



PLUMBING EQUIPMENT SCHEDULE							
CODE	DESCRIPTION	PART NO. (MANUFACTURER)	WASTE	VENT	CW	HW	
WC-1	WATER CLOSET	AMERICAN STANDARD ELONGATED CADET #2109.395 W/SOLID PLASTIC OPEN-FRONT ST.	3	2	1/2		
WC-2	WATER CLOSET HANDICAPPED	AMERICAN STANDARD 18" HIGH ELONGATED #2109.652 W/PLASTIC OPEN ST.	3	2	1/2		
SS-1	SERVICE SINK	ELKAY FACEMAKER BPSR-15 ELKAY LK-2085-B ELKAY LK-36	SEC. DWS	1/2	1/2		
L-1	LAVATORY SINK	AMERICAN STANDARD 3303.03 4" CENTERS DELTA #520 W/POP UP	SEC. DWS	1/2	1/2		
U-1	URINAL VALVE	AMERICAN STANDARD WASHBROOK #500.011 W/VALVE #500.011/186-111 STRAINER 3230.06	2	2	1/2		
MS-1	MOP SINK FAUCET TRAP	AMERICAN STANDARD AKRON #7695.018 FAUCET #341.075 W/ VACUUM BREAKER 11042-793.176	2	1/2	1/2		
ENC-1	ELECTRIC WATER COOLER	ELKAY TERHA 2-B 8.4 GPM # 80/50 TEMP. VHP	SEC. DWS	1/4	1/4		
HWT-1	HOT WATER TANK 80 GAL. ELECTRIC	A.O. SMITH #DEN-80 80 GAL. 6KW. STEPPED CONTROLS 208V/3PH			3/4	3/4	
HWT-2	HOT WATER TANK 50 GAL. ELECTRIC	A.O. SMITH #DEL-52 50 GAL. 6KW STEPPED CONTROLS 208V/3PH			3/4	3/4	
FD-1	FLOOR DRAIN	JOSAM 3000 SERIES	2	1/2			
RD-1	ROOF DRAIN	JOSAM #22003 WITH 2 1/4" EXTENSION FOR 3" PIPE	3				
RD-2	ROOF DRAIN PROMENACE	JOSAM #24723 ANGLE GRATE SIDE OUTLET WITH ELBOW	3				
HB	HOSE BIB	-DELETED-					
SC	SIL COCKS	WOODFORD STYLE #8			3/4		
PAD	PLANTING AREA DRAIN	JOSAM #38602	2				
SDN	DOWNPOUT NOZZLE	JOSAM #25013	3				

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
CW	DOMESTIC COLD WATER SUPPLY
HW	DOMESTIC HOT WATER SUPPLY
V	VENT PIPING
WV	WET VENT
W	WASTE PIPING (ABOVE FLOOR IN BLDG)
BD	BUILDING DRAIN (BELOW FLOOR IN BLDG)
BS	BUILDING SEWER (BELOW GRADE OUTSIDE BLDG)
G	GAS PIPING
SCO	SURFACE CLEANOUT
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT (IN VERTICAL RISER)
CI	CAST IRON
VCP	VITRIFIED CLAY PIPE
PRV	PRESSURE REDUCING VALVE
BC	PRESSURE AND/OR TEMPERATURE RELIEF VALVE
CHV	BALANCING COCK
GV	CHECK VALVE
GLV	GATE VALVE
	GLOBE VALVE
	UNION
	PIPE ANCHOR
	GAS STOP COCK
WH	WALL HYDRANT
HB	HOSE BIB
RS	REFRIGERANT SUCTION
RL	REFRIGERANT LIQUID
RD	ROOF DRAIN
HR	HOT WATER HEATING RETURN
HS	HOT WATER HEATING SUPPLY

