



Dave Janke Plumbing Co., Inc.
15013 Grover Street
Omaha, Ne. 68144
1-402-330-3203



DATE: 7/23/2026
BUILDER: McNeil Company Builders
BUILDER ADDRESS: 4666 South 132 Street
Omaha, NE 68137

PLAN: Hogan Residence
ADDRESS: 811 North 143rd Street
AREA: Linden Estates
LOT: 21
STYLE: Ranch - 4 Baths
(2-Main, 2 down)
(2867-ML, 2072-LL, Total 4939 sq ft)
BID PAGES: 5

Office contact: Madisyn van den Boogaart
cell; (402) 881-7745
email: madisynm@mcneilcompany.com

FIRST FLOOR

KITCHEN

1 loop vent (w/ clean out)

- 1 Kohler "K8669-5UA3-0 Riverby® 33 in. Undermount Cast Iron Double Bowl Workstation Kitchen Sink in White
- 1 Kohler "K6246-NA Riverby® Cutting Board 17-3/8 In.
- 1 Brizo #D63025LFGL Artesso® Single Handle Pull Down Kitchen Faucet in Luxe Gold
- 1 Brizo #DRP75675GL Artesso® 2-3/4 in. 13 oz. Kitchen Soap Dispenser in Luxe Gold
- 1 Insinkerator IPRO750 Evolution Advanced 3/4 hp Continuous Feed Garbage Disposal with SoundSeal Technology
- 1 Brizo #D69080GL 3-7/8 x 2-14/25 in. 15A Air Switch with Dual Outlet in Luxe Gold
- 1 Brizo #D69052GL Brass Basket Strainer
- 1 Brizo #D69070GL Rook® 1-11/16 x 4-1/2 in. Brass Disposer Flange and Stopper in Luxe Gold
- 1 Kohler k23725-NA 8 fl oz. Cast Iron Cleaner
- 2 Hook up owners standard dishwasher (not drawer style)
- 2 Water to ref only

See Alternate B for dishwasher options
(hook up by others)

LOUNGE BAR

0 loop vent (w/ clean out)

- 1 Kohler "K3674-NA Brinx® 18-3/4 x 18-3/4 in. Stainless Steel Drop-in Bar Sink
- 1 Brizo #D63925LFGL Artesso® Single Handle Pull Down Bar Faucet in Brilliance® Luxe Gold®
- 1 Kohler #K8799-CP SH171MB Duostrainer® Sink Strainer (Less Tailpiece) in Polished Chrome
- 1 1 1/2" or 2" waste (hub drain, standpipe, or floor sink) for ice machine waste
- 1 1/2" water supply with shut off for ice machine
- 1 Install owner supplied ice machine (gravity drain - no pump)

LAUNDRY

- 1 Two handle PVC washer box
- 1 Sterling S995-0 Latitude Utility Sink
- 1 Delta Faucet D9959DST Trinsic® Single Handle Pull Down Bar Faucet
- 1 Kohler K8799-CP Duostrainer® Sink Strainer

POWDER BATH #1

- 1 Kohler #K78080-0 Reach™ 1.28 gpf Elongated One Piece Toilet in White
- 1 Kohler #K21710-L-AF Reach® Left-Hand Trip Lever in Vibrant French Gold
- 1 Native Trails #NPML1616P Bliss 16 in. Vessel Mount Round Fireclay Bathroom Sink in Platinum
- 1 Brizo Faucet #DR65800
- 1 Brizo Faucet #DT65865LFPGLHP
- 1 Brizo Faucet #DHL5865PG
- 1 Native Trails #NDR120BN Dome Drain in Brushed Nickel

GARAGE

- 1 Cold sillcock

NOTE: SEE ALTERNATES FOR TRENCH DRIANS AND / OR 3" BUCKET DRAINS

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FIRST FLOOR (cont.)

