



## PROPOSAL

May 23, 2025

Attn: Estimating Team

RE: Eugene Simpson Park located at 426 East Monroe Ave, Alexandria VA 2301

The following represents United Electric Company's scope of work based on the following information as noted on engineered electrical drawings E001-E500 (9) pages, dated 8/09/24 and in adherence with the specifications given plus all OSHA, state, and local AHJ codes and regulations. Addenda: None

**Scope of work** Electrical work related to (1) new press box, (2) storage building, and (2) dugouts at a ballfield park.

- Demolition: selective demolition, cut cap and make safe for demo and removal by others
- We will handle electrical items noted for reinstallation/relocation.
- **Temporary power:** Use existing tenant area power, maintain circuit(s) or tap off panel if need
- **Temporary lighting:** Allowing for field stringers if needed in the storage and press box.
- Furnish and install light fixtures, and lighting control switches and sensors.
- Wire all fixtures designated emergency or exit constant hot ahead of any switches.
- Furnish and install fan J box and allowing to install (1) in the concession area (fan furnished by others) up to 75-pound weight. We exclude special framing or welding for fan supporting.
- Budget allowance for (3) interior emergency wall packs, subject to approval shown on plans but not on fixture schedule. Allowing for furnishing and installation of (2) type W fixtures on the exterior bleacher wall.
- Furnish and install (2) new panelboards, and (1) 75 KVA transformer.
- Remove and relocate panel PPH and (2) Musco lighting control panels only. Excluding Musco programming.
- Provide final power connections to all site items, showing homerun circuitry. All trenching, raceway, and wiring is provided by others, brought to within 5 feet of the new work areas. We will intercept and provide additional conduit only, up to 10 feet to make power terminations.
- We are allowing for wire only for the panel feeders, however all trenching and ground conduits by others.
- Furnish and install disconnects, and motor rated switches as noted.
- Furnish and install new circuit breaker in existing panelboard PFH as noted per note 1 on the schedule.
- Providing disconnects as noted, power, and connections only for HVAC equipment,
- **Wiring Methods:** EMT w / THHN wiring for all exposed branch circuits and homeruns. MC cable for concealed branch circuitry. LFMC for motor connections. Plenum rated cable for lighting control devices.
- Verify circuit designations and provide updated panel directories.
- We will provide fire safe (caulk) on walls penetrated with electrical conduit.
- Daily cleanup of our work and place trash/debris into GC provided on-site dumpster.
- Work to be completed during normal business hours (M-F 5AM-1PM).
- (1) Electrical permit, taxes, insurance, labeling, and testing by us.
- Recognition of Prevailing wages per wage rate chart dated 01/10/2025 attached with ITB.
- One year warranty on workmanship, materials, and installation provided by United Electric.

## **General exclusions and exceptions to scope of work and specs.**

- Utility company: fees and purchasing equipment. such as power transformers, meters, and CT cabinets.
- Relocation of utility enclosure.
- Fees to architect or engineer for CAD drawings if needed, engineering, design, and stamped drawings.
- Work related to any symbols and keynote numbers lacking corresponding locations and information.
- Repair or correcting of hidden non code compliant conditions (change order basis if needed).
- Plywood backboards. Concrete housekeeping pads. Furnishing lifts or scaffolding.
- Empty conduits for future EV chargers. Programming of Musco lighting.
- Taking exception to lighting control wiring diagram equipment (time clock, photocell, and contactors). This may be existing due to the drawing date and the fact that noting is shown or detailed on the electrical drawings. We are excluding these items, see add alternate if needed.
- All trenching, raceway conduits and wiring for the site lighting, score boards, and incoming power services.
- Installing or relocating site lighting, site pole lights. AV devices or raceway on exterior poles.
- Demo of hazardous materials such as asbestos, and separation of fixture fluorescent lamps, and battery ballasts.
- Wall, floor, or roof coring or saw cutting/trenching, patching, repair, painting, Xray or GPR scanning.
- Access panels (panels to be furnished and installed by carpentry or drywall contractor if needed).
- Telecom, security, or voice- data system equipment, devices, low voltage wiring, and programming.
- HVAC Equipment, motor starters, VFD's, and controllers.
- Storage units or sea containers. Spare parts/attic stock unless specified.
- Buy American, US Citizens, Escorting.
- Coordination studies. Infrared scanning, spare fuse cabinets, spare panel board materials.
- Owners' technician / 3<sup>rd</sup> party fees, commissioning, NETA Testing. 3<sup>rd</sup> party engineer/independent testing fees.

## **Special Notes**

- We review and coordinate with all drawings; however, our proposal is based on the information noted on the electrical drawings unless electrical notes or addenda provides directive to use alternate drawings.
- Specifications are on drawing sheets only (no separate section or booklet available or provided).
- It is understood that all site work: lighting score boards, utility equipment, trenching raceway and wire is provided by others. Site lighting and scoreboards are assumed to have underground raceway with wiring coiled up for us to intercept and make final power terminations.
- Electrical items that may be required but not shown will be provided on a change order.
- Where specified items have incorrect or discontinued Cat #, vendors have endeavored to provide equivalent items, subject to approval. Pricing is subject to change if not acceptable.
- Pricing is based on standard delivery of electrical equipment. Expedited shipping (if available) is extra.
- Coordination between architectural, electrical and door schedules are the responsibility of the design team.
- Fixtures, gear, and devices that are subject to approval will not be released until submittals are approved.
- Fixtures, gear, and materials to be stored inside premises or in GC provided container.
- Excluding notes and phrases requiring adding, deleting, fixing, or replacing items after field inspection or discovered during working conditions that do not meet code or current situations.
- Adjustments to drawings requiring additional work and materials will be made as a change order.
- Failure to specifically exclude an item/function does not imply inclusion in scope of work.

**PRICING DOES NOT INCLUDE ANY IMPENDING TARIFFS. FINAL TARIFF COST, IF APPLICABLE, WILL BE COMMUNICATED PRIOR TO FIXTURES AND GEAR RELEASE.**

*This Proposal shall be incorporated into any agreement or subcontractor agreement for which this Proposal is submitted. The acceptance of this proposal and any amounts set forth herein are conditioned upon the mutual acknowledgment of the incorporation of this Proposal into the agreement between the parties. With the acceptance of this Proposal, United Electric Companies Inc shall only be obligated to perform the scope of work set forth in this Proposal. The acceptance of this proposal and any amounts set forth herein are conditioned upon the mutual acknowledgment of the scope of work and exclusions set herein.*

**Proposal Summary Pricing good for 30 days**

	<i>Price</i>
Base Bid	\$169,880
Add Alt: Furnish and install time clock, photocell and contactor	\$ 1,550
Add Alt: Bond if needed.	approximately 3% of total contract

**While we make every effort to protect pricing as proposed we reserve the right to rescind or modify this proposal for circumstances outside of our control.** The construction industry is subjected to sudden and frequent price increases and delays related to fixtures, gear, and materials due to tariffs and other issues. An award for the project may require an immediate buyout / purchase order for fixtures, equipment & materials to prevent price increases and to guarantee their availability. Unforeseen delays and costs caused by manufacturers or factories out of our control. Lead times will be provided upon approval of submittals. Schedule delays or concerns will be promptly communicated. United Electric will not be held responsible nor held liable for any temporary solutions, expedited shipping and delays caused by manufacturers or suppliers.

We appreciate the opportunity to submit a proposal for this work and look forward to working with you.

Sincerely,  
Rachael Bowley, President

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