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PROPOSAL

Electrical

PREPARED EXCLUSIVELY FOR

Halvard Interior Builders

Austin, TX 78704

PROJECT	Electrical
PREPARED BY	Oxbow Lane Electric · Tomas Ibarra
CONTACT	(512) 555-0134
TOTAL INVESTMENT	**$69,800**

01 PROJECT OVERVIEW

Oxbow Lane Electric submits this electrical subcontract bid to Halvard Interior Builders (attention: Megan Takeda, Project Manager) for the 3,500 sq ft second-generation office suite fit-out, per the reflected ceiling plan and power plan in the bid set. The work covers make-safe and demolition of existing electrical, a new 225 A class branch panel and feeder, LED lighting and lighting controls, power distribution, mechanical equipment connections, and coordination with the data/low-voltage and fire alarm contractors. About 4 weeks of on-site electrical work is planned inside the GC's schedule, with the panel order released at award to cover the lead time.

02 SCOPE OF WORK

1. Make safe and demolish the existing lighting, devices and abandoned wiring in the suite back to source.
2. Furnish and install a new 120/208 V, 3-phase, 42-circuit branch panel (225 A class), fed from the building's existing distribution with a new copper feeder in conduit. Feeder length is assumed to be 75 ft or less. The panel order is released at award because lead time is several weeks.
3. Furnish and install LED lighting per the reflected ceiling plan:

- About 45 recessed 2 x 4 troffers (about 4,000 lumens, 3500 K, 80+ CRI, 0-10 V dimming).
- 8 LED downlights in the conference room and reception.
- LED exit signs and battery emergency egress lighting.

4. Furnish and install lighting controls to meet the energy code:

- Occupancy and vacancy sensors in offices and the conference room.
- Daylight-responsive control in the perimeter zones.
- Automatic shutoff for open areas.
- Low-voltage room controllers.
- Functional testing of all controls, with written results.

5. Furnish and install power:

- About 60 duplex receptacles on 20 A circuits.
- Dedicated circuits for the copier and break-room appliances.
- GFCI protection in the break room.
- 2 floor boxes in the conference room.

6. Make power connections to mechanical equipment shown on the drawings, with an allowance of up to 4 connections (VAV and fan-powered boxes).
7. Coordinate with the data/low-voltage and fire alarm contractors and provide 120 V power where their equipment needs it. At data locations, Oxbow Lane Electric provides back boxes, mud rings and pull strings. The data contractor provides cable, devices and terminations.
8. Obtain the permit through City of Austin Development Services. The master electrician of record signs the electrical drawings (suite is under 5,000 sq ft). Arrange above-ceiling and final inspections.
9. Provide a typed panel schedule, as-built markups and closeout documents.
10. Fixtures, sensors and devices are per the bid set. Any substitution is submitted to the GC for approval before ordering.

03 MATERIALS & SPECIFICATIONS

- Raceway and cable: EMT and MC cable per building standard.
- Feeder: new copper feeder in conduit.
- Receptacles: commercial-grade, 20 A.
- Branch panel: 120/208 V, 3-phase, 42-circuit, 225 A class.
- Troffers: recessed 2 x 4 LED, about 4,000 lumens, 3500 K, 80+ CRI, 0-10 V dimming.
- Downlights, exit signs and emergency egress lighting: LED, per the bid set.
- Lighting controls: occupancy and vacancy sensors, daylight-responsive controls and low-voltage room controllers, per the bid set.
- Data location rough-in: back boxes, mud rings and pull strings.
- Wire, boxes, fittings and supports: type and size per the bid set and the current electrical code as adopted by the local authority having jurisdiction.

04 PROJECT TIMELINE

Start Date: January 4, 2027

Week 1 / January 4, 2027 start: Make-safe and demolition of existing lighting, devices and abandoned wiring.

Week 2: Branch panel, feeder, and branch circuit and control wiring rough-in ahead of the GC's walls and ceiling grid.

Week 3: Set lighting in the ceiling grid, make mechanical equipment connections, then the above-ceiling inspection before ceiling tiles go in. Provide power for the data and fire alarm contractors.