MASTER BATH #1

- 1 Kohler #K4144-0 Corbelle® Elongated Toilet Bowl in White
- 1 Kohler #K4143-0 Corbelle® 1.28 gpf Toilet Tank in White
- 1 Kohler #K28821-0 PureWash® E930 Elongated Closed Front Bidet Seat in White
- 1 Kohler #K20120-L-SN Corbelle® Left-Hand Trip Lever in Vibrant® Polished Nickel
- 2 Kohler K20000-0 Caxton Rectangle Undercounter Mount Lavatory Sink
- 2 Kohler K27399-4K-SN Riff® Two Handle Widespread Bathroom Sink Faucet
- 1 Kohler K9136-SN ClearFlo Tile in Shower Strainer
- 1 Kohler KP8304-K-NA shower valve
- 1 Kohler KTS27404-4-SN Riff™ One Handle Single Function Shower Faucet
- 1 Kohler K728-K-NA shower transfer / diverter valve
- 1 Kohler KT23953-4-SN Riff® Single Handle Diverter Valve Trim
- 1 Kohler K22166-SN Purist® Multi Function Hand Shower
- 1 Kohler K98354-SN Exhale® Supply Elbow
- 1 Kohler K8593-SN MasterShower® 72 in. Hand Shower Hose
- 1 Mr. Steam MSSUPER1 Steam Generator
- 1 Mr. Steam BFBKPN ButlerFlex Black Polished Nickel Generator Control Kit
- 1 Mr. Steam AROMASTEAM Aromatherapy System
- 1 Lavender and Eucalyptus Steam Oil
- 1 2" floor sink, hub drain, or floor drain in linen cabinet for steamer drain
- 1 1/2" cold water supply for steam generator

(zero entry)

BASEMENT

BASEMENT BATH #2

- 1 Kohler #K4144-0 Corbelle® Elongated Toilet Bowl in White
- 1 Kohler #K4143-0 Corbelle® 1.28 gpf Toilet Tank in White
- 1 Kohler #K4636-RL-0 Cachet® Elongated Closed-Front Toilet Seat with Soft Close and Quick Release in White
- 1 Kohler #K20120-L-BN Corbelle™ Left-Hand Trip Lever in Vibrant Brushed Nickel
- 1 Kohler #K20000-0 Caxton® 20-5/16 in. Undermount Rectangular Vitreous China Bathroom Sink in White
- 1 Delta #564SSMPUDST Ashlyn® Single Handle Centerset Bathroom Sink Faucet in Brilliance® Stainless
- 1 mti Baths: #MTSBSS6036HD 60x36 white shower base
- 1 Brass shower strainer in chrome
- 1 Delta DR10000UNBX MultiChoice® 1/2 in Universal Connection Pressure Balancing Universal Rough Valve Body
- 1 Delta DT17264SSI Ashlyn® Single Handle Multi Function Shower Faucet in Brilliance® Stainless (Trim Only)

BASEMENT BATH #3

- 1 Kohler #K4144-0 Corbelle® Elongated Toilet Bowl in White
- 1 Kohler #K4143-0 Corbelle® 1.28 gpf Toilet Tank in White
- 1 Kohler #K4636-RL-0 Cachet® Elongated Closed-Front Toilet Seat with Soft Close and Quick Release in White
- 1 Kohler #K20120-L-BN Corbelle™ Left-Hand Trip Lever in Vibrant Brushed Nickel
- 1 Kohler #K20000-0 Caxton® 20-5/16 in. Undermount Rectangular Vitreous China Bathroom Sink in White
- 1 Delta #564SSMPUDST Ashlyn® Single Handle Centerset Bathroom Sink Faucet in Brilliance® Stainless
- 1 mti Baths: #MTSBSS6036HD 60x36 white shower base (print calls for 48"x52" but area dimensions don't match this, may need custom size base if 60"x36" in fixture selection doesn't fit)
- 1 Brass shower strainer in chrome
- 1 Delta DR10000UNBX MultiChoice® 1/2 in Universal Connection Pressure Balancing Universal Rough Valve Body
- 1 Delta DT17264SSI Ashlyn® Single Handle Multi Function Shower Faucet in Brilliance® Stainless (Trim Only)

BASEMENT BILLIARDS BAR

0 loop vent (w/ clean out)

- 1 Kohler "K6565-0-NA Porto Fino™ 18-3/8 Dual Mount Cast Iron Bar Sink in White
- 1 Brizo #D61006LFBXLHPL Kintsu® Single Handle Bar Faucet in Lumicoat® Black Onyx (Handle Sold Separately)
- 1 Brizo #DHLB007BNXL Kintsu® Bar Faucet Knob Handle Kit in Brilliance Black Onyx
- 1 Brizo #D69052BNX Kintsu® 4-1/2 in. Solid Brass Kitchen Basket Strainer and Flange in Brilliance Onyx Black

