



Scope of Work

PROJECT NAME: Myrtlewood Way

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

PROJECT DESCRIPTION: 20 Attached Townhomes

SCOPE OF WORK: Mechanical

BID DUE DATE: November 1, 2024

Schedule

- Anticipated start - Spring 2025
- Duration - roof vent cut-outs: 1 day per building
- Duration - rough: 3 days per unit
- Duration - final: 2 days per unit
- Actual dates will be communicated from the project Site Supervisor and work is to be completed within the dates provided by Habitat.

Permits

- Mechanical contractor to apply and pay for mechanical permits.
- Contractor responsible for having permits in time to start work according to Habitat's schedule.
- No work to begin before mechanical permits have been issued.

Rough mechanical

- Provide all labor and material to install all rough mechanical per approved plans, Oregon code, and manufacturer's specifications.
- Install ducted and ductless mini-split heat pump systems.
- Install HRV and ducting for HRV
- Install ducting for bathroom, laundry, and garage exhaust fans. (Exhaust fans installed by others, contracted by Habitat)
- Install ducting for range hood exhaust. (Range hood installed by others, contracted by Habitat)
- Install dryer box and ducting for dryer exhaust. Leave sufficient duct pipe to penetrate drywall for future dryer installation
- Install transfer vent for laundry rooms
- Connect ducting to exhaust fans.



- Install ducting for hybrid electric water heaters. (Water heaters installed by others, contracted by Habitat.)
- All ducts that pass through sheetrock must be rigid to facilitate a nice sheetrock transition. Can transition to flex on either side.
- Mask off all duct openings after installation.
- Seal all ducting joints with nickel-thick liquid mastic.
- Provide and install all fasteners and straps for ductwork.
- No penetrations within 4 feet of property line.
- All vent stacks shall be installed prior to roofing. Provide pipe flashing to roofer, roofer to install.

Fire-caulking by others if necessary

- Final mechanical
- Provide labor and material to install all final mechanical per approved plans, Oregon code, and manufacturer's specifications.
- Trim out ducted and ductless mini-split heat pump systems
- Trim out HRV to manufacturer's specs to ensure proper functioning.
- Balance HRV and test all systems
- Connect water heater to ducting
- Connect range-hood to ducting
- Trim out transfer vent for laundry rooms
- (Note - electrician will trim out exhaust fans.)
- (Note - appliance installer will connect dryer exhaust.)

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