NOTES:
(1) LAVATORIES ARE TO MEET ALL 'HANDICAPPED' REQUIREMENTS

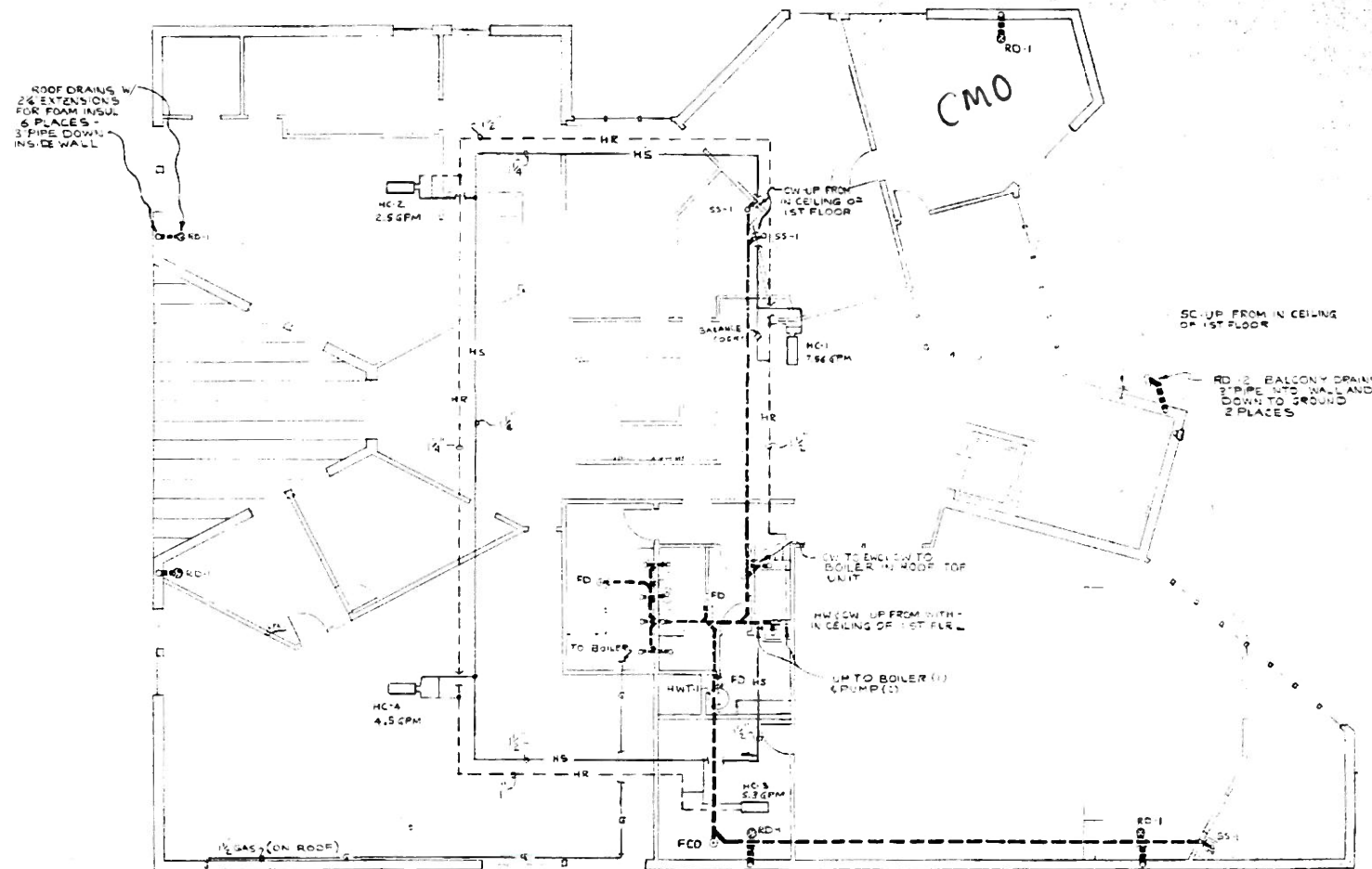
1979

LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO 80027
666-8558

architecture by
the hillhouse-wells group ltd. a design team
4810 riverbend boulder colo. 80301
303-443-2643

