CP

PROFESSIONAL SERVICES AGREEMENT

Plumbing

PREPARED EXCLUSIVELY FOR

Wexford Row Builders

Chicago, IL 60606

PROJECT	Plumbing
PREPARED BY	Corlett Plumbing Co. · Kevin Dunleavy
CONTACT	(312) 555-0146
TOTAL INVESTMENT	**$49,800**

This Agreement is entered into between Corlett Plumbing Co. ("The Contractor") and Wexford Row Builders ("The Client").
The parties agree to the terms and conditions set out herein.

1. PROJECT OVERVIEW

This Agreement is offered by Corlett Plumbing Co. ("The Contractor") to Wexford Row Builders ("The Client"), attention Alicia Brandt, Senior Project Manager, for the plumbing subcontract on the renovation of the men's and women's restrooms on one floor of an occupied office building. The work replaces all fixtures, with accessible fixtures where the new layout calls for them. The restrooms are renovated one after the other so the floor always has a working restroom. The Contractor will perform the work as a City of Chicago licensed plumbing contractor, in accordance with the Chicago Plumbing Code.

2. SCOPE OF WORK

1. Coordinate with the GC's demolition schedule. Shut down and isolate water to each restroom and drain down.
2. Remove existing fixtures, carriers and trim. Cap and protect rough-ins.
3. Modify waste, vent and water rough-ins to the new accessible layout:

- Men's room: 1 water closet (accessible), 2 urinals (1 at accessible rim height), 2 lavatories (1 accessible).
- Women's room: 3 water closets (1 accessible), 2 lavatories (1 accessible).

4. Install floor-mounted water closet carriers, urinal carriers and concealed-arm lavatory carriers in the GC's new framing. Every wall-hung fixture is on a carrier.
5. Perform rough-in, pressure and water tests, then the City rough plumbing inspection before walls close.
6. After the GC's tile and finishes, set wall-hung elongated vitreous china water closets with 1.28 gpf class flushometer valves, with accessible seat height at the accessible stalls and open-front seats.
7. Set wall-hung urinals with 0.5 gpf or lower flush valves.
8. Set wall-hung vitreous china lavatories with metering faucets (0.5 gpm class aerators), one per room at accessible height with knee clearance.
9. Install point-of-use thermostatic mixing valves for the public lavatories, and insulated covers on exposed drain and supply piping under the accessible lavatories.
10. Adjust flush valves, test, flush and disinfect as required, and complete final inspection.
11. Submit fixtures, carriers, valves and faucets to the GC for approval before ordering.
12. Closeout: deliver as-builts of relocated piping, product data and warranty letters.

3. MATERIALS & SPECIFICATIONS

- Drain, waste and vent piping: cast iron no-hub.
- Water piping: Type L copper, with insulation on hot water.
- Water closets: wall-hung, elongated, vitreous china, with 1.28 gpf class flushometer valves and open-front seats.

- Urinals: wall-hung, with flush valves rated 0.5 gpf or lower.
- Lavatories: wall-hung, vitreous china, with metering faucets (0.5 gpm class aerators). Manual and battery-operated units are used; no hardwired sensor units.
- Carriers: floor-mounted for water closets and urinals, concealed-arm for lavatories.
- Point-of-use thermostatic mixing valves at public lavatories; insulated covers on exposed drain and supply piping under accessible lavatories.
- Fixture, carrier, valve and faucet makes and models: submitted to the GC for approval before ordering.

4. PROJECT TIMELINE

Start Date: January 18, 2027

Weeks 1 to 3 / First restroom: demolition coordination, rough-in, testing and City rough plumbing inspection, then fixture set after the GC's tile.

Week 4 / Transition: first restroom returns to service; second restroom is not started until it is.

Weeks 5 to 7 / Second restroom: demolition coordination, rough-in, testing and City rough plumbing inspection, then fixture set after the GC's tile.

Final week / Closeout: final adjustment, flushing, disinfection, final inspection, as-builts, product data and warranty letters.

Estimated Completion: March 12, 2027

5. INVESTMENT

TOTAL	$49,800

Prices in US dollars; the Contractor pays Illinois use tax on materials, which is included, and no tax is added to the contract.

