



Scope of Work

PROJECT NAME: Myrtlewood Way

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

PROJECT DESCRIPTION: 20 Attached Townhomes

SCOPE OF WORK: Plumbing

BID DUE DATE: November 1, 2024

Schedule

- Anticipated start - Spring 2025
- Duration - water service: 1 day per unit
- Duration - under-slab: 2 days per unit
- Duration - rough: 3 days per unit
- Duration - finish: 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. Rough and finish plumbing scheduled dates will be provided with a minimum two week notice.

General

- Thoroughly review approved plans and raise questions, offer feedback, and make suggestions to help the project run as smoothly as possible.
- Collaborate with other trades to ensure that plumbing does not obstruct or damage any other trade's work.

Permits

- No work to be performed prior to approved plumbing permit issuance.
- Plumber to apply and pay for all plumbing permits.

Water service

- Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
- Provide all labor and material to install water service from private meter boxes to the homes per approved building plans and Oregon code. (Trenching and backfill by others. Meter boxes by others.)



- Install private water sub-meters.
- Install tracer wire with all water lines.
- Plumber shall be responsible for passing all inspections before cover by the excavator.
- Note: Irrigation system performed by others.

Under-slab plumbing

- Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
- Provide labor and material to install all under-slab plumbing per approved building plans and Oregon code.
- Coordinate with foundations contractor to set sleeves in foundation to ensure proper elevation for water and sanitary entering/exiting the building.
- Anchor under-slab plumbing as needed to ensure back-fill does not disturb pipe locations. Plumber is responsible for ensuring correct underslab locations prior to concrete slab pour.
- Provide, install and protect all under-slab water supply lines with pex-cap.
- Provide, install and protect all under-slab sanitary sewer lines from lateral stub, including exterior clean-out.
- Mark out underslab plumbing and coordinate with Habitat's excavator for trench and backfill. If possible, Habitat prefers for the plumber to do the trench and backfill for under-slab plumbing themselves. Please provide a line item if you can do this work.
- Provide and install under-slab radon venting pipe per plans. Include 3' additional socked perf pipe on either side of the radon tee (6' total).
- Perform pre-pour inspection to ensure pipe is in correct location.

Rough plumbing

- Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
- Provide labor and material to install all rough plumbing per approved building plans and Oregon code.
- Follow the approved building plans to bring the domestic water lateral line to designated shut off location inside house.
- Provide and install all sanitary lines per plans.
- Provide and install all water supply lines per plans.
- Provide and install hose bibs per plans.
- Provide and install main shut-off valve per plans.
- Provide and install all radon venting per plans, labeled on every floor.
- Provide and install tub/shower enclosures per plans.
- Coordinate with framer to deliver tub enclosures in buildings during framing stage.
- Rough in hybrid electric heat pump water heaters and drains. (Ductwork for water heaters by others)



- Install bathroom sink drain vent path (to roof) with offset to allow vanity light fixture box above bathroom sink.
- All drain/vent lines shall be ABS. Any substitutions require prior approval of Habitat construction superintendent.
- All water lines shall be copper or PEX. Any substitutions require prior approval of Habitat construction superintendent.
- All vent/radon stacks shall be installed prior to roofing. Provide pipe flashing to roofer, roofer to install.
- Ensure no roof penetrations are within four (4) feet of the fire wall that separates units. If fire-rated plywood is damaged by plumbers, repairs will be backcharged.

Final plumbing

- Provide and install all final plumbing fixtures per approved building plans and Oregon code.
- Provide and install hybrid electric heat pump water heaters, including drain pan, T & P valve and condensate lines. Water heater model as specified on plans or approved alternate.
- Install and make final connections for dishwasher. (Habitat will provide dishwasher)
- Provide and apply radon pipe stickers per code.
- Provide fixture submittals to Habitat project engineer for approval prior to purchasing.
- All applicable fixtures must be EPA Water Sense certified.
- Supply sink rough opening cut out dimensions and templates for countertop contractor.

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
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