



## Scope of Work

PROJECT NAME: Myrtlewood Way

PROJECT LOCATION: 17640 NE Glisan St, Gresham, OR, 97230

PROJECT DESCRIPTION: 20 Attached Townhomes

SCOPE OF WORK: Electrical

BID DUE DATE: November 1, 2024

### Schedule

- Anticipated start - Spring 2025
- Duration - Site electrical: 1 week
- Duration - Under-slab: 2 days per unit
- Duration - Rough-in: 3 days per unit
- Duration - Final: 2 days per unit
- Actual dates will be communicated from the project Site Supervisor and work is to be completed within the dates provided by Habitat. Rough and finish electrical scheduled dates will be provided with a minimum two week notice.

### General

- Thoroughly review approved plans and raise questions, offer feedback, and make suggestions to help the project run as smoothly as possible.
- Collaborate with other trades to ensure that electrical does not obstruct or damage any other trade's work.
- Electrician to start and end all work per the Habitat for Humanity schedule for their phase of work.
- Habitat will provide dumpster onsite. Electrician to dispose of trash in Habitat's dumpster

### Permits

- Electrician to apply and pay for all electrical trade permits.
- Electrician to consult Habitat and project design team before submitting for permits, responding to any checksheets, or making any changes to electrical plans
- Electrician responsible for having permits in time to start work according to Habitat's schedule.
- No work to begin prior to the issuance by the city of the Electrical permit on the project



### Temp power

- Provide labor and material to set up temp power per plans - (3) 200A metered temps
- (Excavator will have already brought conduit to the temp power locations)
- Each 6x6 temp pole to have (2) 50A circuits with twist lock connections, (2) 20A circuits each with a quad outlet

### Site electrical

- Provide all labor and material to install all site electrical per approved building plans and Oregon code, including but not limited to: site lighting, EV-ready infrastructure, irrigation controls, house meter/panel, trash enclosure
- Exclude trenching and backfill (performed by others)
  - Site electrical includes, but may not be limited to:
  - Site lighting
  - EV-ready infrastructure
  - Trash enclosure
  - House meter/panel
  - Power for irrigation controls

### Electrical service

- Attend onsite pre-construction meeting with Habitat superintendent and site excavator.
- Coordinate with site excavator to ensure conduit is properly located for all meter packs.
- Coordinate with foundations contractor to ensure proper location of Ufer.

### Under-slab electrical

- Provide all labor and material to run conduit from meters around foundation to adjacent unit per approved building plans and Oregon code (excluding excavation and backfill)
- Confirm all conduit passes inspection prior to cover by excavator

### Rough electrical

- Attend pre-framing walk with Habitat superintendent and framing contractor.
- Attend onsite pre-rough-in meeting with Habitat superintendent and other subcontractors.
- Attend onsite pre-cover meeting with Habitat superintendent and other subcontractors.
- Provide labor and material to install all rough electrical per approved building plans and Oregon code.
- Install meter bases.
- Install house meter, panel, and breakers for site common areas per plans.



- Install individual unit panels and breakers, include temporary panel cover to protect until finished. Include surge breaker.
- Connect each home to ufer as required.
- Wire and provide low volt transformer for doorbells per plans.
- Wire for all interior and exterior light fixtures and switching per plans.
- Wire for mini-split heat pump heating/cooling system including disconnect for outdoor units.
- Wire for exhaust fans with humidistat and motion sensor in full bathrooms. Fan and switch only in powder rooms
- Wire for HRV per plans.
- Wire for appliances: dishwasher, clothes washer, dryer, refrigerator, range and vent hood.
- Wire for hybrid electric heat pump water heater.
- Wire for smoke and carbon monoxide detectors per code.
- Run 2 conduit and wiring from blanked off j-box at future solar panel to attic per EA platinum standards.
- Provide plugs for temp power during construction - one 120 plug (at 20 amps) on each floor, and one 240 plug at the range.
- Provide and install coax & data wiring and ports per plans.
- Provide and install junction box at roof next to radon penetration for future radon fan
- Wire light and switch in attic and electrical plug (for radon mitigation)
- Install fire putty around all electrical boxes in fire wall
- Provide two (2) exterior plugs, one in the front elevation and one in the rear elevation; wired to code
- If plugs are needed for temp heaters, these will be handled as a change order. The pre-agreed upon price for this work is \$100 per unit to set up 220 plugs for temp heat at the range and the dryer plug, if needed.

#### Final electrical (trim out)

- Trim out all electrical outlets and switches. Use decora (rocker) switches at all locations.
- Trim out exhaust fans and properly adjust humidistat, motion sensor and multispeed/time delay modules
- Install disconnects for outdoor minisplit units
- Connect water heater.
- Install/trim out all interior and exterior light fixtures
- Trim out all smoke and carbon monoxide detectors.
- Provide and install doorbells and doorbell transformers at unit front doors.



## Materials

- Habitat has Gift in Kind relationships with Schneider & Square D for donated panels, breakers, and meter bases and will attempt to source these materials from the GIK program.
- Provide material and quantity list for Schneider/Square D Gift in Kind items ASAP.
- If GIK cannot supply donated materials, contractor should supply.
- Submit electrical load calcs and design for meter bases/exterior equipment to PGE and order all gear within 10 days after contract execution.

## Habitat provides

- All lights, interior and exterior
- Panels
- Breakers
- Possibly meter bases - please provide pricing
- Ufer
- Electrical appliances (washer, dryer, dishwasher, refrigerator, vent hood, water heater)
- HRV (mechanical contractor)
- Mini-split heat pump (mechanical contractor)

## Electrician provides

- Wiring
- Boxes
- Light boxes
- Plugs
- Clay putty for fire wall where electrical boxes are in the fire wall
- Switches
- Doorbells
- Smoke alarms
- Carbon monoxide detector
- Exhaust fans, multi-speed/time delay modules, humidistat modules, occupancy sensor
- Main service
- Meter bases (unless Habitat can get donated)

## Common Requirements of all Vendors

- Abide by all Habitat safety requirements including but not limited to full PPE when on site (hardhat, high vis, work boots, ear and eye protection when necessary).
- No smoking is permitted on Habitat job sites.



- Contractor is responsible for reviewing complete plan set and raising any concerns before start of construction.
- Attend on-site pre-construction meeting.
- Collaborate with other trades as needed to ensure everyone's work can proceed smoothly.
- Work may not proceed until all applicable City inspections, soils special inspections, structural special inspections, and structural engineer observations have been approved.
- All work to be completed in adherence to code requirements, approved plans, and approved specifications.
- Contractor to start and end all work per agreed construction schedule in collaboration with Habitat construction superintendent and other trade partners.
- Read and adhere to all notes and details in plans.
- Provide all labor, materials, and equipment to perform scope of work, unless noted otherwise.
- Provide all material submittals required per plans.
- Adhere to all wet weather requirements as necessary.
- State any exclusions.
- Provide one point of contact with phone number and email for all scheduling, quality control, and construction issues.
- Contractor to pull applicable trade permits, pay all applicable fees and provide a copy to Habitat. City inspections will be scheduled by Site Superintendent