



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



DATE: 8/17/2026
BUILDER: McNeil Company Builders
BUILDER ADDRESS: 4666 South 132 Street
Omaha, NE 68137

PLAN: Crockett Residence
ADDRESS: 1702 South 150th Avenue
AREA: Heartwood Estates
LOT: 22
STYLE: Two Story - 5 Baths
(2-Main, 2-up, 2-down & FBB)
(2960-ML, 1661-UL, 2108-LL, Total 6729 sq ft)
BID PAGES: 5

Office contact: Grady Hastings
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FIRST FLOOR

KITCHEN 115

0 loop vent (w/ clean out)

- 1 The Galley IWS-4-S-GT Ideal Workstation 4S with Five Tool Culinary Kit in Graphite Wood Composite
- 1 The Galley Ideal Tap IWTF-D-YSS-HF High Flow in PVD Brushed Gold Stainless Steel and Water Filtration System
- 1 The Galley ISD- 1-YSS Ideal Soap Dispenser in PVD Brushed Gold Stainless Steel
- 1 Insinkerator IPRO750 Evolution Advanced 3/4 hp Continuous Feed Garbage Disposal with SoundSeal Technology
- 1 The Galley IDS-1-YSS Ideal Deck Switch in PVD Brushed Gold Stainless Steel See Alternate D a for fixture change
- 1 Brizo #D69052GL Brass Basket Strainer
- 1 Kohler K11352-BN Disposal flange with stopper
- 1 Hook up owners standard dishwasher (not drawer style) See Alternate B for dishwasher options
- 2 Water to ref only (hook up by others)
- 1 One handle PVC recessed box for oven steamer drain and water supply and appliance install

See Alternate E for any appliance water line, e.g. Coffee bar

HIDDEN PANTRY 112

0 loop vent (w/ clean out)

- 1 Elkay EELG1616BK0 Quartz Classic 15-3/4" Undermount Single Basin Quartz Composite Bar Sink
- 1 Delta D1959LFBL Trinsic Single Handle Bar Faucet with Limited Swivel Spout
- 1 Insinkerator IPRO750 Evolution Advanced 3/4 hp Continuous Feed Garbage Disposal with SoundSeal Technology
- 1 Kohler K11352-BL Disposal flange with stopper
- 1 Mountain Plumbing MMT951MB Disposal Air Switch
- 1 Water to ref only (hook up by others)
- 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 120

- 1 Two handle PVC washer box
- 1 Blanco B443079 Liven 25" Dual Mount Single Basin SILGRANIT Laundry Sink
- 1 Brizo D63906LFGLLHPLKintsu 1.8 GPM Single Hole Pull Down Prep/Bar Faucet
- 1 Brizo DHLK006GLL Kintsu Lever Handle for Single Handle Kitchen Faucet
- 1 Brizo D69052GL Brass Basket Strainer and Flange for Standard Kitchen Sinks

NOTE: NO WATER OR WASTE IN BID FOR STEAM CLOSET APPLIANCE

POWDER BATH 107

- 1 Kohler #K78080-0 Reach™ 1.28 gpf Elongated One Piece Toilet in White
- 1 Kohler #K21710-L-BV Reach® Left-Hand Trip Lever
- 1 Kohler K29000-0 16-1/8" Circular Vitreous China Undermount Bathroom Sink
- 1 Brizo D653110LFGLLHP Roccesco 1.2 GPM Widespread Bathroom Faucet Less Handles and Drain Assembly
- 1 Brizo DHK53112GL Roccesco Widespread Lavatory Knob Handle Kit
- 1 Brizo DRP72414GL 1-5/8" Push Button Drain Assembly with Overflow

GARAGE 110

- 1 Cold sillcock NOTE: SEE ALTERNATES FOR TRENCH DRAINS AND / OR 3" BUCKET DRAINS
- 1 Fiat FL-1 Utility Sink
- 1 Kohler K22035-CP Simplice Laundry Faucet
- 1 Signature Hardware SH43924077SS 24" Slotted Linear Shower Drain See Alternate D c & d for dog wash options
- 1 Delta DR10000UNBX shower valve
- 1 Delta Faucet DT13020SS Classic Single Handle Valve Trim
- 1 Delta Faucet D59361SSPK Multi Function Hand Shower W/ DRP64157SS 69" shower hose
- 1 Delta DU4985-SS-PK Universal Showering Components Hand Shower Wall Supply Elbow and Hand Shower Holder

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FIRST FLOOR (cont.)

