



Scope of Work

PROJECT NAME: King City
PROJECT LOCATION: 17165 SW Pacific Highway, King City, Oregon, 97224
PROJECT DESCRIPTION: 16 Attached Townhomes, 3 Buildings Total
SCOPE OF WORK: Framing
DATE OF WORK: Spring 2024
BID DUE DATE: February 2nd, 2024 at 5pm
Duration: Building 1 and 3 (5-plexes)

1st floor - 10 days

Joists - 5 days

2nd floor - 10 days

Roof - 10 days

Framing pickup - 5 days

Building 2 (6-plex)

1st floor - 12 days

Joists - 6 days

2nd floor - 12 days

Roof - 12 days

Framing pickup - 6 days

Habitat superintendent to communicate exact dates

Scope of Work:

1. General

- a. Framing contractor responsible for passing city inspections for interior and exterior shear, structural, roof trusses, and rough framing.
- b. Framing shall be in accordance with the current Oregon Residential Specialty Code and according to the structural specifications in the approved building plans.

- c. Refer to structural plans and follow all notes and details including fastener schedule and requirements.
 - d. Collaborate with other trades to ensure that framing does not obstruct or damage any other trade's work.
 - e. Framer to prepare the building for all sub-contractors that are to follow after framing. All Rough Openings are to be correct for the anticipation of exterior doors, windows, interior doors, cabinets, medicine cabinets, tubs and showers, and plumbing fixtures. Consideration is to be given to floor joist layout to prevent issues with rough plumbing connections.
 - f. Adhere to intermediate & advanced framing details and notes in plans.
 - g. No OSB materials with exception of subfloor.
 - h. Attend pre-framing walk with Habitat superintendent, mechanical, electrical, and plumbing trades to ensure framing prepares for MEP locations.
 - i. Attend onsite pre-rough-in meeting with Habitat superintendent, mechanical, electrical, and plumbing trades
2. 1st and 2nd floor framing
- a. Habitat will provide lumber from Parr Lumber. Contractor to review lumber takeoff and suggest any changes necessary.
 - b. Contractor to provide fasteners. All other materials ordered on Habitat's account from Parr Lumber.
 - c. Provide all labor to frame buildings per approved building plans.
 - d. Install all shear walls, straps, hold downs and nailing.
 - e. Install all blocking:
 - i. surface mount medicine cabinets
 - ii. stair handrail
 - iii. bathroom grab bars
 - iv. continuous blocking for tub flange nailing
 - v. kitchen cabinets
 - vi. towel bars
 - vii. toilet paper holder
 - viii. towel rings
 - ix. water heater
 - f. Frame attic access per plans.
 - g. Install and maintain all temporary handrails/guardrails per OSHA standards.
 - h. Complete all framing pickup items within 5 days of notification by Superintendent
3. Roof framing
- a. Habitat will provide roof trusses from Builder's First Source.

- b. Provide all labor to frame all roofs per approved building plans and truss manufacturer specifications.
- c. Install trusses.
- d. Install all required bracing and blocking.
- e. Install roof sheathing.
- f. Install fire rated roof sheathing where required.
- g. Install eave venting (mushroom vents at ridge installed by others).