

IRRIGATION SUBCONTRACTOR — SCOPE SUMMARY

402 E. 8th Street Parking Lot Improvements

Date	June 23, 2026
Project	402 E. 8th Street Parking Lot Improvements
Owner	Holland Charter Township, Ottawa County, MI
Engineer	Prein&Newhof 476 120th Avenue, Suite A, Holland, MI 49424 (Ken Bosma, PE)
Project No.	2260233
Bid Date	Tuesday, July 7, 2026 @ 10:00 AM (sealed paper bid only)
Completion	Within 30 days of Notice to Proceed — no later than October 16, 2026 (Liquidated damages: \$800/day)
Prepared By	Tyler DeJonge, Terracon LLC 616.218.7684 tyler@terraconllc.com

IMPORTANT — READ FIRST

This document is a SUMMARY prepared by Terracon LLC for the convenience of subcontractors reviewing this project. It is NOT an official contract document and is not intended to replace any portion of the bid documents issued by the Engineer (Prein&Newhof).

When pricing and performing the work, you must rely solely on the official files provided by the Engineer — including the full project specifications book, the drawings, and any addenda issued during the bidding period. If anything in this summary conflicts with the official documents, the official documents control.

Bidder is responsible for reviewing the full spec book and drawings, performing their own site investigation, and confirming all quantities, conditions, and specifications.

PROJECT OVERVIEW

Holland Charter Township is building a 30-space parking lot at 402 E. 8th Street and reconstructing approximately 250 feet of roadway (Center Street and West Street) in Ottawa County, Michigan. The site is a former dry-cleaning facility; the existing building and pavement are being removed by a separate Township contractor before construction begins (that contractor's deadline is August 30, 2026).

Terracon LLC is bidding the project as the General Contractor and is requesting your number for the IRRIGATION scope — the complete irrigation system downstream of the curb stop, as shown on the Irrigation Plan (Sheet 6).

SCOPE OF WORK

The bid item(s) below are your scope. Provide unit prices for each. The # column is the official bid item number.

#	ITEM	DESCRIPTION	QTY / UNIT	YOUR PRICE
16	Irrigation	Furnish & install all irrigation components	1 LS	\$ _____

#	ITEM	DESCRIPTION	QTY / UNIT	YOUR PRICE
		after the curb stop: meter pit (pit furnished under Water Service — you install), backflow prevention, piping, valves, sprinkler heads, fittings, controller and wiring — matching the brands/locations on Sheet 6. Includes sleeving, testing, a 1-yr parts+labor warranty, and a 5-yr manufacturer warranty on heads/valves/controllers.		

WORK LOCATIONS

LOCATION	APPROX. WALL FACE (SF)	NOTES
402 E. 8th St — turf & landscape areas	~11 GPM system	Point of connection is the 1" Type K copper curb stop (provided & installed by Holland Township with 3/4" meter & guardshack enclosure). Zones/valves/heads per Sheet 6. Township is irrigating over the sidewalks.

Review the Sheet 6 Irrigation Plan, legend, zone schedule, and general notes before quoting. Match all brands and locations shown. Site investigation is the Bidder's responsibility.

NOT IN YOUR SCOPE

These items are part of the overall project but are handled by Terracon directly or by other subcontractors. Do NOT carry them in your number unless discussed separately.

×	ITEM	WHO HANDLES IT
X	Item 17 — Water Service / curb stop	By others / Holland Township. The Township provides & installs the 1" Type K copper service, curb stop, 3/4" meter, and meter pit (furnished). Your POC is the curb stop. The Township also winterizes upstream of your POC.
X	Item 15 — Landscaping / seeding & plantings	By landscaping sub. Coordinate so irrigation serves the planted/turf areas.
X	Paving & concrete	By others — sleeve all crossings before paving.

