

Project: **SEI Mississippi Apartments**

Contractor :

Walsh Construction Co./ORArchitect: **MWA Architects, Inc.**

Specifications Dated:

3/11/26

Plans Dated:

3/11/26**Scope of Work:**

- 1 Includes supply and installation of complete line voltage electrical system and all associated controls. Includes conduit, sleeving, conductors, feeders, electrical gear, controllers, wiring devices, outlet devices, switches, labeling, and emergency power system.
- 2 Includes all material, excavation and backfill required for underground services required for building electrical, site lighting, and telecommunications.
- 3 Includes pathways where required by code or specifications for all low voltage systems. Includes related low voltage items requiring installation by licensed electrician.
- 4 Includes all permits and fees associated with the line voltage electrical system and site lighting. Permits shall be obtained in a timely manner and in accordance with Contractor's schedule.
- 5 Provide all layout, horizontal, and vertical control required for the completion of Subcontractor's work. Includes layout for subslab work (slab-on-grade and elevated slabs).
- 6 All materials shall be compliant with NGBC.
- 7 Provide deadlines for submitting, approving, and ordering each type of material as required to allow sufficient delivery lead time to meet the construction schedule.

BIDDER DESIGN REQUIREMENTS

- 8 Include bidder design requirements for seismic restraints and other requirements per specification.
- 9 Include bidder design requirements for equipment mounting including acoustic isolation.
- 10 Include all bidder-design requirements for penetration firestopping.
- 11 Carefully note requirements in **Exhibit B** for bidder design items including design, code, insurance, shop drawing, and special inspection requirements.

SHOP & COORDINATION DRAWINGS

- 12 Coordinate all work scope with the project architect and engineer-of-record.
- 13 Provide all shop drawings and coordination drawings as required per specification.
- 14 Coordinate with the structural BIM model, other MEP systems, and the architect's BIM model. Include detailing for related trade rough-in, including blockouts, openings, raceways, and structural support for systems that attach to the wood structure.

TEMPORARY SERVICES

- 15 Provide temporary power connection for jobsite office.
- 16 Provide panels and wiring for temporary electrical service. Anticipated temporary electrical loads include swing stage scaffolding and typical construction tools and lighting.
- 17 Provide distribution cord connection wiring at temporary electrical power panel(s). Coordinate number and location with Contractor onsite supervision.

LINE VOLTAGE - GENERAL

- 18 Includes busway and busway risers for distribution.
- 19 Includes lighting (both line and low voltage) including wiring, fixtures, switching, and associated controls.
- 20 Includes all occupancy sensors for fixtures and equipment powered by line voltage.
- 21 Includes wiring of all mechanical equipment as shown on the drawings.
- 22 Includes all electrical source heating units (baseboard, radiant, resistance fan, etc) supply and installation with associated wiring and controls. Controls in residential units are to be easy to use and accessible to all residents.
- 23 Includes manufactured curbs, rails, and other roof mounted accessories for all equipment.
- 24 Includes line voltage unit single station smoke detectors, including fixture and wiring. All duct mounted detectors installed by Div 23.

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- 25** Includes site and building mounted exterior lighting. Includes time clock and/or photoelectric controls as required.
- 26** Includes exterior building wiring and photoelectric controls.
- 27** Provide installation of all electrical cords for all ranges. Provide electrical hook-up for all dishwashers.
- 28** Includes emergency battery back-up system.
- 29** Includes emergency power equipment including connection to existing systems, support mounting, and system accessories.
- 30** Includes installation and wiring of motor starters and disconnects for all mechanical equipment. Refer to electrical equipment schedule for starters and disconnects provided and installed by Div 26.