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MISC BASEMENT

- 1 Rheem PROG5038NRH60 50 gal gas 1 Add power vent to water heater (vent through roof)
- 0 4.4 gallon water heater expansion tank
- 2 2" floor drain
- 3 Sillcocks (1 near master shower & 1 near 2nd floor stairs)
- 1 Core drill foundation (w/ link seal) for 1" WS stubbed in storage or mech room (to move location, see alt R)
- 1 1" pressure reducer valve
- 1 Shut offs on all fixtures
- 2 Humidifier tee & valve (line by others)
- 0 Insulate water piping over garage area
- 0 Full stoop 0 ft stoop (sanitary & water service)
- 1 Set of meter jumper ends (where needed)
- 0 Run sanitary plumbing and water service line through the garage at time of underground work

NOTE: Sump pit and pump by others

WATER TREATMENT

- 1 Pipe for soft water only in Copper See Alternate F
- 1 Supply a Sterling water softener, Model # SBEM15 (45K grain) See Alternate G
(micro processor head), 80lb salt & start up (add to pipe out for total \$)

WATER REC SYSTEM

See Alternate I

- 1 Hot water rec line with pump on one water heater in copper (den to powder to master)
Includes Insulating all water piping in the hot rec line system (Elastomeric or equal) 1/2" wall (NEW CITY CODE)
Note: electrical outlet by others located within a few feet of pump location

SPRINKLER SYSTEM

- 1 Stub out 1" yard sprinkler with Res BFP, complete

Reverse Osmosis

- 1 1/2" supply line in PEX-A PIPING to each of the following from basement for future RO unit: kitchen & lounge sinks, Kitchen fridge/freezer, lounge ice machine and billiards sink.

Pool Equipment

- 0 1" supply line for future pool equipment (hook up by others)
- 0 3" trap w/ 4" standpipe for future pool equipment (hook up by others)

UTILITIES

- 50 Ft of 1" water service w/ builder provided meter If over footage in bid add per ft: \$33.00
- 50 Ft of 4" sewer line If over footage in bid add per ft: \$28.00

NOTE: builder pays all tap, meter and capital fees & any special fee to connect to sanitary & water systems

NOTE: sewer for house and garage tied together and run to sewer stub

No street cuts, no sewer taps, no boring, or special shoring in bid

NOTE: SEE NEW SEWER AND WATER BILLING AND EXTRA SHEET

NOTE: No downspout, landscape, or storm drainage in bid. Can be bid upon request

Interior plumbing:	\$92,219.00	Includes fixture allowance in bid:	\$33,940.61
Outside Utilities:	\$3,375.00	See Alternate R for Owner Supplied Fixtures	
TOTAL:	\$95,594.00		

Pay as follows upon completion:			
Sewer/water	Under ground	Rough in	Finish
<u>plus overages</u>	<u>10.00%</u>	<u>70.00%</u>	<u>20.00%</u>
\$3,375.00	\$9,221.90	\$64,553.30	\$18,443.80

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NOTE: Some alternate may not apply to this bid

<u>ALTS</u>		<u>ADD/SUBTRACT</u>
A) Add sillcock		\$175.00
B) Dishwashers		
a) ADD: Hook up owners standard dishwasher if not in bid above		\$225.00
b) ADD: Hook up owners lower drawer type dishwasher if not in bid above		\$700.00
c) CHANGE: From standard dishwasher in bid to drawer style dishwasher		\$475.00
C) Run water to ref in laundry or basement (no hook up)	ea.	\$175.00
D) Not used at this time		
E) Add waterline to any appliance opening (hook up by others)		\$250.00
<u>WATER TREATMENT</u>		
F) DELETE Pipe for soft water only		-\$945.00
G) DELETE Supply a Sterling water softener, Model # IMX45-1 (45K grain) (micro processor head), 80lb salt & start up (add to pipe out for total \$)		-\$1,566.00
H) <u>WATER HEATER</u>		
a) Not used at this time		
b) Not used at this time		
I) <u>WATER REC SYSTEM</u>		
DELETE Hot water rec line with pump on one water heater		-\$2,250.00
Includes Insulating all water piping in the hot rec line system (Elastomeric or equal) 1/2" wall (NEW CITY CODE)		
Note: electrical outlet by others located within a few feet of pump location		
J) Move water service to another location	per ft.	\$20.00
<u>SPRINKLER SYSTEM</u>		
K) Delete: Stub out 1" yard sprinkler with Res BFP, complete		-\$700.00
<u>GARAGE</u>		
O) Woodford Model 22, hot and cold sillcock in garage		\$350.00
P) <u>DRAINS</u>		
a) 3" bucket drain (includes core drilling foundation)		\$1,450.00
b) Add additional 3" bucket drains in garage	ea	\$925.00
c) Add 16.3 ft of trench drain in double garage (includes core drill and catch basin)		\$6,040.00
R) <u>Owner Supplying All Fixtures</u>		
a) Credit fixtures in the bid (still includes one year warranty and small / light storage of owner supplied fixtures)		-\$33,940.61
S) Not used at this time		
T) Not used at this time		
U) Not used at this time		
V) Not used at this time		
W) Not used at this time		
X) Not used at this time		

