Scope of Work

Electrical Work – Two-Story Modular Homes
Each Home Approximately 1,200 Square Feet
Connect Service to the house from underground.

Project Overview

This Scope of Work defines the electrical work required for a two-story residential modular, each approximately 1,200 square feet. Each home will require complete electrical installation, underground service connection, and infrastructure to support residential power needs, 2 mini-split condensers, 1 ERV, and an EV charging. There are 5 two-story modulars in this phase of construction, as well as 2 other single-story homes (information for those provided in a separate scope of works).

General Scope

CBHFH is looking for a labor bid only. We will provide materials. The electrical contractor shall furnish all labor, tools, and services necessary for the complete installation of the electrical systems for the modular homes, including but not limited to the following:

Site Electrical Work

- Underground Service:
  - Install 30’ of underground conduit.
  - Coordination with utility provider for connection and inspection.

Service Panel & Distribution

- Main Electrical Panel Installation:
  - Finish electrical service panel in each home, with sufficient capacity for residential loads, 2 mini-split condensers, 1 ERV, and an EV charger.
  - Labeling and circuit identification.
  - Install required disconnects.

Interior Electrical Installation

- Appliance and Equipment Connections:
  - Terminate and connect power to all appliances as required.
- Baseboard heat in 2 bathrooms, both with 15minute timers.
- Smoke detectors in all areas necessary to comply with Mass building code.
- All outlets to code.
- Led wafer lights.

Mechanical Equipment Power (Mini-Splits)

- Condensers:
  - Install dedicated circuits and disconnects for 2 exterior mini-split condensers per house.
  - Wiring and termination for interior heads, including communication wiring as required by manufacturer.

EV Charging

- EV Plug Installation:
  - Install 1 dedicated 50 AMP breaker with wiring going to a 110 ERV outlet within 6’ of a parking spot.
  - Proper labeling and breaker identification in service panel.
  - Install EV Plug

Testing and Verification

- Perform full system testing to ensure proper operation of all electrical systems.
- Conduct insulation resistance testing, panel torque checks, and functional testing of all circuits and equipment.
- Provide inspection coordination and obtain all necessary electrical permits and approvals. Closeout and Documentation
- Provide as-built documentation for all installed electrical systems, including panel schedules, wiring diagrams (if available), and product data sheets for installed equipment.
- Provide warranty information for labor.
- Provide a filled out a Smoke, CO, Heat Detection Record of Completion home 1-2 family form.

Standards & Codes

All work shall comply with the latest editions of:

- National Electrical Code (NEC)
- State and Local Building Codes
- Utility Provider Requirements
- Modular Construction Standards (if applicable)

Coordination Requirements

- Coordinate with General Contractor, HVAC contractor, and utility provider to ensure proper integration of electrical systems with modular construction and site infrastructure.
- Ensure all penetrations, wiring chases, and connections comply with modular building Plans, installation procedures, and to code.