MASTER BATH 121

TOILET

- 1 Kohler #K78080-0 Reach™ 1.28 gpf Elongated One Piece Toilet in White
- 1 Kohler #K21710-L-BV Reach® Left-Hand Trip Lever

LAVATORY

- 2 Kohler K20000-0 Caxton Rectangle Undercounter Mount Lavatory Sink
- 2 Brizo D65367LFGLLHPECO Allaria 1.2 GPM Widespread Bathroom Faucet with Arc Spout - Less Handles
- 2 Brizo DHL5367GL Allaria Twist Handle Kit Only for Widespread Bathroom Faucet - Less Spout
- 2 Brizo DRP72414GL 1-5/8" Push Button Drain Assembly with Overflow

SHOWER

- 1 Kohler K9136-BV ClearFlo Tile in Shower Strainer
- 1 Brizo DR35000WS Thermostatic Rough In Valve Body with Stops from the Sensori Collection
- 1 Brizo DT66T006GLLHP Sensori Thermostatic Valve Trim Only - Less Handle
- 1 Brizo DHL6667GL Allaria Sensori Thermostatic Lever Handle Only
- 3 Brizo DR35600 Sensori Volume Control Rough-In Valve
- 3 Brizo DT66667GL Allaria Sensori Volume Control Trim

(zero entry)

Shower head

- 1 Brizo D87380GL Essential 5-3/8" Single Function Raincan Shower Head with H2Okinetic Technology - 1.75 GPM
- 1 Brizo DRP74448GL Essential 7" Wall Mounted Shower Arm and Square Flange

Rain head

- 1 Brizo D81986-GL-2.5 Essential 2.5 GPM 14" Single Function Square Metal Raincan Shower Head with H2Okinetic Technology
- 1 Brizo DRP48985GL Essential 6" Ceiling Mounted Shower Arm and Flange

Handheld

- 1 Brizo D88767GL Allaria 1.75 GPM Multi Function Hand Shower Package - Includes Slide Bar, Hose and Integrated Elbow

Air Dryer

- 1 Airmada AirJet Shower Drying System

TUB

- 1 Bain Ultra BESPRFOOT-01 Essencia Freestanding Thermomasseur Tub
- 1 Brizo DR70200Floor Mount Riser Rough In Valve for Two Handle Roman Tub Faucet Trim
- 1 Brizo DT70310GLLHP Wall, Deck or Floor Mount Two Handle Tub Filler Body Assembly
- 1 Brizo DT70367GL Allaria Two Handle Tub Filler Trim Kit with Hand Shower and Twist Handles
- 1 Brizo DT71766GL Floor Mounted Tub Filler Risers
- 1 White pop up drain included with tub

See Alternate D b for tub change

SECOND FLOOR

BATH #3 208 & DRESSING #3 207 & #4 209

- 1 Kohler #K78080-0 Reach™ 1.28 gpf Elongated One Piece Toilet in White
- 1 Kohler #K21710-L-BV Reach® Left-Hand Trip Lever
- 3 Kohler K20000-0 Caxton Rectangle Undercounter Mount Lavatory Sink
- 3 Brizo D65067LFGLCLECO Allaria 1.2 GPM Single Hole Bathroom Faucet Less Drain Assembly
- 3 Brizo DRP72414GL 1-5/8" Push Button Drain Assembly with Overflow
- 1 Kohler K9136-BV ClearFlo Tile in Shower Strainer
- 1 Brizo DR60000UNBX MultiChoice Universal Tub and Shower Rough In Valve
- 1 Brizo DT60P006GLLHP Pressure Balanced Valve Trim Only
- 1 Brizo DHL60P67GL Allaria Pressure Balanced Lever Handle Only
- 1 Brizo D87380GL Essential 5-3/8" Single Function Raincan Shower Head
- 1 Brizo DRP74448GL Essential 7" Wall Mounted Shower Arm and Square Flange

LAUNDRY 212

- 1 Two handle PVC washer box

UNFINISHED STORAGE 213

- 1 2" floor drain
- 1 1/2" cold supply w/ stop for humidifier (hook up by others)

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SECOND FLOOR (cont.)

BATH 3 201

- 1 Kohler #K78080-0 Reach™ 1.28 gpf Elongated One Piece Toilet in White
- 1 Kohler #K21710-L-BV Reach® Left-Hand Trip Lever
- 1 Kohler K20000-0 Caxton Rectangle Undercounter Mount Lavatory Sink
- 1 Brizo D65067LFGLECO Allaria 1.2 GPM Single Hole Bathroom Faucet Less Drain Assembly
- 1 Brizo DRP72414GL 1-5/8" Push Button Drain Assembly with Overflow
- 1 Kohler K9136-BV ClearFlo Tile in Shower Strainer
- 1 Brizo DR60000UNBX MultiChoice Universal Tub and Shower Rough In Valve
- 1 Brizo DT60P006GLLHP Pressure Balanced Valve Trim Only
- 1 Brizo DHL60P67GL Allaria Pressure Balanced Lever Handle Only
- 1 Brizo D87380GL Essential 5-3/8" Single Function Raincan Shower Head
- 1 Brizo DRP74448GL Essential 7" Wall Mounted Shower Arm and Square Flange

