



Bid Package #24 Electrical

Exhibit B

Subcontract Scope of Work

Job Number:

Job Name: Columbia Street West – Ft. Wayne

Subcontractor:

Scope of Work: Electrical

GENERAL SUMMARY

Maintain fences, barricades, guard rails, caution tape, silt fence & all soil control measures, gravel construction entrances/drives etc. If these items are damaged or removed by your forces (by accident, or for execution of work) they are to be reinstalled by your forces to an acceptable condition.

All deliveries and staging of materials must be coordinated with the Superintendent.

Maintain cleanliness of roadways to the satisfaction of Model Construction, neighborhood, and local authorities for the duration of your work on site. Subcontractor is responsible for cleaning dirt/debris from road if it is caused by your men, equipment, trucks, etc. If dirt/debris is tracked on the road and not cleaned by end of the work, Model Construction will clean and subcontractor will be back charged. (Model Construction will notify subcontractor and allow reasonable time to clean prior to assuming responsibility of cleaning).

Provide daily clean-up of all construction debris and "personal trash" (lunch wrappers, bottles, etc.) generated by your crew. Clean up after every workday and take trash to the proper dumpster before going home. If the job site is not in a neat and orderly condition, then all contractors on the jobsite will be responsible to pay for the cost plus fee to have a third party contractor make the job site clean, neat and orderly.

All MODEL CONSTRUCTION jobsites are TOBACCO FREE. All smoking, dipping, chewing, etc. must be done off site, in area designated by Model Construction Superintendent. Please inform your crew(s), as this will be enforced.

Temporary restrooms are provided by Model Construction.

All reference to "General Contractor", Trade Contractor, or "Subcontractor" in the construction documents shall mean Trade Contractor as outlined in this scope of work/contract.

All work shall be performed by OSHA regulations and standards. All safety issues are to be corrected and paid for by this subcontractor.

All workers on Model Construction Job Sites should be OSHA ten hour trained or have the basic knowledge of OSHA laws and regulations.

All Job-Specific SDS Sheets for this Work Scope must be submitted to the Model Project Manager PRIOR to the start of work.

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Weekly subcontractor meeting will be held in the job office. These meetings are MANDATORY! At least one member from the subcontractor (foreman, project manager, or someone with decision making authority) must be in attendance starting two weeks prior to the scheduled start date, and throughout the duration of your scope of work.

Working hours for this project are established as 7:00 AM to 3:30 PM Monday through Friday. If subcontractors desire to work outside of these hours, prior approval must be granted by Model Construction superintendent. Contractors shall be expected/permitted to work Saturday or Federal Holidays as necessary to maintain the progress of the construction schedule.

All work to be in compliance with the complete contract documents (plans and specifications). Documents can also be examined at the Model Website (see below).

Any work not covered in the base contract must be approved by Model Construction before subcontractor proceeds with work. A daily ticket must be signed by Model superintendent for all extra work. All extra tickets must be included in a **Change Order Request** and submitted on a weekly basis. **No** compensation will be paid to subcontractor for extra work until it is signed by the subcontractor and Model Construction. Approved Change Order Requests are to be submitted to the Project Manager on Model's Change Order form **within Two Weeks** of the change order being approved or work is completed.

Proactive thinking and coordination with Model Construction and other subcontractors is expected and required throughout this project.

Any functioning system turned off or disconnected during the day must be put back in service by the end of the work day. Work day is to be considered day or evening shift depending on where the work is taking place.

Provide close out documents, spare parts, O & M manuals, warranty, etc. upon completion of the scope of work.

Provide accurate As-Built drawings.

Provide OSHA 300A at the end of this job documenting the hours logged by workers on the jobsite and any incidents that occurred on the jobsite.

Subcontractor is to provide a 1 year warranty for all work performed, stating on the day the certificate of occupancy is issued. This 1 year warranty must be officially submitted to Model Construction at the end of the project on company letterhead.

Contractor shall visit site and become familiar with existing conditions as they relate to the proposed work prior to submitting bid, ordering materials, etc.

Drawings and dimensions are plus/minus. Contractor responsible for verifying existing conditions, dimensions, etc., prior to commencing work. Report substantial discrepancies to Model Construction immediately, before continuing with work. Do not scale drawings.

Each contractor responsible for performing work according to local, state and national codes, as well as other regulations which apply to such work.

