



## Scope of Work

PROJECT NAME:	Myrtlewood Way
PROJECT LOCATION:	17640 NE Glisan St, Gresham, OR, 97230
PROJECT DESCRIPTION:	20 Attached Townhomes
SCOPE OF WORK:	Site / Public / House Excavation
DATE OF WORK:	September 1 <sup>st</sup> , 2024
BID DUE DATE:	August 2nd, 2024

### Scope of Work:

#### 1. Schedule

- a. Anticipated Start: September 2024
- b. Site Development Duration: 5 Months
- c. House Excavation Durations
  - i. Foundation digout - 3 days per building
  - ii. Underground utilities - 3 days per building
  - iii. Slab prep - 1 days per building
  - iv. Rough grade - 1 day per building
  - v. Flatwork prep - 2 days per building
  - vi. Final grade - 2 days per building
- d. Include proposed schedule with bid.
- e. Actual dates will be communicated by the project Site Superintendent.
- f. Contractor will start and end work per the schedule supplied by the project Site Superintendent.

#### 2. General notes

- a. Habitat to provide all permits.
- b. Provide all labor, materials, and equipment mobilization to perform scope of work.
- c. Include all excavation, backfill, and dirt haul-off.

- d. Read and adhere to all notes and details in the plans.
- e. Contractor shall pothole to verify location of all underground utility connections prior to commencing construction. Notify Engineers of any potential conflicts
- f. Protect all curbs and site concrete. Any damage to new roads or curbs on the project will be investigated by Habitat. Responsible parties for damages will be held responsible for paying repairs
- g. Work may not proceed until all applicable City inspections, soils special inspections, structural special inspections, and structural engineer observations have been approved.
- h. No gas service will be installed for this project.
- i. Contractor to provide a generator if they need temporary power.
- j. Habitat will provide staking.
- k. This is not a prevailing wage job.

### 3. Site/Public Development

#### a. Erosion control

- i. Provide all labor and materials to install and maintain all erosion control measures according to approved plans, City of Gresham and DEQ requirements. Pass inspection before tree removal begins. Adjust erosion control measures per plan when transitioning from demo/grading/excavation to street/utility phases of construction.
- ii. Tree protection fencing install by others.
- iii. Pass erosion control inspection before excavation begins.
- iv. Correct any erosion control deficiencies identified by inspections within 24 hours of inspection notice.
- v. Contractor responsible for keeping the street clean, including street sweeping if necessary, for their scope of work
- vi. Implement "wet weather" measures as necessary.
- vii. Remove and dispose of erosion control measures when no longer required.

#### b. Demolition

- i. Perform all demolition and protection per the demolition plan.
- ii. Remove all spoils from demolition and properly dispose offsite.
- iii. Perform all site grubbing and clearing.
- iv. Remove all trees less than 6" diameter onsite per demolition plan (larger trees to be removed by others)
- v. Remove all stumps from trees of all sizes.
- vi. Perform all asphalt sawcuts for utilities and frontage improvements.

#### c. Grading

- i. Grade site according to grading plan.

- ii. Grade for all site concrete and asphalt work, including private and public asphalt, and concrete curbs, sidewalks, and driveway approach.
  - iii. Contractor shall follow all construction notes pertaining to grading.
  - iv. Hold down grade 6" behind curbs so curbs can serve as erosion control during construction. Ramp material up to curb to eliminate tripping hazard
  - v. Provide all necessary soil compaction according to plans, code requirements, and geotech requirements.
- d. Storm-water systems
- i. Provide all labor and material to install all storm-water systems per plans
  - ii. Contractor shall follow plan notes regarding storm water system installation.
  - iii. Provide required cleaning, testing and video taping of all lines and manhole(s).
- e. Sanitary sewer systems
- i. Provide all labor and materials to install sanitary sewer systems per plans
  - ii. Contractor shall follow plan notes regarding sanitary sewer system installation.
  - iii. Provide required cleaning, testing and video taping of all lines and manhole(s).
- f. Water system
- i. Rockwood water will perform all work in the public right of way, including master meter and hydrant install.
  - ii. Provide all labor and material to install water service from master meter to private sub meter boxes.
  - iii. Provide and install private sub-meter boxes (habitat plumber will provide and install meters).
  - iv. Contractor shall follow plan notes regarding water system installation.
  - v. Trench, install and backfill major irrigation crossings under the private drive.
  - vi. All irrigation lines by others
- g. Dry utilities
- i. Provide all labor and material to install all PGE underground power, per plan.
  - ii. Provide all labor to install all comcast communications lines, per plan. Material supplied by Comcast.
  - iii. Contractor to meet all dry utility company requirements.
  - iv. Contractor to be on the approved PGE sub-contractor list
  - v. Provide Certificate of insurance to include PGE. See sample
  - vi. Fill out and sign PGE Contractor Agreement
  - vii. Contractor to attend pre-construction meeting with dry utility companies.

viii. Contractor shall follow plan notes regarding installation of dry utilities

h. Site Lighting and EV Charging

- i. Provide all labor and material trench, install conduit, and backfill for all site electrical (including EV Charging and Temp Power). Wiring and lights to be installed by others.
- ii. Ensure all necessary city inspections occur regarding the installation of conduit prior to backfill.
- iii. Concrete flatwork and asphalt paving preparation
- iv. Prep grade for all concrete curb, sidewalk and driveway approach locations with approved stone and proper elevation.
- v. Prep grade for all asphalt locations
- vi. Provide and install irrigation sleeves for sidewalks.
- vii. Provide base rock and compaction per Geotech report.
- viii. Ensure all geotechnical and city inspections are passed.

i. Paving

- i. Please provide optional pricing for asphalt paving at utility patches

4. House Excavation

a. Site preparation / Excavation

- i. Grade building sites according to precise grading plans. Include rough grade after underground connections are installed to each unit. Include final grade before landscaping.
- ii. Excavate for all house flatwork - interior sidewalks and patios/porches
- iii. Hold down grade 3" below top of all finish curbs and sidewalks. Ensure soil in landscape area meets all landscape requirements.
- iv. Provide all necessary soil compaction according to plans and code requirements.
- v. Excavate foundations (including trash enclosure) as necessary to achieve compact subgrade per plans.
- vi. Excavate for building footings per plans.
- vii. Provide backfill and compaction inside foundations per plans.
- viii. Coordinate with Habitat-contracted plumber to sequence underslab plumbing.
- ix. After underslab plumbing has passed inspection, backfill and compact radon rock per plans.
- x. All backfill and compaction must pass geotech inspection and city inspection.

b. Storm-water systems

- i. Trench, install, and connect all rain drains (for connection to roof downspouts) to site stormwater system, per plan
- ii. Leave pipe stubbed up for future downspouts 8" above finish grade.

- iii. Protect all stormwater stubs with caps to prevent clogging with debris during construction
- c. Sanitary sewer systems
  - i. Provide trenching & backfill for sanitary sewer line from curb to building foundation per plans. Foundations contractor will provide sleeve for entry point through foundation.
  - ii. Clean out to be performed by Habitat hired plumber.
- d. Water system
  - i. Provide trenching and backfill for the house water lines. (Habitat's plumber to run the water lines from the private meter box to the home, and install the private submeter). Foundations contractor will provide sleeve for entry point through foundation.
  - ii. Reset water meter boxes at final grade.
- e. Final Grade
  - i. Complete final grade per plan.
  - ii. Mark foundation stem wall with final grade location with chalk line, prior to damproofing