PLUMBING SCHEDULE

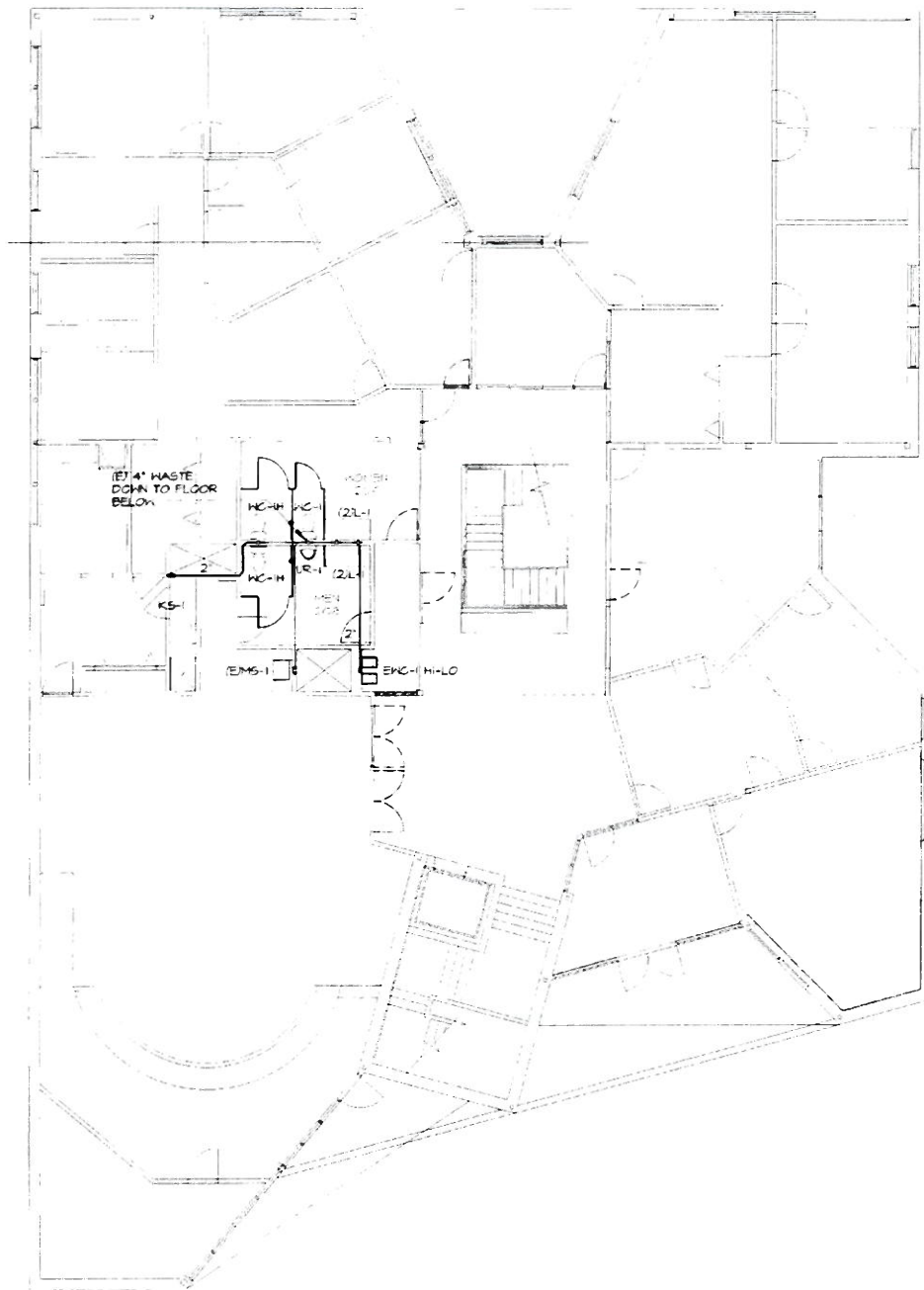
M-3



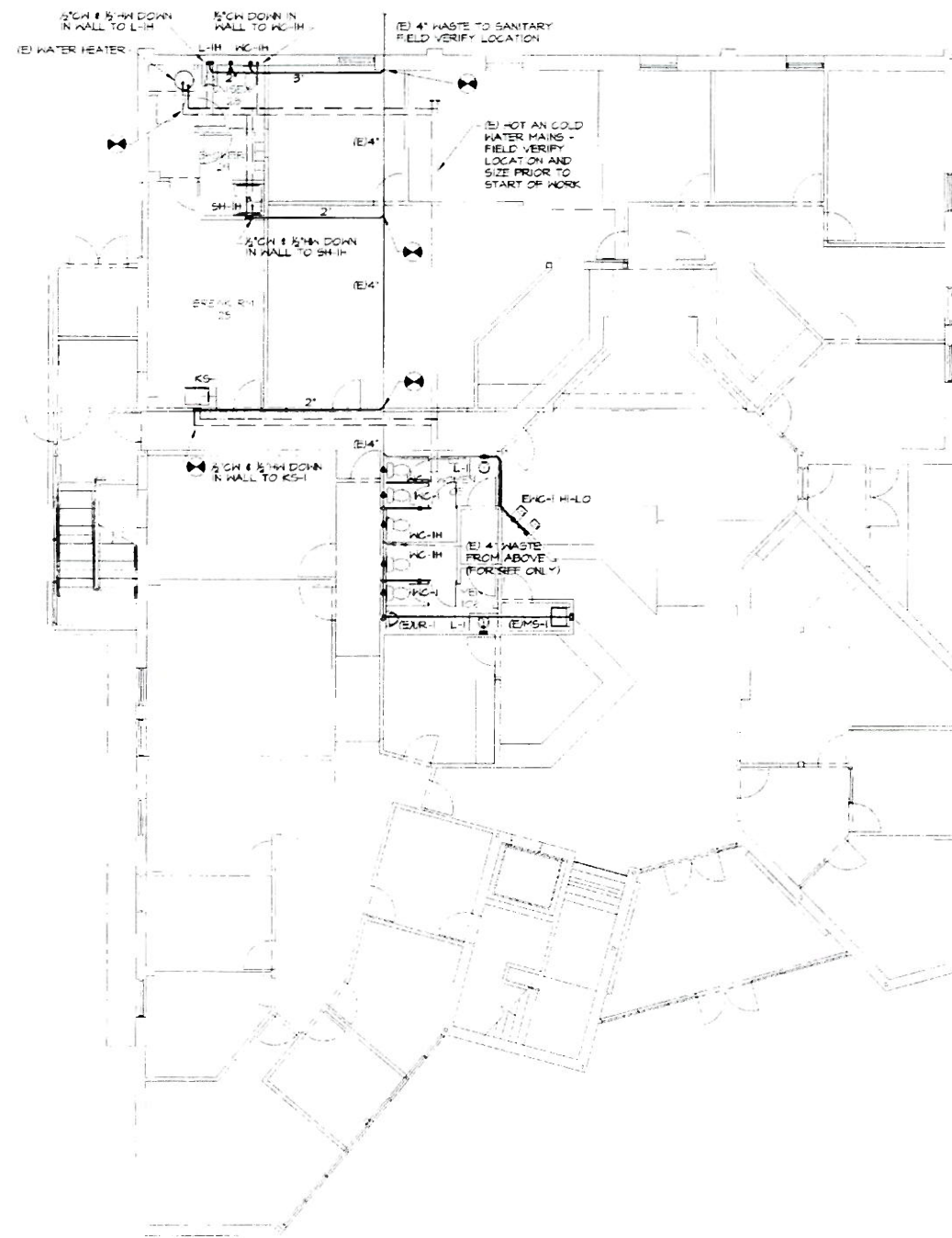
2nd
FLOOR 1979

SECOND FLOOR PLAN—PIPING
SCALE 1/2"=1'-0"

LOUISVILLE CITY HALL 749 MAIN STREET LOUISVILLE, COLORADO 80301 888-8585		date: 7-19-79 job no: 7-19-79 drawn by: J. C. [illegible] checked by: [illegible] revised by: [illegible]
architecture by the hillhouse-wells group inc. a design team 4810 riverbend boulder colo. 80301 ph. 303-443-2643		2nd FLOOR PIPING
M-2		



SECOND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



2006

M&DA

A. CHRISTENSEN LIMITED LIABILITY COMPANY
10000 S. 100th Ave., Suite 100, Kent, WA 98032
TEL: 206.855.4552 FAX: 206.855.0587
WWW.M&DA.COM

STAMP



CONSULTANT

PRIEST ENGINEERING, INC.
2000 SOUTH 40th STREET, SUITE 300
EMERSON, WA 98026
TEL: 206.855.4552 FAX: 206.855.0587

PROJECT TITLE

LOUISVILLE
CITY H4
PLV0001
CITY OF LOUISVILLE
719 MAIN STREET
LOUISVILLE, COLORADO
80027

REVISION LOG

1. 10AP06 - 50% DESIGN DEVELOPMENT
2. 28JUN06 - DESIGN DEVELOPMENT

SHEET TITLE

PLUMBING PLAN

PRINT DATE

28JUN06

PROJECT NUMBER

04303

DRAWN BY: D. L. PRIEST

STAFF

01

PLUMBING FIXTURE SCHEDULE

WATER CLOSET FLOOR MOUNTED (TANK TYPE)

4235 BRIGGS (ALTIMA) 16 GPF ELONGATED BOWL, SIPHON JET, INTEGRAL RIM JET, FULLY GLAZED THETFORD TRAPWAY, ANTI-SIPHON BALLCOCK, BOLT CAPS, ANGLE SUPPLY WITH STOPS, WHITE 9555-FR OLSONITE SOLID PLASTIC 4430 TANK WITH LID