Removal or cutting of structural members is not permitted unless shown on the drawings. Consult with Model Construction regarding repair or removal of structural items.

Materials to be installed must conform to the manufacturer's recommendations.

Hard hats, work boots, protective eyewear and gloves are required for all personnel on-site.

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Final Payment will be paid after contractor complies with submitting its completed company punch list, submitting completed signed copies of Model Construction punch lists and providing all warranty paper work to Model Construction.

Smoking, eating and drinking on-site is prohibited.

This is not a tax exempt project. Include all applicable taxes.

Prevailing Wages do not apply.

Each Subcontractor to provide a written detailed plan on how they will obtain Section 3 involvement in this Project. Plan will need to be updated on a MONTHLY basis.

Model at its own discretion, may assign this subcontract, in total, to the Construction Manager. At time of assignment the General Contractor assumes all rights and privileges granted to Model by this subcontract. Subcontractor will be notified in writing within 5 working days of the assignment.

All work shall be coordinated and scheduled by the forth coming attached project schedule (Exhibit C) and managed through General Contractor.

Electrical SUMMARY

Provide all labor, material, equipment, supplies, taxes, insurances, supervision, inspections, manufacturer's warranty and permits to perform the Electrical Work for The Columbia St. West project in Ft. Wayne Indiana.

The buildings, and address included in this work are:

133-135 W. Columbia St. 611 S. Harrison St.
613 S. Harrison St. 617 S. Harrison St. Ft. Wayne, IN 46802

All specifications, manufacturers, notes, and details are included in the drawing set. If additional clarification is required, it is your responsibility to contact Model Construction during the bidding process and request that clarification.

The General Specifications (Division 1) are spelled out above and shall become a part of any contract.

Specifications directly applicable to this scope of work:

Division 00 - All
Division 01 - All
Division 26 - All
Division 28 - All

This contract specifically includes, but is not necessarily limited to the following:

General

- A. Electrical Subcontractor to apply for and obtain the necessary permits for their work. All costs, including Jurisdictional fees for such permit, shall be included in this subcontract.
- B. Coordinate and follow schedule. Working closely with site superintendent is a must.
- C. All disconnects to "make safe," and identifying all "to remain" components requirements are to be included in this bid package.

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- D. Demolition of existing components are included in the Demolition Bid Package, aside from the switching of temporary service to permanent service. The removal of all remaining temporary meter and meter bases that had been previously used by the project will be the responsibility of this contractor.
- E. Include all required floor and roof cutting and patching required for the Electrical scope of work
- F. Include design, permit, and installation of the required fire alarm system, complete.
- G. Provide LED fixtures.
- H. Provide ceiling fans and remote-control system, complete.
- I. Electrical subcontractor to provide all required smoke detectors at ductwork. HVAC Subcontractor to install and Electrical Subcontractor to wire such and connect to Fire Alarm System
- J. Include power to 1st floor unit heaters.
- K. Coordinate incoming service to the meter banks with AEP and provide all required conduits, supports, wiring, connections, etc.
- L. Meter banks, complete, including all excavations and backfill, conduits, connections, supports and wire up to 5 feet outside of the building. Scheduling of electric meters is responsibility of this subcontractor.
- M. Provide and install both cable and internet wiring at EACH residential unit. Deliver cable coax to EACH Bedroom and the Living Room and CAT 5/6 to the Living Room (right next to cable coax). Provide appropriate outlet/finished box at each location. Provide homerun to the mechanical closet from such locations – install small plywood mounting board and box
 - Install 1 demark in basement with 1 66 block for utility connection.
 - Install 1 RG6 coax drop per residential unit at Utility demark location
 - Install 1 Cat5e drop per residential unit at utility demark location
 - Install remote demark in residential unit
 - All residential unit drops to be “home run” to the unit demark
 - All drops (telco/coax) to be tested for proper installation
- N. Permanent power should be the absolute first priority. Begin groundwork on obtaining permits, addressing for meters and installation of switch gear upon contract execution.
- O. Caulk all electrical boxes (lights, switches, outlets, panels) to the drywall with latex caulk or fire caulk (depending on fire assembly rating) to prevent air leakage.
- P. Coordinate with Model Construction and other mechanical contractors throughout duration of the project.
- Q. Services to be installed at start of project. One month from contract signing services will be installed. If service location per drawing is not feasible, coordinate moving services to alternate location with site superintendent. DO NOT move service location without Model approval.
- R. Included all trenching excavation and backfill for new site electric up to 5 feet outside building. Patch back of sidewalks is not to be included in your base bid.
- S. Permanent house meter (on temporary release) to be installed as soon as new electric service is installed and inspected. This should be complete before framing is complete. Permanent dwelling unit meters (on temporary release) to be installed as soon as dwelling unit rough-in inspection is complete. Coordinate with Owner on proper addressing of units and buildings prior to release of electric metering.
- T. Daily Cleaning. Subcontractor shall clean up their work area on a daily basis. Each company will be required to take place in a site wide cleanup if superintendent deems necessary.
- U. Subcontractor shall provide access doors required for the installation, operation, and maintenance of its work,
- V. Provide final electrical connections to all plumbing and HVAC equipment.
- W. Include installation (terminations) of all required “pig-tail” cords for all applicable appliances.
- X. Include all electric related fire stopping requirements. Coordinate with other subcontractors and use same material.
- Y. Include gas line bonding.
- Z. This scope of work includes the implementation and continued use of PROCORE and its safety/collaboration tools throughout the duration of the project. It is preferred that each contractor has at least one tablet or at minimum one smartphone, loaded with the program, on the job at all times.
- AA. Reference the Historic Part II Narratives; Contractor shall be sensitive to historical preservation requirements related to this scope of work. Bring it to the attention of Model Project Manager if Historic Part II and drawings are contradictory. Deming, New work needs to follow National Park Service guidelines.