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PLUMBING & GENERAL NOTES:

PLUMBING

Plumbing permits as required
ALL WASTE & VENT ARE TO BE PVC PIPING
COPPER **WATER** supply piping
Floor & wall clean outs per local plumbing code
Standard flushing of domestic water supply will be performed using local codes and standard practices
Standard hangers & supports of all piping will be performed using local codes and standard practices
2" x 6" wall maybe needed for plumbing behind stools or thicker wall behind washer boxes on outside walls
All condensation line for furnaces run by others
Owner to install counter tops
Owner to cut out the lav & kitchen sink holes
No roof repair after vent installation (flashing supplied only) if required to make a penetration through roof
Ground work to be backfill by flatwork company

GAS

Janke to run gas from existing manifold to water heater only (2lb system in black sch 40, Gastyte or soft copper)

INSULATION

Insulate all water piping in the hot rec line system (Elastomeric or equal) 1/2" wall (only if hot water rec is selected)

UTILITIES

No dewatering in bid if ground water is present
No capital fee for water meters in bid (no water meters in utility bid)
All exterior backfill to be native soils onsite if suitable or GC to provide suitable material
Any remaining dirt to be spread out on site or removed by others
Existing stub to be standard depth of 8' to 10' deep, additional cost if stub is deeper

GENERAL

Selections & change orders will be billed at list to list upgrade pricing LESS 10%
MUD will size water meters later, we will credit/bill the difference in meter cost if other then what's in bid
Owner or GC needs to call MUD to get water meter set for any meter 1" or smaller
No temp. power provided by Janke Plumbing. Add \$100.00 per day if Janke to supply
No special SID, county, city, or similar connection fee for sewer, storm or water in bid
No bond included in bid, call for a quote if bonding is required
Davis Bacon wage does not apply to this job and is NOT bid with those wages
BILLS DUE IN 30 DAYS, 2% PER MONTH INTEREST ADDED FOR ANY BILLING OVER 45 DAYS OF JANKE BILLING DATE
Janke will need a full size print provided by builder when job starts
Waiver of subrogation for work comp insurance is not included in bid, will price if requested
All bids include a ONE year warranty that starts from the plumbing finish date
THIS BID WILL BE PART OF CONTRACT IF JANKE IS HIRED
Bid good for 45 days, call to confirm price after 45 days
Bid with NO retainage withheld from payments

**IF POWER VENT OR TANKLESS WATER HEATERS ARE USED, BUILDER NEED TO BE SURE
ADEQUATE COMBUSTION AIR IS AVAILBLE**



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Omaha, NE 68137

PLAN: 2026 Sewer & Water bid only
ADDRESS: TBD
AREA: TBD
LOT: TBD
Bid good till: **TILL FURTHER NOTICE**

UTILITIES

50	Ft of 1" water service	If over footage in bid add per foot:	\$33.00
50	Ft of 4" sewer line	If over footage in bid add per foot:	\$28.00

PLUMBING & GENERAL NOTES:

MUD permits to be paid by builder/owner (capital facilities, tap and water meter)
Standard flushing of domestic water supply will be performed using local codes and standard practices
NO CONCRETE WORK INCLUDED (Exception of sidewalk cut & removal if required)
No concrete replacement in bid or around double clean outs or single clean outs
NO Silt fence installation and maintaining or erosion control
NO Seeding or sodding of disturbed areas
Any remaining dirt to be spread out on site or removed by others
No landscaping, replacement of sod, shrubbery or trees
Doesn't include video or cleaning of existing sewer stub
No special SID, county, city, or similar connection fee for sewer, storm or water in bid
BILLS DUE IN 30 DAYS, 2% PER MONTH INTEREST ADDED FOR ANY BILLING OVER 45 DAYS OF JANKE BILLING DATE
All bids include a ONE year warranty that starts on the install date
THIS BID WILL BE PART OF CONTRACT IF JANKE IS HIRED
Bid with NO retainage withheld from payments