WATER CLOSET FLOOR MOUNTED (TANK TYPE) ADA APPROVED

4240 BRIGGS (VACUITY ADA) 16 GPF ELONGATED BOWL, 6-1/8" RIM SIPHON JET, INTEGRAL RIM JET, FULLY GLAZED THETFORD TRAPWAY, ANTI-SIPHON BALLCOCK, BOLT CAPS, ANGLE SUPPLY WITH STOPS, WHITE 9555-FR OLSONITE SOLID PLASTIC 4430 TANK WITH LID

LAVATORY COUNTERTOP (OVN) ADA APPROVED

6514 BRIGGS (MILLBROOK) 18"x16" VITREOUS CHINA, SELF-RIMMING, COUNTERTOP LAVATORY WITH 4" CENTERS
5014 BRIGGS (DELTA) LAVATORY FAUCET WITH CHROME SINGLE LEVER HANDLE, 1/2 GPM FLOW RESTRICTOR, AERATOR, RT300 (SANITARY DASH), 1" INTEGRAL PER-FOAMATED OFF SET GRID DRAIN WITH R902 (SANITARY DASH), FIRE RESISTANT FOAM ANTI-SCALD COVER, 3/8 FLEXIBLE SUPPLIES WITH STOPS, R907 (SANITARY DASH), 1-1/4" CAST BRASS P-TRAP WITH CLEANOUT WITH R904 (SANITARY DASH), FIRE RESISTANT FOAM ANTI-SCALD COVER

LAVATORY - WALL HUNG (ADA APPROVED)

2355-02 AVENUE CAN STANDARD LICKERIE, 20"x8" VITREOUS CHINA LAVATORY WITH BACK AND SIDE SPLASH SHIELDS, LAVATORY DRILLED FOR CONCEALED ARMS AND SHIPPED WITH WALL HANGERS, 4" CENTERS

5234-HOF DELTA LAVATORY FAUCET WITH CHROME WRIST BLADE HANDLES, 2.5 GPM FLOW RESTRICTOR, AERATOR, INTEGRAL PERFORATED GRID DRAIN, 3/8" FLEXIBLE SUPPLIES WITH STOPS, 1-1/4" CAST BRASS P-TRAP WITH CLEANOUT, 1" O.D. (JOSAM) CHAIR CARRIER

SHOWER ABSORBERS

(JOSAM) 1500T SERIES HEAVY DUTY ABSORPTION 2 WITH STAINLESS STEEL SHELL, HYDRO-PNEUMATIC CHURN ON ARGON GAS AND PURE GLYCERIN CHARGING DEVICE, ELASTOMER BELLOWS, STAINLESS STEEL ADAPTER AND MALE THREADED PLUS

SINK (DOUBLE BOWL)

DL-2223-B-GR J51 (STYLIST) 22"x33"x8" DEEP, 18 GAUGE STAINLESS STEEL, SELF-RIMMING COUNTERTOP SINK
3574-WF HOF (DELTA) SINK FAUCET, LEVER HANDLES, SWING SPOUT AND AERATOR, ALL BRASS CRUMB CUP STRAINER, TWO-PART 1-1/2" CONTINUOUS WASTE, 3/8" FLEXIBLE SUPPLIES WITH STOPS, 1-1/2" CAST BRASS P-TRAP

2" FLOOR DRAIN

30002-A SERIES (JOSAM) CAST IRON FLOOR DRAIN 2" PIPE OUTLET, SATIN NICKALOY ROUND STRAINER, ADJUSTABLE DOUBLE DRAINAGE FLANGE

SHOWER STALL WITH TRIM - ADA APPROVED

1363 BPS LASCO (FREEDOM LINE) BARRIER FREE LASCO AT 36"x36"x75" ADA SHOWER STALL WITH REINFORCED GRAB BARS, FOLD-UP SEAT, PRESSURE BALANCING VALVE, HAND HELD SHOWER, CENTER DRAIN

URINAL - WALL HUNG

7550 BRIGGS (LANTION) VITREOUS CHINA, WALL HUNG, WATER SAVER (1 GPF) URINAL WITH EXTENDED SHIELDS, WASHOUT FLUSHING ACTION, 3/4" TOP SPUD, 2" BACK OUTLET, WALL HANGERS, INTEGRAL STRAINER, 86-1 (SLOAN) FLUSH VALVE WITH VACUUM BREAKER AND ANGLE STOP

