



Scope of Work

PROJECT NAME: Myrtlewood Way

PROJECT LOCATION: 17640 NE Glisan St, Gresham, OR, 97230

PROJECT DESCRIPTION: 20 Attached Townhomes

SCOPE OF WORK: Framing Scope

BID DUE DATE: November 1, 2024

Schedule

- Habitat superintendent to communicate exact dates
- Anticipated start - spring 2025
- Durations (per building):
- 1st floor walls - 5 days
- Joists - 3 days
- 2nd floor walls - 5 days
- Roof - 3 days
- Framing pickup - 5 days

General

- Framing contractor responsible for passing city inspections for interior and exterior shear, structural, roof trusses, and rough framing.
- Framing shall be in accordance with the current Oregon Residential Specialty Code and according to the structural specifications in the approved building plans.
- Collaborate with other trades to ensure that framing does not obstruct or damage any other trade's work.
- Framing contractor 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, tubs and showers, and plumbing fixtures. Consideration is to be given to floor joist layout to prevent issues with rough plumbing connections.
- Adhere to intermediate & advanced framing details and notes in plans.
- No OSB materials with exception of subfloor.
- Attend pre-framing walk with Habitat superintendent, mechanical, electrical, and plumbing trades to ensure framing prepares for MEP locations.



- Attend onsite pre-rough-in meeting with Habitat superintendent, mechanical, electrical, and plumbing trades
- Contractor may use the onsite dumpster to dispose of trash and debris (no hauling). Project area to be left clean.

1st and 2nd floor framing

- Habitat will provide lumber from Parr Lumber. Contractor to review lumber takeoff and suggest any changes necessary.
- Contractor to provide fasteners. All other materials ordered on Habitat's account from Parr Lumber.
- Provide all labor to frame buildings per approved building plans.
- Install all shear walls, straps, hold downs and nailing.
- Install all blocking:
 - surface mount medicine cabinets
 - stair handrail
 - bathroom grab bars
 - continuous blocking for tub flange nailing
 - kitchen cabinets
 - towel bars
 - toilet paper holder
 - towel rings
 - water heater
- Frame attic access per plans.
- Install and maintain all temporary handrails/guardrails per OSHA standards.
- Complete all framing pickup items within 5 days of notification by Superintendent

Soffit Framing

- Frame any drop ceilings and other soffits as necessary following MEP rough in

Densglass

- Install all densglass per plan (except, party wall gable trusses will come pre-sheeted in 2 layers Densglass from truss company)

Fireblocking

- Install all fireblocking per plans



Storage sheds

Frame storage sheds, including all Densglass and plywood

- Roof framing
- Habitat will provide roof trusses.
- Provide all labor to frame all roofs per approved building plans and truss manufacturer specifications.
- Install trusses.
- Install all required bracing and blocking.
- Install roof sheathing.
- Install fire rated roof sheathing where required.
- Install eave venting (mushroom vents at ridge installed by others).

Notes on Habitat volunteer framing

- Habitat plans to self-perform the 1st floor wall, joist, and 2nd floor wall framing on some buildings with its volunteers.
- Please break out pricing by these categories: 1st floor walls, joists, 2nd floor walls, and roof.
- If Habitat self-performs the wall and joist framing on a building, that amount will be credited from the contract. Contractor will still perform roof framing.

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Common Requirements of all Vendors

- Abide by all Habitat safety requirements including but not limited to full PPE when on site (hardhat, high vis, work boots, ear and eye protection when necessary).
- No smoking is permitted on Habitat job sites.
- Contractor is responsible for reviewing complete plan set and raising any concerns before start of construction.
- Attend on-site pre-construction meeting.
- Collaborate with other trades as needed to ensure everyone's work can proceed smoothly.
- Work may not proceed until all applicable City inspections, soils special inspections, structural special inspections, and structural engineer observations have been approved.
- All work to be completed in adherence to code requirements, approved plans, and approved specifications.
- Contractor to start and end all work per agreed construction schedule in collaboration with Habitat construction superintendent and other trade partners.
- Read and adhere to all notes and details in plans.
- Provide all labor, materials, and equipment to perform scope of work, unless noted otherwise.
- Provide all material submittals required per plans.



- Adhere to all wet weather requirements as necessary.
- State any exclusions.
- Provide one point of contact with phone number and email for all scheduling, quality control, and construction issues.
- Contractor to pull applicable trade permits, pay all applicable fees and provide a copy to Habitat. City inspections will be scheduled by Site Superintendent