KEY REQUIREMENTS — IRRIGATION

- Scope is everything after the curb stop (Project Spec 3.07): meter pit (furnishing is in the Water Service item — you install it), backflow prevention, piping, valves, sprinkler heads, fittings, and all components on the Irrigation Plan. Match the brands and locations on Sheet 6 (e.g., Febco 1" PVB, Hunter PGV-101 electric valves, Toro 1" quick coupler, Node-BT controller).
- Controllers: electrical supply is 9V batteries supplied by you (the irrigation contractor).
- Sleeving: all piping run under roadways, sidewalks, or areas of construction must be sleeved with Schedule 40 PVC or Class 160 — install sleeves before paving.
- Trenching: at least 6" between parallel pipe lines; backfill free of rock/large stone, mechanically compacted in 6" layers to prevent settling. Observe the minimum cover table (e.g., 12" for 3/4"–1" PVC; 16"–24" for larger; 12"–18" for sleeving).
- Test the system to the Engineer's satisfaction prior to payment.
- Warranty: 1-year parts AND labor warranty from final acceptance, PLUS a full 5-year manufacturer's warranty on all sprinkler heads, electric valves, and controllers.

- Coordinate with the Township: POC is the curb stop they install; they provide the 3/4" meter and guardshack enclosure and winterization upstream of your POC. Note the Township has chosen to irrigate over the sidewalks.

GENERAL REQUIREMENTS THAT APPLY TO YOUR WORK

- Site sequencing: sleeves must be installed before paving — coordinate timing with the paving sub and Terracon. Completion no later than Oct 16, 2026.
- Pre-construction notice: minimum 72-hour written notice (email acceptable), exclusive of weekends and holidays, to BOTH the Engineer (Prein&Newhof) and Owner before any on-site work. (Section 1.03.05)
- MISS DIG (811): locate all underground utilities before any excavation or sawcutting. Contractor is responsible for damage to any utilities encountered.
- Submittals: electronic via the Prein&Newhof Plan Room (www.preinnewhof.com/plan-room), PDF format, naming "Submittal Number - Spec Section - Description.pdf". The Plan Room login is provided to the GC only — route all submittals through Terracon.
- Insurance: carry your own Commercial General Liability (\$1M per occurrence / \$2M aggregate, incl. products-completed operations), Automobile Liability (\$1M CSL), and Workers' Compensation (statutory; Employer's Liability \$500K) per the project Insurance Specifications. Name TERRACON LLC as additional insured on a primary and non-contributory basis. You do NOT need to name the Township, OCRC, or Prein&Newhof as additional insureds — Terracon carries those owner-side parties as required by the contract.
- Waiver of subrogation: your subcontract will require you to waive rights of recovery (waiver of subrogation) in favor of Terracon, the Owner, the Ottawa County Road Commission, and Prein&Newhof, as required by Insurance Specification 1.4.8.

WHERE TO FIND THINGS IN THE SPEC BOOK

Page numbers below refer to the full project specifications book (the 233-page PDF). Plan items refer to the separate drawing set.

SECTION / TOPIC	PAGE	WHAT'S THERE
Bid Proposal — Unit Prices	pp. 13-15	Irrigation (Item 16, LS).
Project Specs 3.07 — Irrigation	pp. 216-217	Full irrigation scope, sleeving, cover table, testing, 1-yr & 5-yr warranties.
Project Specs 3.08 — Water Service	p. 217	Context: Township tap, curb stop, meter pit (POC for your work). Tap fee \$3,449.
Insurance Specifications	pp. 139-149	Coverage types, minimum limits, additional insureds.
Plans — Sheet 6 (Irrigation Plan)	Drawing set	Zones, valves, heads, controller, POC, legend & general notes, brands.

BIDDING CHECKLIST

- Read Project Spec 3.07 (and 3.08 for the POC / water service context).
- Take off zones, heads, valves, piping, and sleeving from Sheet 6; match the specified brands.
- Confirm the POC at the Township-installed curb stop; coordinate the meter pit install.
- Install sleeves before paving — coordinate timing with Terracon and the paving sub.
- Carry the 1-yr parts+labor and 5-yr manufacturer warranties.
- Confirm insurance: name Terracon LLC as additional insured; waiver of subrogation.
- Submit your number to Tyler by end of day Thursday, July 2, 2026.

QUESTIONS

For pre-bid technical questions, the spec routes everything through the Engineer of Record (Prein&Newhof). Submit technical questions in writing through the Prein&Newhof Plan Room. Questions are due 5 business days before the bid; the last addendum is issued 3 business days before the bid. Only written addenda issued by the Engineer are binding — oral interpretations are not.

For coordination with Terracon LLC's bid, contact:

Tyler DeJonge — 616.218.7684 | tyler@terraconllc.com

Thank you for your interest in pricing this work.