DRINKING FOUNTAIN (ADA)

HALSEY TAYLOR CLASSIC SERIES 54-LEVEL BARRIER-FREE FOUNTAIN MODEL H7550P WITH 2 FACE-MOUNTED FOUNTAINS, ONE-PIECE, STAINLESS STEEL WITH BRUSHED SATIN FINISH, ONE-PIECE CHROME PLATED TWO STREAM BUBBLER PUSH-BAR ACTIVATION INLET STRAINER, 3/8" O.D. INLET, 1/4" OUTLET, ADA COMPLIANT, AIA/CES 61 CERTIFIED

FIXTURE PIPING CONNECTION SCHEDULE

ITEM	SYMBOL	CV	HW	WASTE	P-TRAP	VENT
URINAL	U-1	3/4"	-	2"	2"	2"
WATER CLOSET	WC-1 & WC-2	1/2"	-	4"	4"	4"
LAVATORY	L-1	1/2"	1/2"	2"	1 1/4"	2"
SINK	S-1	1/2"	1/2"	2"	1 1/2"	2"
SINK	S-2	1/2"	1/2"	2"	1 1/2"	2"
HAND SINK	HS-1	1/2"	1/2"	2"	1 1/2"	2"
3-COMPARTMENT POT SINK	3-COMP SINK	1/2"	1/2"	2"	1 1/2"	2"
ELECTRIC WATER COOLER	EW-C-1 & EW-C-2	1/2"	1/2"	2"	2"	2"
2" FLOOR DRAIN	2" FD-3	-	-	2"	1 1/4"	2"
3" FLOOR DRAIN	3" FD-2	-	-	3"	3"	2"
4" FLOOR DRAIN	4" FD-1 & 4" FD-2	-	-	4"	4"	3"
POT WASHER UNIT	POT WASHER	-	3/4"	2"	-	2"
HOSE STATION	HB-1	3/4"	3/4"	-	-	-
NOB BASIN	MB-1	1/2"	1/2"	2"	2"	2"

LEGEND

---	COLD DOMESTIC WATER
---	DOMESTIC HOT WATER
---	DOMESTIC HOT WATER RECIRCULATION
---	GAS LINE
---	SAFETY COVER ABOVE FLOOR OR WALL
---	SAFETY COVER ON FLOOR OR WALL
---	SWITCH VALVE
---	DATE VALVE
---	TRAP VALVE
---	TRAP VALVE
---	FLOOR TRAP
---	FLOOR DRAIN
---	HUB & RIB
---	0 1/2" O.D. CURVED DOWN
---	0 1/2" O.D. CURVED UP
---	UNION
---	HUB LINE DOWN VALVE
---	HUB VALVE
---	PRESSURE REDUCING VALVE
---	8" BALL VALVE L & R UNIL-LOC BUTTERFLY VALVE FOR WATER LINE
---	RELIEF VALVE
---	POINT OF TERMINATION - NEW TO EXISTING

PLUMBING GENERAL NOTES

THE SUB-CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL REQUIREMENTS OF THE CONTRACT PRIOR TO SUBMISSION OF BID. THE SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO BID OR START OF INSTALLATION.

THE SUB-CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS WHEN THEY BECOME DUE, AND SHALL NOT COVER ANY WORK UNTIL APPROVED BY THE INSPECTION AUTHORITY.

ANY AND ALL FEES ASSOCIATED WITH THE PLUMBING WORK, INCLUDING CONSTRUCTION AND INSPECTIONS SHALL BE PAID FOR BY THE SUB-CONTRACTOR IN ORDER TO DELIVER A COMPLETE AND FINISHED BUILDING, READY FOR OCCUPANCY AND 100% USAGE.

THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT THE SUB-CONTRACTOR HAS FAMILIARIZED HIMSELF/HERSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN AND PROPER EXAMINATION BEEN MADE.

ANY COSTS DUE TO THE LACK OF COOPERATION AMONG TRADES SHALL BE BORNE BY THE SUB-CONTRACTOR.

THE INFORMATION PRESENTED ON THESE DRAWINGS IS DIAGRAMMATIC IN NATURE. IT DOES NOT NECESSARILY REPRESENT ALL FITTINGS, HANGERS, ETC. FOR A COMPLETE WORKING SYSTEM. PROVIDE ALL MATERIALS AND LABOR FOR COMPLETELY FINISHED AND OPERATIONAL SYSTEMS.