BASEMENT

BASEMENT BATH 009

- 1 Kohler #K78080-0 Reach™ 1.28 gpf Elongated One Piece Toilet in White
- 1 Kohler #K21710-L-BL Reach® Left-Hand Trip Lever
- 1 Kohler #K20000-0 Caxton® 20-5/16 in. Undermount Rectangular Vitreous China Bathroom Sink in White
- 1 Brizo D65368LFBXLHPECO Allaria 1.2 GPM Widespread Bathroom Faucet with Square Spout
- 1 Brizo DHL5368BNXBL Allaria Lever Handle Kit Only for Widespread Bathroom Faucet
- 1 Brizo DRP72414BNX 1-5/8" Push Button Drain Assembly with Overflow
- 1 Kohler K9136-BL ClearFlo Tile in Shower Strainer
- 1 Brizo DR60000UNBX MultiChoice Universal Tub and Shower Rough In Valve
- 1 Brizo DT60P006BNXLHP Pressure Balanced Valve Trim Only
- 1 Brizo DHL60P67BNX Allaria Pressure Balanced Lever Handle Only
- 1 Brizo D87380BL Essential 5-3/8" Single Function Raincan Shower Head
- 1 Brizo DRP74448BL Essential 7" Wall Mounted Shower Arm and Square Flange

BASEMENT BAR 007

0 loop vent (w/ clean out)

- 1 Elkay EELG1616BK0 Quartz Classic 15-3/4" Undermount Single Basin Quartz Composite Bar Sink
- 1 Delta D1959LFBL Trinsic Single Handle Bar Faucet with Limited Swivel Spout
- 1 Insinkerator IPRO750 Evolution Advanced 3/4 hp Continuous Feed Garbage Disposal with SoundSeal Technology
- 1 Kohler K11352-BL Disposal flange with stopper
- 1 Mountain Plumbing MMT951MB Disposal Air Switch

MISC BASEMENT

- 2 Rheem PROG5038NRH60 50 gal gas 2 Add power vent to water heater (vent through roof)
- 1 4.4 gallon water heater expansion tank
- 2 2" floor drain (1 in mech & 1 in unfin. storage)
- 4 Sillcocks (3 outside and one in garage)
(to move location, see alt R)
- 1 Core drill foundation (w/ link seal) for 1" WS stubbed in storage or mech room
- 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)

NOTE: Sump pit and pump by others

WATER TREATMENT

- 0 Pipe for soft water only in Copper See Alternate F
- 0 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 \$)

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MISC BASEMENT (cont.)

WATER REC SYSTEM

See Alternate I

- 0 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

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

UTILITIES

- 50 Ft of 1-1/2" water service w/builder provided meter If over footage in bid add per ft: \$53.00
50 Ft of 4" sewer line If over footage in bid add per ft: \$32.00

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:	\$141,323.00	Includes fixture allowance in bid:	\$54,904.50
Outside Utilities:	\$9,615.00		See Alternate R for Owner Supplied Fixtures
TOTAL:	\$150,938.00		

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>
\$9,615.00	\$14,132.30	\$98,926.10	\$28,264.60

If builder supplies fixtures, fixture allowance is removed from total

Interior plumbing:	\$86,418.50	Includes fixture allowance in bid:	\$0.00
Outside Utilities:	\$9,615.00		
TOTAL:	\$96,033.50		

Sewer/water	Under ground	Rough in	Finish
<u>plus overages</u>	<u>10.00%</u>	<u>80.00%</u>	<u>10.00%</u>
\$9,615.00	\$8,641.85	\$69,134.80	\$8,641.85

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NOTE: Some alternate may not apply to this bid

<u>ALTS</u>		<u>ADD/SUBTRACT</u>
A) Add sillcock		\$225.00
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) <u>FIXTURE OPTIONS</u>		
a) Change kitchen faucet, soap, and air switch from OPTION 1 to OPTION 2		-\$3,026.80
b) Change master tub from Essencia Air Tub to Soaking Tub, OPTION 1 to OPTION 2		-\$2,015.26
c) Change dog wash fixtures from linear drain to Fiat PW-3624 Pet Wash w/ wall coverings		\$574.00
d) Credit dog wash fixtures, install and connect owner supplied fixtures		-\$631.00
e) Change any tile shower to a Sterling 60"x34" shower base and walls		\$1,235.56
f) Change any tile shower to a Maax Icon MSH6036X002 w/ Teak Seat		\$1,180.00
g) Change any tile shower to a fiberglass unit supplied by builder		\$190.00
E) Add waterline to any appliance opening (hook up by others)		\$250.00
<u>WATER TREATMENT</u>		
F) ADD: Pipe for soft water only		\$1,000.00
G) ADD: Supply a Sterling water softener, Model # IMX45-1 (45K grain) (micro processor head), 80lb salt & start up (add to pipe out for total \$)		\$1,750.00
H) <u>WATER HEATER</u>		
a) Not used at this time		
b) Not used at this time		
I) <u>WATER REC SYSTEM</u>		
ADD: Hot water rec line with pump on one water heater		\$2,500.00
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.	\$42.00
<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		\$425.00
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)		-\$54,904.50
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 hot main and return water piping in the hot rec line system (Elastomeric or equal) 1/2" wall (**only if 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 SHOWROOM to SHOWROOM price
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**