



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 Flatwork and Foundations
DATE OF WORK: Fall 2024
BID DUE DATE: August 2nd, 2024

Scope of Work:

1. Schedule

a. Durations

- i. Footings and stem walls - 5 days per building
- ii. Slabs - 2 days per building
- iii. Porches/patios - 2 days per building
- iv. Onsite walkways - 5 days
- v. Public flatwork - 5 days

b. Exact dates will be communicated by Habitat construction superintendent

c. Anticipate 3 mobilizations

- i. Mobilization 1: All public curbs and sidewalks, and private curbs
- ii. Mobilization 2: Foundations/slabs, porches/patios
- iii. Mobilization 3: Private sidewalks

2. General Notes:

- a. Inspect stone sub-grade prior to setting up concrete forms. Notify Habitat if elevations are incorrect to achieve top of curb
- b. Contractor to supply all form material, nails and equipment.
- c. Contractor to agitate concrete during placement to avoid honeycomb results.

- d. Forms shall be removed the next day unless the concrete is “green” due to low temperatures.
- e. Form material shall be immediately removed from job site when no longer in use.
- f. Coordinate concrete special inspection testing if required by City Gresham, Geotech, and/or civil engineer.
- g. Use Eco-Pan concrete washout provided onsite by Habitat
- h. Contractor to provide a generator if they need temporary power.
- i. Adhere to all ACI standards for concrete.
- j. Slabs to be held to a higher standard than typical ACI standards: < 3/16" deviation within a 10' radius in preparation for LVP flooring install.
- k. Abide by material specifications when installing during adverse weather conditions to warranty work from cracking and improper curing.
- l. Contractor to coordinate with CalPortland to order concrete using Habitat's account.
- m. Contractor to coordinate with Ralph's Concrete Pumping Service for pumping using Habitat's account.
- n. Contractor to order concrete accessories from Westside Concrete Accessories or Cascade Concrete Accessories using Habitat's account.

3. Footings and stem walls

- a. Provide all labor to form and pour footings and stem walls per plans (including for trash enclosure)
- b. Install rigid foam under-slab insulation per plans.
- c. Install rigid foam insulation between slab and stem walls per plans.
- d. Install under-slab vapor barrier per plans.
- e. Contractor responsible for proper placement of all j-bolts, post bases and hold downs, per plans. If any anchor bolts or hold downs need to be replaced or moved, contractor will be responsible for replacing them and for the cost of any special inspections.

4. Slabs

- a. Provide all labor to form and pour foundation slab per plans (including for trash enclosure)
- b. Install UFER grounding rod per code and plans.
- c. Provide and install sleeves as necessary to allow water, sewer, and dry utility conduit through foundation stem walls.
- d. Coordinate with plumbing contractor to ensure proper elevation for water and sanitary entering/exiting the building.
- e. Coordinate pre-pour inspection with plumbing contractor.

5. Flatwork

- a. Provide all labor to install all public, site, and house concrete flatwork per the approved plans.
- b. Provide all labor to form and pour all curbs, ADA ramps, driveway approach, porches/patios,

sidewalks, and walkways per plans.

- c. Adhere to all concrete details and specifications