REFER TO LATEST ARCHITECTURAL DRAWINGS FOR EXACT WALL LOCATIONS, DIMENSIONS, AND PLUMBING FIXTURE LOCATIONS AND REQUIREMENTS.

SUB-CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ALTERATIONS REQUIRED BY THE OWNER, ARCHITECT, OR FIELD CONDITIONS.

ALL EQUIPMENT SHALL BE NEW, SHALL COMPLY WITH APPLICABLE INDUSTRY STANDARDS, WITH SPECIFICATIONS ON DRAWINGS, AND ENERGY CODE COMPLIANCE CERTIFICATION AS ADOPTED BY THE STATE, AS WELL AS LOCAL JURISDICTIONAL BUILDING DEPARTMENT. SUBMIT DATA FOR APPROVAL PRIOR TO ORDERING EQUIPMENT. SUBMITTAL SHALL INCLUDE ENERGY CODE COMPLIANCE CERTIFICATION.

SUB-CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT INCLUDING FIXTURES SPECIFIED IN EQUIPMENT SCHEDULE ON DRAWINGS FOR REVIEW/APPROVAL (5) DAYS PRIOR TO BID. EQUIPMENT IS NOT TO BE ORDERED WITHOUT SUBMITTAL TO ARCHITECT/OWNER/ENGINEER.

ALL VENT LINES SHALL BE SLOPED AWAY FROM CONNECTIONS TO STACK AND TOWARD THE FIXTURE IN ORDER TO PREVENT THE ENTRAPMENT OF FLUIDS IN THE VENT LINE.

ALL DRAINAGE LINES SHALL BE SLOPED AT A MINIMUM OF 1/4" IN PER LINEAL FOOT UNLESS OTHERWISE SHOWN OR NOT ALLOWED DUE TO FIELD CONDITIONS.

VENT PIPES AND FITTINGS SHALL BE SERVICE WEIGHT CAST IRON NO HUB OR DWV COPPER AND IN ACCORDANCE WITH LATEST EDITION INTERNATIONAL PLUMBING CODE. ALTERNATE MATERIALS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO START OF WORK.

SOIL AND WASTE PIPING SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE WITH NO HUB FITTINGS AND SHALL BE IN ACCORDANCE WITH LATEST EDITION INTERNATIONAL PLUMBING CODE. ALTERNATE MATERIALS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO START OF WORK.

DOMESTIC WATER PIPING ABOVE GROUND SHALL BE TYPE "L" HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS, JOINTS AND CONNECTIONS SHALL BE COMPLETED WITH 95 PERCENT TIN, 5 PERCENT ANTIMONY WITH BRAZED JOINTS AND WROUGHT COPPER FITTINGS. WATER PIPING BELOW GROUND SHALL BE TYPE "K".

PIPE SUPPORTS SHALL BE ADJUSTABLE BAND HANGERS WITH ZINC ELECTROPLATING FOR STEEL PIPE AND COPPER ELECTROPLATING FOR COPPER PIPE.

INSULATE ALL PIPING, VALVES, AND FITTINGS FOR DOMESTIC COLD AND HOT WATER WITH 1/2" PRE-FORMED FIBERGLASS INSULATION WITH "K" FACTOR OF 0.30 MAXIMUM AT 200 DEG F MEAN TEMPERATURE. PROVIDE ALL SERVICE, SELF LAP JACKET, AND VAPOR BARRIER.

THIS SUB-CONTRACTOR SHALL PROVIDE PLUMBING EQUIPMENT, TRIM AND FITTINGS WHERE SPECIFIED OR AS REQUIRED FOR COMPLETE INSTALLATION. THIS SUB-CONTRACTOR SHALL ROUGH-IN AND CONNECT ALL EQUIPMENT INCLUDING EQUIPMENT FURNISHED BY OTHERS.

