

16 Scope of Work Electrician. The work includes but is not limited to the following:

I. Mobilization

- a. The work includes setting jobsite storage trailer and jobsite office
- b. Trailers brought to the site will be IOSHA compliant and the work includes setting of stairs and handrails and security fencing
- c. The work will include delivery of trenchers and backhoes that are required for site sleeves and cabling
- d. The work includes the wiring of the General Contractors portable office trailer and exterior trailer lighting and temporary service at the trailer location and one (1) exterior street lamp on the power pole operable with an electric eye
- e. Permits and permit costs are a part of this scope of work
- f. This subcontractor will set aside \$650.00 in the schedule of values for the purchase of a generator for its use on site. Fuel will be a part of this scope of work
- g. There will be no temporary power on site initially, every sub will be required to hold its own with regards to power

II. Material

- a. Materials can be stored on site in secured construction storage trailers and bins. The sub contractor will insure all material stored on site against fire and theft and vandalism and the trailer for personal injury.
- b. Special arrangements will have to be made if the sub contractor requires reimbursement for materials purchased and stored on or off site.
- c. Specified materials will be priced. If alternates or "equal" are used then submittals must be approved prior to the execution of contract documents.
- d. Interior and exterior material costs will be called out as separate line items in the schedule of values
- e. In the event that the GC pays for stored materials the Subcontractor will insure the material and maintain responsibility for the same until it is installed, working and accepted by the owner/management company.

III. Site and Site Underground

- a. This subcontractor will provide all transformer concrete bases as required by AEP
- b. This sub will provide all trenching and backfill and wire from the transformer location to the building power equipment if required by AEP
- c. Provide any required trenching for garages power
- d. This sub will provide trenching and wire to the site signage at the road and at the clubhouse that is not shown on the plans a linear footage allowance will be provided in the schedule of values (200') two hundred foot (per foot allowance)
- e. This sub will provide power poles for over head temporary service to the building pads as required (10) ten locations required, office trailer, clubhouse and each building
- f. Site lighting is building wall packs and porch lighting furnished and installed by this subcontractor

- g. Work includes all power cabinets, meter bases, disconnects, mounting brackets and one house meter per building
  - h. Each garage will be powered from the nearest house meter with a sub panel accessible to each garage. Power will be for one convenience outlet, one over head door operator and one light per garage unit this sub is to size the power accordingly
- IV. Clubhouse will be as drawn all fixtures, equipment connections, power and lighting as required for a turnkey power heating, air conditioning and lighting job
- V. Apartments
  - a. Work includes but is not limited to all services, panels, devices, disconnects, fixtures, and power connections to all other sub trades work requiring electrical power, to include low voltage wire for internet, phone, cable, and heat/cool devices, and door bell and any other low voltage requirement shown on the drawing
  - b. All low voltage will be home run only, no daisy chain within the units will be allowed. Termination of the phone and cable will be at one location in the unit and then a home run to the exterior of the building is included in this scope
  - c. Provide any base board heat shown and install the same
  - d. Work will be performed per code and local building inspector's expectations.
  - e. Work includes HVAC wiring to include furnace and heat pump final connections from disconnects up and into the units making them totally functional
  - f. Exterior fixtures and penetrations will be trimmed with plastic "j" blocks that will be installed and prepped ahead by this subcontractor, the siding sub will furnish that material
  - g. Work will include the installation of the microwaves (furnished by owner) over the range
- VI. Light bulbs
  - a. Will be replaced as required until after the particular building has turned to management.
- VII. Cleaning
  - a. This subcontractor's workspace will be cleared and cleaned on a daily basis or the GC will hire temporary labor and back charge the subcontractor for the service
  - b. Storing of electrical materials in units is not permitted daily clean up is required
- VIII. Protection of the work
  - a. All material and work shall be securely fastened so that it cannot be easily removed or stolen
  - b. All unused materials will be stored away in secure dry storage containers
- IX. Safety
  - a. Sub will provide MSDS sheets as well as a copy of its safety and hazardous materials manual. This will be returned at the end of the job
- X. Close-out

- a. As a condition to final payment this sub will provide a red line as built drawing showing locations and depths of site infrastructure wiring
- b. All warrantee manuals and shop drawings, warrantee cards etc. will be assembled and given to the GC prior to final payment.

XI. Value engineering

- a. All value engineering is welcome. When bidding please list material or design value engineering suggestions as a voluntary alternate and show the savings in dollars