NO Compactions tests
All backfill to be native soils onsite
No dewatering in bid if ground water is present

Omaha	ea.	\$3,375.00	Janke pays Omaha permit, Bldr to pay all MUD fees, MUD taps
Douglas County	ea.	\$3,375.00	Bldr to pay permits and fees, MUD taps
Sarpy	ea.	\$3,375.00	Bldr to pay permits and fees, MUD taps
Papillion	ea.	\$3,375.00	Bldr to pay permits and fees, Papillion taps (add \$ for single clean out)
Bellevue	ea.	\$3,375.00	Bldr to pay permits and fees, MUD taps (add \$ for single clean out)
Gretna	ea.	\$3,375.00	Bldr pays permits and fees, (add \$ for Janke to taps)
Louisville	ea.	\$3,775.00	Bldr pays permits and fees, (add \$ for Janke to taps)
Blair	ea.	\$3,775.00	Janke pays Blair permit and fees, Blair taps, we provide saddle & corp
Valley	ea.	\$3,975.00	Bldr pays tap fees, (add \$ for Janke to tap & for single clean out if required)
Yutan	ea.	\$3,875.00	Bldr pays permits & fees, (add \$ for Janke to taps & for single clean out)

JANKE TO TIE ONTO EXISTING SEWER & WATER THAT IS STUBBED A MINIMUM OF 2' OUTSIDE UNDER FOOTING.
JANKE TO TIE ONTO EXISTING SEWER STUBBED AT PROPERTY LINE NOT EXCEED 12' DEEP

ADD

	Charge per foot:	<u>ADD</u>
A) Run water service through basement (dug in by others)		\$15.00
B) Winter charge if ground frost	a) 12" to 17" deep	\$95.00
	b) 18" to 23" deep	\$150.00
	c) 24" to 30" deep	\$275.00
	d) 29" to 36" deep	\$375.00
C) If gas service is already installed and we need to cross it or work alongside of it		\$400.00
D) If core drilling of foundation is required (includes link seal)		\$425.00
E) If full stoop needs to be bored under it (will vary depending on width)	5' stoop:	\$400.00
F) Return trip to locate, excavate, tap, connect and backfill water service after main is released		\$450.00
G) Plumbers rate \$115.00 per hour to extend water service not stubbed out far enough + parts		\$115.00 HR + parts
H) Sewer stub deeper then 12'	a) 13' to 14' deep	\$85.00
	b) 15' to 16' deep	\$155.00
	c) 16' to 17' deep	\$350.00
	d) over 17' deep	to be determined
I) FOR CROSSING POWER, TV, PHONE LINES	a) 1 line	\$100.00
	b) 2 lines	\$190.00
	c) 3 lines	\$280.00
	d) 4 lines	\$380.00
	e) 5 lines	\$460.00
	f) 6 lines	\$585.00
	g) 7 lines	\$700.00
	h) 8 lines	\$825.00
J) Janke supplied tap saddle, corp & tapped main		\$475.00
K) Add additional clean out because of length and change in direction of sewer		\$185.00
Complete sewer crew hourly rate (truck, tractor, trailer & 3 men)		\$250.00
L) If directional boring company is required due to soil conditions or water main location		\$1,800 to ????
M) Tons of rock needed for sewer line due to ground water per Ton \$:	\$45.00	
N) Top hat, water stop box or sewer clean out in driveway	\$95.00	
O) Needed to use a brass swivel 90 degree on water main, main shallow per MUD	\$105.00	
P) Additional note: Other: Additional shoring needed to complete job	\$750 to \$2,500	

SIGN AND RETURN IF ACCEPTED

100% DUE ON COMPETION OF INSTALL

Kent Wirges
Rob Grebe

Cell: (402)505-0600
Cell: (402)505-0455

DATE

PRICING WILL BE HELD TILL FURTHER NOTICE FOR 2023

Email: kent@jankeplumbing.com
Email: robg@jankeplumbing.com