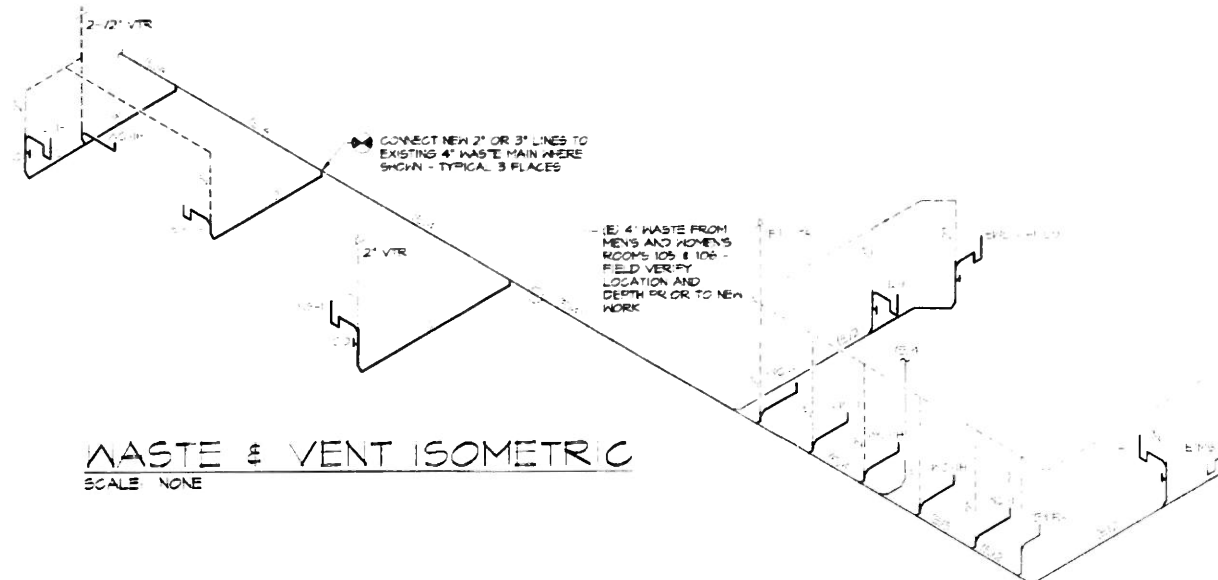
SOIL, WASTE, AND VENT SYSTEMS SHALL BE TESTED AT 1-PSIG FOR 30 MIN. WITH NO LEAKS. POTABLE WATER PIPES, VALVES, AND FITTINGS SHALL BE DISINFECTED, AND HYDROSTATICALLY TESTED AT 125 PSIG FOR 60 MIN. WITH NO DROP IN PRESSURE.

ALL COLD AND HOT WATER SUPPLY LINES SHALL BE RUN CONCEALED ABOVE CEILING AND/OR CONCEALED IN WALLS UNLESS OTHERWISE NOTED. INSTALL ON BUILDING SIDE OF INSULATION AND PROVIDE HEAT TAPE WHERE NECESSARY TO KEEP LINES FROM FREEZING.

FOR BUILDINGS WHICH ARE NOT OPERATED YEAR ROUND, PROVIDE FOR COMPLETE WATER DISTRIBUTION DRAIN DOWN. ALL SUPPLY LINES SLOPE TO NEW POINT IN MECHANICAL ROOM OR AT POINT OF WATER ENTRY. PROVIDE FLOOR DRAIN TO ACCEPT DISCHARGE FROM BALL VALVE PIPED TO FLOOR DRAIN. INSTRUCT OWNER, IN WRITING, ON METHOD OF WINTERIZING WITH ATTENTION TO ALL PLUMBING FIXTURES.

FUEL GAS PIPING SHALL CONNECT TO APPLIANCES OR EQUIPMENT WITH GAS COCK, UNION, AND 6 IN. DIRT LEG. ALL GAS LINES SHALL BE SCHEDULE 40 CARBON STEEL PIPE AND SUPPORTED 8 FT ON CENTER. MATERIALS AND INSTALLATION SHALL COMPLY WITH LATEST EDITION INTERNATIONAL MECHANICAL CODE.

SUB-CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANY TO VERIFY THAT GAS SERVICE IS ADEQUATE FOR ADDITIONAL LOAD PRIOR TO GAS PIPING INSTALLATION.



WASTE & VENT ISOMETRIC
SCALE: NONE

2006

MCDA



PROEST ENGINEERING, INC
2000 South Holly Street, Suite 504
Littleton, Colorado 80120
303.733.1173 FAX 303.770.1010

LOUISVILLE
CITY - ALL
REMODEL
CITY OF LOUISVILLE
740 MAIN STREET
LOUISVILLE, COLORADO
8002

ISSUE LOG

1 10A06 - 50% DESIGN DEVELOPMENT

2 20A06 - DESIGN DEVELOPMENT

SHEET NO.

PLUMBING NOTES
AND EQUIPMENT

PRINT DATE

280406

PROJECT NUMBER

04 503

00401 BY: JAMES RY

5144F

P2