COURSE OF CONSTRUCTION - SUBGRADE

- 31** Includes the following underground work. Include trenching unless noted otherwise:
 - A** Boring under Mississippi to relocate power feeds from existing PP&L pole at SW corner of site to new pole on the West side of Mississippi.
 - B** Trenching and conduit from new PP&L pole on the NE corner of N Albina and N Prescott to new electrical room. Follow routing and sweep requirements from PP&L.
 - C** Reinforced concrete encasement for primary conduit where required by franchise utility.
 - D** Conduit for all low voltage franchise services from service infrastructure to demarcation point. Service infrastructure may be a drop from overhead pole, underground vault, or above ground pedestal.
 - E** Conduit and wiring for line and low voltage site lighting.
 - F** Conduit and wiring for all site items controlled by low voltage.
 - G** Foundations and bases for all site fixtures. Includes pole mounted fixtures.
- 32** Coordinate stub ups for all site conduit with Site Concrete Subcontractor.
- 33** Includes all excavation, backfill and compaction of backfill for underground conduit work. All general requirements for underground work per Subcontract **Exhibit B** are included.
- 34** Provide all sleeving materials, waterproofing and layout for sleeving required for underground conduit passing through building foundation. Includes all coring, cutting, boring and patching as required.
- 35** All below grade conduit to be cut off and capped 1/4" below finish floor elevation to allow flat slab-on-grade finish. Floor boxes in slab-on-grade must be sealed to prevent concrete intrusion and strongly supported to resist damage during pour.

COURSE OF CONSTRUCTION - COORDINATION - GENERAL

- 36** Includes coordination, installation and connection of electrical system with interfacing trades. Subcontractor will attend rough-in coordination meetings as required with Contractor, the Architect, and other MEP trades to facilitate installation. Subcontractor shall produce drawings as required to aid this effort.
- 37** Coordinate conduit and wiring runs to avoid structural and code conflicts. Particular attention should be paid to structural beams and pipe runs through equipment spaces like elevator mechanical and electrical rooms.
- 38** Coordinate structural support requirements for materials with Contractor supervision. Items cast in structural concrete must be coordinated with Contractor layout (including sleeves).
- 39** Coordinate electrical connections required for distributed antennae system (DAS) and its associated pathways.
- 40** Confirm fixture and outlet layouts in common area and unit walls and ceilings with the architect during rough-in. Coordinate layout with Low Voltage, Electrical, Plumbing, and HVAC Subcontractors. Submit agreed fixture and outlet layout through normal process for approval. Includes the following items:
 - A** Lighting fixtures
 - B** Switching for lighting fixtures; occupancy and dimming sensors
 - C** Line voltage outlets

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- 41 Review equipment clearances to ensure compliance with applicable codes.
- 42 Provide all embedded items fastening equipment to housekeeping and equipment pads. Coordinate requirements for pads with Concrete Subcontractor.
- 43 Coordinate locations and sequence of pre-rock with drywall Subcontractor.
- 44 Coordinate the emergency power system start up sequence with Mechanical and Elevator Subcontractors. Includes low voltage connections for notification and signaling purposes to all equipment on emergency power.
- 45 Coordinate electrical requirements (including size and location) for irrigation controls with Landscape & Irrigation Subcontractor.
- 46 Coordinate with flashing and cladding trades, penetration sealants, and sleeves at any exterior fixtures and other penetrations required.
- 47 Provide penetration layout and any materials required to build into cladding, where applies. Provide sealed connection at all penetrations.
- 48 Provide penetration layout and any materials required to build into window systems, where applies. Provide sealed connection at all penetrations, including entry system.
- 49 Coordinate items to be delivered to their final destination without requiring existing or completed areas to be altered or demolished. Items likely to require large pathways are to be coordinated in a timely manner so as not to hinder schedule or the work of other trades.
- 50 Includes acoustic items required per specification.
- 51 Coordinate location of electrical panels with Architect and Owner input during preconstruction. Confirm clearances, door locations, and swings in panel vicinity are acceptable.
- 52 Verify ADA and FHA outlet locations.
- 53 Include switches built into cabinetry for appliances with controls outside of allowable ADA constraints (range hoods for example).
- 54 Coordinate elevator electrical service requirements and locations with Elevator Subcontractor.