Week 4 / through January 29, 2027: Trim out receptacles and floor boxes, controls functional testing, panel schedule, final inspection, as-built markups and closeout.

Estimated Completion: January 29, 2027

05 INVESTMENT

TOTAL	$69,800

Prices in US dollars. No sales tax is added to this bid; Oxbow Lane Electric takes a resale certificate from Halvard Interior Builders, and the GC bills applicable tax to the owner.

06 PAYMENT SCHEDULE

- Oxbow Lane Electric submits monthly pay applications to Halvard Interior Builders for work completed.
- Retainage is withheld as set in the subcontract.

- Retainage is released at substantial completion.

07 ALLOWANCES & UNIT PRICING

This bid includes an allowance of up to 4 power connections to mechanical equipment (VAV and fan-powered boxes). The price is a lump sum based on the stated device and fixture counts. Added or deleted devices are priced at Oxbow Lane Electric's unit rates by written change order before the work proceeds.

08 EXCLUSIONS

- Data, telecom and AV cabling and devices (by others).
- Fire alarm system and devices (by the fire alarm contractor).
- Utility service or meter changes.
- Furniture-system power whips and modular furniture feeds.
- Core drilling and X-ray scanning (by GC).
- Patching and painting.
- After-hours work, except where building rules require it (that work is included).
- Temporary power beyond normal suite use.

09 ASSUMPTIONS & CLARIFICATIONS

- Feeder length: assumed to be 75 ft or less; a longer run is priced by change order.
- Lump sum is based on the stated counts of about 45 troffers, 8 downlights and about 60 duplex receptacles; added or deleted devices are adjusted by change order.
- Panel order release: the panel order is released at award; a delayed award may affect the schedule.
- Work is scheduled inside the GC's schedule; the ceiling grid, walls and access must be ready in line with the weekly sequence above.
- Mechanical connections: more than 4 connections are priced by change order.

10 WARRANTY

Manufacturer warranty: LED fixtures, sensors and the branch panel carry their manufacturers' warranties. Warranty documentation is provided at closeout.

Workmanship warranty: Oxbow Lane Electric warrants its workmanship for 1 year from substantial completion. Within that period, Oxbow Lane Electric will repair or replace, at its cost for labour and materials, any defect in its installation. The warranty does not cover damage from misuse, alteration or repair by others, or work by other trades.

11 INSURANCE & LICENSING

Oxbow Lane Electric carries commercial general liability insurance and workers' compensation coverage. Texas electrical contractor license: TECL 00000. Certificate of Insurance and documentation available on request.

12 CHANGE ORDER POLICY

Any change to the scope of work is priced and agreed in writing by both parties before the work proceeds. Verbal changes are not binding. Work covered by the unit prices in Allowances & Unit Pricing above is priced at those rates.

13 TERMS & CONDITIONS

1. Scope changes: Changes to the scope, device counts or substitutions are made only by written change order. Substitutions are submitted to the GC for approval before ordering.
2. Client obligations: Halvard Interior Builders provides access to the suite, a schedule that allows the sequence stated above, and the services listed as by others.
3. Unforeseen conditions: Concealed or unforeseen conditions that affect the scope or schedule are reported to the GC and addressed by written change order before work proceeds.
4. Insurance and liability: Oxbow Lane Electric maintains the insurance described above. Liability is limited to the work covered by this proposal.
5. Dispute resolution: The parties first attempt to resolve disputes through good-faith discussion between project representatives. Unresolved disputes are handled as set out in the subcontract.

This bid is valid for 30 days from November 13, 2026.

14 ACCEPTANCE

By accepting below, Halvard Interior Builders confirms that it has read this proposal and accepts its scope, price and terms. Acceptance authorizes Oxbow Lane Electric to release the branch panel order and schedule the work.

Accepted by (Contractor)

Oxbow Lane Electric

Tomas Ibarra

Printed Name & Title

Date

Accepted by (Client)

Halvard Interior Builders

Printed Name & Title

Date

END OF PROPOSAL · ELE-2026-4033