



Scope of Work

PROJECT NAME:	Gooseberry Trails Phase 1
PROJECT LOCATION:	2374 SW Vermont Street, Portland, Oregon 97219
PROJECT DESCRIPTION:	17 Attached Townhomes
SCOPE OF WORK:	Electrical
DATE OF WORK:	April 2026

Scope of Work:

Durations:

1/2 day per unit for ground work

3 days per unit for rough in

3 days per unit for final

Mobilizations: 3 mobilizations per building. 1 additional mobilization for temp power

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.

Send Habitat submittal information within 5 days of contract execution

1. General notes

- a. All work to be completed for lots inclusive of buildings 7, 8, 14, 15, 16, 17, per plan.
- b. Attend 3 onsite pre-construction meetings with Habitat superintendent and other trade partners.
- c. No work to begin prior to the issuance by the city of the Electrical permit on the project
- d. Collaborate with other trades as necessary to perform scope of work
- e. Habitat will provide dumpster onsite. Electrician to dispose of trash in Habitat's dumpster

2. Permits

- a. Electrician to apply for permits, habitat to pay.

- b. No work to begin prior to the issuance by the city of the Electrical permit on the project
3. Temp power
 - a. Provide labor and material to set up temp power per PGE temp power plan and current PGE Electrical Service Requirements
 - b. (Excavator will already have brought conduit to temp power locations)
 - c. Temp power will be 200A meters with (2) 50 amp receptacles and (2) 20 amp circuits with 4 receptacles per circuit
 4. Site electrical
 - a. Provide power to DCVA vault sump pump via underground conduit (conduit installed by others)
 5. Ground Work
 - a. Attend onsite pre-construction meeting with Habitat superintendent and site excavator.
 - b. Coordinate with site excavator to ensure conduit is properly located for all meter packs.
 - c. Coordinate with foundations contractor to ensure proper location of Ufer.
 - d. Provide and install underground conduit from meter packs to each unit 'demark' per plan.
 6. Rough electrical
 - a. Attend pre-framing walk with Habitat superintendent and framing contractor.
 - b. Attend onsite pre-rough-in meeting with Habitat superintendent and other subcontractors.
 - c. Provide labor and material to install all rough electrical per approved building plans and Oregon code.
 - d. Install meter base.
 - e. Install individual unit panels and breakers, include temporary panel cover to protect until finished. Include surge breaker.
 - f. Connect each home to ufer as required.
 - g. Wire and provide low volt transformer for doorbells per plans.
 - h. Wire for all interior and exterior light fixtures and switching per plans.
 - i. Wire for mini-split heat pump heating/cooling system.
 - j. Wire for exhaust fans with humidistat and motion sensor
 - k. Wire for ERV per plans.
 - l. Wire for appliances: dishwasher, washing machine, dryer, refrigerator, range and vent hood.
 - m. Wire for hybrid electric heat pump water heater.
 - n. Wire for smoke and carbon monoxide detectors per code.
 - o. Run conduit and wiring from blanked off j-box at future solar panel to attic per EA platinum standards.
 - p. Provide plugs for temp power during construction - one 120 plug (at 20 amps) on each floor, and

one 240 plug at the range.

- q. Provide and install coax & data wiring and ports per plans.
- r. Provide and install junction box at roof next to radon penetration for future radon fan
- s. Wire light and switch in attic and electrical plug (for radon mitigation)
- t. Install fire putty around all electrical boxes in fire wall
- u. Wire low voltage for future garage door opener. Wire for motion sensor at base of door, future button by the garage service door, and one 15A dedicated plug in the ceiling for the future garage door opener.
- v. Wire for EV charging outlet per plan
- w. Provide three (3) garage plugs, one per wall; wired to code and per plan
- x. Provide two (2) exterior plugs, one in the front elevation and one in the rear elevation; wired to code and per plan
- y. 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.

7. Final electrical (trim out)

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

8. Materials

- a. 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.
- b. Provide material and quantity list for Schneider/Square D Gift in Kind items ASAP.
- c. If GIK cannot supply donated materials, contractor should supply.
- d. Submit electrical load calcs and design for meter bases/ exterior equipment to PGE and order all gear within 10 days after contract execution.

9. Habitat provides

- a. Interior Lights and Exterior Sconce
- b. Panels
- c. Breakers
- d. Meter bases

- e. Ufer
- f. Electrical appliances (washer, dryer, dishwasher, refrigerator, vent hood, water heater)
- g. ERV (mechanical contractor)
- h. Mini-split heat pump (mechanical contractor)

10. Electrician provides all other material, including but not limited to:

- a. Wiring
- b. Boxes
- c. Light boxes
- d. Plugs
- e. Clay putty for fire wall where electrical boxes are in the fire wall
- f. Switches
- g. Doorbells
- h. Smoke alarms
- i. Carbon monoxide detector
- j. Exhaust fans, multi-speed/time delay modules, humidistat modules, occupancy sensor
- k. Flood lights and photo cells
- l. Main service
- m. Conduit