

Project Name: County Administration Building

Address: 315 W Main St., Tavares, FL 32778

Project Manager: Paul Doran

Unless otherwise noted, the Contractor shall provide all required labor, material, equipment, plans, engineering, surveys, permitting, and local and state inspections to provide 100% turnkey project. Change orders shall not be issued for incidental items or tasks that should have been reasonably construed to be part of the project by the Contractor.

PURPOSE

The purpose of this solicitation is to select a Certified Electrical Contractor to perform a comprehensive electrical system assessment for the County Administration Building located at 315 W Main St., Tavares, FL 32778. The assessment is to evaluate safety, code compliance, operational reliability, and capacity of existing electrical infrastructure. The assessment shall identify deficiencies, verify system ratings, and provide recommendations for corrective action and capital planning. The assessment shall be performed after business hours.

SCOPE OF WORK

The Contractor shall provide all labor, supervision, equipment, tools, and materials necessary to perform a comprehensive electrical system assessment including, but not limited to, the following:

1. Load and Overcurrent Protection Evaluation

- Verify amperage requirements of existing electrical loads
- Confirm conductor sizing and ratings
- Evaluate overcurrent protective devices for proper sizing and coordination
- Identify overloaded circuits and undersized components

2. Plans and Specifications Review

- Compare existing installation to available plans and specifications
- Identify deviations from design documents and as-built drawings
- Document undocumented field modifications

3. Code Compliance Assessment

- Identify electrical code violations in accordance with applicable codes
- Review installation methods for compliance
- Document improper connections and installations
- Identify potential safety hazards

4. Panelboard and Equipment Verification

- Verify proper panel sizes and configurations
- Confirm available capacity and spare breaker space

- Verify rating of all electrical equipment including panels, disconnects, transformers, and switchgear
- Confirm compatibility of connected loads with equipment ratings

5. Testing and Performance Checks

- Perform operational testing of electrical distribution equipment
- Evaluate system performance under normal operating conditions
- Identify abnormal operating conditions or load imbalances

6. Infrared (Thermographic) Testing

- Perform infrared scanning of electrical panels, switchgear, transformers, and major connections
- Identify overheating components and loose connections
- Provide thermographic images and analysis

7. Ground Integrity Testing

- Test grounding electrode system
- Verify continuity of equipment grounding conductors
- Identify deficiencies in grounding system

8. Insulation Resistance Testing

- Perform insulation resistance testing on feeders and selected circuits
- Identify deteriorated insulation and potential failure points

9. Equipotential Bonding Testing

- Verify equipment bonding where applicable
- Confirm bonding between electrical equipment and grounding system
- Identify missing or inadequate bonding

10. Panel Schedule and Circuit Accuracy

- Verify panel schedules for accuracy
- Confirm circuit labeling matches field conditions
- Identify unidentified or mislabeled circuits
- Document available spare capacity

11. Documentation and Reporting

- Provide written report summarizing findings
- Include photographs and thermographic images
- Provide testing data and measurements
- Identify code violations and safety concerns
- Provide prioritized recommendations for corrective actions
- Identify capacity concerns and future planning considerations