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- BB. **Lead:** For the purposes of this project, all existing painted/coated building materials are assumed to be lead containing, including but not limited to paints, stains, or other coatings. Work involving materials containing or coated with lead (Pb), must be performed in accordance with EPA's RRP regulations
- CC. Load centers assumed in this package in lieu of panelboards in residential units only. Panelboards are to remain as specified in commercial spaces.
- DD. Romex assumed where applicable by code in this package in lieu of EMT.
- EE. MC cable is assumed where applicable by code in this package in lieu of EMT.
- FF. Furnish and Install EMT on all exposed walls/ceilings.
- GG. Furnish and Install Access Control System for each address as follows below
 - Viking 1200 w/ VE-5x7 Analog. If more than 12 units. Provide the appropriate system to accommodate all apartments.
 - Provide CO module (C-3000) as necessary.
 - Includes 24v power and connection to 66 block at lower level demark
 - Termination to input for mag lock or strike/latch release
 - Connection to power supply for Mag Lock or Strike/Latch release system
 - Mag Lock or Strike/Latch system and door frame cabling included.

Temporary Electric – Lights and Power

- HH. Provide and install temporary electric and lighting during the duration of the project. All stairways and basements shall be lit throughout the entire duration of the project. Rough-in temporary electric as close to exterior walls as possible. DO NOT run them up through the building in the middle of the floor.
- II. The electrical contractor shall design a temporary electric service that will meet the needs of temporary power associated with this project:
- JJ. Provide general lighting throughout the building at an average of ½ watt per square feet or 5ft candles. As the interior finish work progresses, provide a minimum of one lamp per room. Include replacement of burn-out and broken lamps.
- KK. All lighting to have non-current carrying guards.
- LL. Maintenance of all temporary lighting shall be done on a regular basis, permitting not more than 10% of the lighting in each room to be non-operating at any time. It should be noted that maintenance of "construction lighting" should be for the duration of the project, even when permanent fixtures are in use for such purpose. All lighting for temporary will be energized twenty-four (24) hours per day.
- MM. Left hand bulbs may be used by this contractor if desired. LED is preferred.
- NN. All temporary lighting and wiring to be a minimum of 8'0" above the finished floor.
- OO. Should lighting circuits have to be relocated during construction, this shall be done at no additional cost to the project.
- PP. Include removal of all temporary lighting at project completion.
- QQ. Movable plywood receptacle panels shall be provided to serve as a power source for small tools, with each panel having a minimum of 4 GFI duplex outlets. Movable plywood receptacle panels shall be provided so that a maximum of 100ft. extension cord can be used.
- RR. Grounding shall comply with applicable codes relating to permanent and construction work. This shall include ground fault protection, using ground circuit interrupters.

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