6. PAYMENT SCHEDULE

- The Contractor will submit monthly pay applications to The Client.
- Retainage will be withheld as set in the subcontract.
- The lump sum includes plumbing permit fees and covers the fixture counts and layout described above, phased one restroom at a time.

7. ALLOWANCES & UNIT PRICING

No allowances or unit prices are included in this Agreement. Conditional work, such as concealed or unforeseen piping conditions found at demolition, is priced by written change order before it proceeds.

8. EXCLUSIONS

- Demolition of finishes, framing, drywall, tile and ceilings (GC).
- Toilet partitions, grab bars, mirrors, dispensers and accessories (GC and specialties).
- Concrete cutting, coring, X-ray scanning and patching (GC).
- Electrical for hardwired sensor valves or faucets (manual and battery units are used, so none is needed).
- Fire-stopping beyond plumbing penetrations.
- Architectural and engineering drawings.
- Overtime and after-hours work.
- Asbestos abatement.

9. ASSUMPTIONS & CLARIFICATIONS

- Fixture, carrier, valve and faucet makes, models and finishes: to be submitted to and approved by the GC before ordering.
- Seat selection beyond elongated open-front and accessible seat height: to be confirmed with the GC.
- Access to the floor, water shutdown windows and use of building utilities: to be arranged by The Client with building management.
- Waste and material disposal: not specified in the input; to be confirmed with The Client.
- Schedule dates depend on the GC's demolition, framing and tile progress.

10. WARRANTY

Fixtures, carriers and flush valves carry their manufacturers' warranties. Product data and warranty letters are delivered to The Client at closeout.

The Contractor warrants its workmanship to The Client for one year from substantial completion, under the subcontract. The Contractor will remedy defective workmanship with labour and materials at no charge during that period. This warranty does not cover damage from misuse, alteration or repair by others, or failure of products covered by manufacturers' warranties.

11. INSURANCE & LICENSING

Corlett Plumbing Co. carries commercial general liability insurance and workers' compensation coverage. All work is performed by a City of Chicago licensed plumbing contractor listed on the permit, using union labour. Certificate of Insurance and documentation available on request.

12. CHANGE ORDER POLICY

Any change to the scope of work is priced and agreed in writing by both parties before the work proceeds. Verbal changes are not binding.

13. TERMS & CONDITIONS

1. Definitions. "This Agreement" means this proposal and its accepted terms. "The Contractor" means Corlett Plumbing Co. "The Client" means Wexford Row Builders. "The Work" means the scope described in this Agreement.
2. Scope and Variations. The Contractor will perform only The Work described in this Agreement. Any variation requires a written Change Order under the Change Order Policy. This Agreement is valid for 30 days from November 13, 2026.
3. Payment. The Client will pay monthly pay applications with retainage as set in the subcontract.
4. Client Obligations. The Client will coordinate the GC's demolition, framing, tile and finishes so that The Work can proceed on the phased schedule, will provide access to each restroom, and will review submittals promptly. The Client is responsible for items listed under Exclusions.
5. Unforeseen Conditions. If concealed or unforeseen conditions are found, including suspected asbestos, The Contractor will notify The Client and stop affected work until a written Change Order or direction is issued.
6. Liability and Insurance. The Contractor will maintain commercial general liability insurance and workers' compensation coverage for the duration of The Work. The Contractor is not liable for delays or damage caused by others or by conditions outside its scope.
7. Dispute Resolution. The parties will first attempt to resolve any dispute through good-faith discussion between their representatives. Unresolved disputes are resolved as provided in the subcontract, under the laws of the State of Illinois.

14. ACCEPTANCE

This Agreement is between Corlett Plumbing Co. ("The Contractor") and Wexford Row Builders ("The Client"). Acceptance confirms that The Client has read and agrees to the full terms of this Agreement.

Accepted by (Contractor)	**Accepted by (Client)**
Corlett Plumbing Co.	Wexford Row Builders
Kevin Dunleavy	
Printed Name & Title	Printed Name & Title
Date	Date

END OF PROPOSAL · PLU-2026-9415