COURSE OF CONSTRUCTION - ROUGH IN - GENERAL

- 55 Provide and install all sleeving materials required for their work in cast-in-place concrete.
- 56 Provide one worker (minimum) for pour watch during any concrete placement activities work in this scope.
- 57 Includes all blocking/backing required for the electrical system. Coordinate requirements for backboards and other required substructure with Contractor onsite supervision.
- 58 Connect to permanent power upon electrical service acceptance by inspector.
- 59 For fixtures attached to cabinetry, coordinate all required fixture rough-in needs with Contractor onsite supervision and Cabinet Subcontractor.
- 60 Provide equipment for emergency building power and coordinate installation with other MEP Subcontractors. Include mounting and support accessories.
- 61 Provide line voltage power supply, including emergency power, to the following systems as required:
 - A Elevator hoistway and mechanical room. Coordinate with Elevator Subcontractor.
 - B All mechanical systems
 - C Motorized doors
 - D Motorized dampers
 - E All low voltage systems
 - F All door hardware requiring line voltage. Includes hardware indicated as requiring power per the hardware schedule but not shown on electrical plans.
 - G All irrigation systems
- 62 Provide outlets and wiring for fire protection, plumbing, and mechanical piping heat tape where required for freeze protection. Also includes outlets and wiring for heated P-traps where required. Coordinate as required with Fire Protection, Plumbing, and Mechanical Subcontractors.
- 63 Supply and install all firestopping and draftstopping applicable to the electrical system installation. Includes putty pack at all outlets where required to meet AHJ firestopping requirements.
- 64 Supply all access panels necessary to access electrical and low voltage work. Coordinate blockouts as required with Framing Subcontractor. Panels to meet proper fire rating.

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- 65 Includes all seismic hangers, strapping, and bracing as required.
- 66 Provide roof flashings and weatherheads to Roofing Subcontractor for any penetrations.
- 67 Provide vibration attenuation and acoustic isolation for equipment and ductwork as required. Includes spring isolation curbs for equipment.
- 68 Includes electrical connections required for distributed antennae system (DAS).

COURSE OF CONSTRUCTION - FINISH

- 69 Review appliance schedule and connect any cords or direct wired systems not provided with an integral plug.
- 70 Provide trim kits at all electrical fixtures. Where trim is not provided or insufficient for finish provide caulking at joints between fixtures and finish surfaces.
- 71 Note requirement to paint all exposed MEP rough-in and cavities.

MOBILIZATIONS

- 83 Includes multiple mobilizations as needed to perform this work scope. Sequence as needed.

INTERIOR MOCKUP

- 84 Provide materials and labor for an interior mockup including all fixtures, devices, switching, outlets, wiring and other finishes per approved submittals. Anticipate one complete living unit will be built as the mockup before production work begins.
- 85 The interior mockup must be reviewed and approved before installation of scope may begin. Schedule delays caused by quality rejection of the mockup scope are subject to penalties as defined by subcontract

ACCESS

- 86 Includes all personnel hoisting equipment (lifts, ladders, scaffold, etc) required for work access.

MATERIAL HANDLING & HOISTING

- 87 Provide material handling and all freight to the jobsite for all work in this scope. All deliveries are to be coordinated with Contractor's onsite supervision.

INSPECTIONS & CLOSEOUT

- 88 Includes scheduling and executing all inspections required.
- 89 Includes testing of the electrical system as constructed. Coordinate fire / life safety and smoke control testing with HVAC Subcontractor.
- 90 Provide all signage, identification tags, and labeling required on all electrical system equipment and fixtures.
- 91 Provide a training session for Owner's maintenance personnel at project turnover. Contractor shall provide a videotaped copy of the training session for owner reference.
- 92 Provide a complete, thorough description of emergency electrical system functions for the building owner and maintenance personnel. Include descriptions of the systems operation as built and future capabilities.
- 93 Coordinate visits and documentation required of equipment supplier representatives with Owner training and equipment start up requirements.
- 94 Note requirements for additional electrical and low voltage parts required for future maintenance use per specification.
- 95 Coordinate final commissioning requirements with commissioning agent (CxA).

WARRANTY

- 96 Subcontractor warranty on their construction services shall be for a period of one year from date of substantial completion except for the extended manufacturers warranties that are included on major equipment through the equipment supplier, unless noted otherwise.

Scope Package Name:

Electrical (w/o Low Voltage)

Scope Package No: **16.1**

Date: **3/12/26**

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Excluded Items:

- 1** Low voltage wiring and devices
- 2** All fans are provided by HVAC Subcontractor, wiring by Div 26.
- 3** Make-up air and exhaust ventilation provisions for emergency power supply (grilles, ductwork, etc provided by HVAC Subcontractor).
- 4** Fire / smoke dampers provided and installed by HVAC Subcontractor, wiring by Div 26 & 28. Also mechanical systems control wiring integral to mechanical equipment are excluded.
- 5** Power company installation and use charges. Charges caused by incorrect installation of permanent service connection materials however will be charged to Subcontractor.