



## Scope of Work

PROJECT NAME: West Lake Grove  
PROJECT LOCATION: 16858 Boones Ferry Rd., Lake Oswego, OR 97035  
PROJECT DESCRIPTION: New construction of 23 attached townhomes in Lake Oswego, OR.  
SCOPE OF WORK: House Excavation  
DATE OF WORK: Winter 2024/2025  
BID DUE DATE: 11/01/2024

### Scope of Work:

- Schedule -
  - Anticipated start - December 2024
- Durations -
  - Foundation dig-out - 5 days per building
  - Underground utilities - 10 days per building
  - Slab prep - 2 days per building
  - Rough grade - 1 day per building
  - Flatwork prep - 2 days per building
  - Final grade - 2 days per building
  - Exact dates will be communicated by Habitat's site superintendent.
- General notes -
  - Habitat to provide building permit. Contractor shall obtain any additional permits required to perform scope of work. Habitat to pay all permit fees.
  - Visit site prior to finalizing contract and raise any concerns that could affect house excavation.
  - Read and adhere to all notes and details in plans and the geotechnical report.
  - Provide all necessary soil compaction according to plans and code requirements.
  - Protect all site concrete, walls, and utility boxes already in place. Parties responsible for damage will be back-charged for repairs.

- Work done by other subcontractors includes all concrete work, under slab radon venting, vapor barrier, insulation and installation of water lines.
- Provide generator if temporary power is required to complete scope of work.
- Construction staking will be provided by Habitat-retained survey firm.
- Erosion control -
  - Provide all labor and materials to install and maintain necessary erosion control measures and tree protection measures per approved plans including DEQ 1200C.
  - Adhere to all wet weather requirements as necessary.
  - Pass erosion control inspection before excavation begins.
  - Correct any erosion control deficiencies identified by inspections within 7 days.
  - Remove and dispose of erosion control measures when no longer required.
- Excavation -
  - Site will be graded to elevations provided on topographic survey.
  - Include all excavation, backfill, and dirt haul-off for house development.
  - Excavate foundations per plans.
  - Provide backfill and compaction inside foundations per plans.
  - Coordinate with Habitat-contracted plumber to sequence under-slab plumbing.
  - After under-slab plumbing has passed inspection, backfill and compact radon rock per plans.
  - All backfill and compaction must pass Geotech inspection and city inspection.
  - Mark foundation stem wall with final grade location with chalk line, prior to foundation backfill.
- Stormwater -
  - Site stormwater systems, including catch basins and drywells, will already be installed by site excavator.
  - Trench, install, and connect all rain drains (for connection to roof downspouts), area drains, and trench drains to site stormwater system. Include all necessary clean outs. Connect at the site excavator's termination point, marked by stake.
  - Leave pipe stubbed up for future downspouts 8" above finish grade. Walk building site with Habitat superintendent to mark/identify location of downspouts for underground rain drainpipes to stub up above rough grade.
  - Install all footing drains. Connect to stormwater system where elevations allow. Daylight to grade where necessary.
  - Protect all stormwater stubs with caps to prevent clogging with debris during construction.
- Sanitary sewer systems -
  - Provide trenching, backfill and shoring to bring sanitary sewer line from curb to building foundation per plans.

- Foundations contractor will provide sleeve for entry point through foundation. Plumber to provide and install all pipe. Clean out to be performed by plumber.
- Water system -
  - Provide trenching & backfill and coordinate with Habitat-contracted plumber to bring water service from meter boxes to building foundations per plans. Foundations contractor will provide sleeve for entry point through foundation.
  - Water meter boxes set by site excavator. House excavator to reset water meter boxes at final grade.
- Dry utilities -
  - Provide trenching and backfill for all site electrical. Conduit, wiring, and lights to be installed by others.
  - Ensure all necessary city inspections occur regarding the installation of conduit prior to backfill.
- Rough grading -
  - Grade building sites according to landscape and precise grading plans in preparation for flatwork and landscaping. Include mobilizations for rough grade and final grade.
  - Excavate for all house flatwork including walkways, patios/porches, driveways.
  - Install and maintain temp gravel driveways for all homes according to plan, at correct grade to serve as sub-base for future driveways.
  - Hold down grade 6" below top of all finish curbs and sidewalks.
- Final grade
  - Return to complete final grade per approved engineered grading plan and approved building drawings.
  - Remove gravel as necessary in landscape planting areas to 12" below finish grade and replace with soil.