



Scope of Work

PROJECT NAME:	Taylor's Ferry
PROJECT LOCATION:	2401 SW Taylor's Ferry Rd, Portland, OR, 97219
PROJECT DESCRIPTION:	17 Homes
SCOPE OF WORK:	Foundations
DATE OF WORK:	Winter 2025
BID DUE DATE:	11/15/24

Scope of Work:

1. Schedule

- a. Contractor to coordinate with Habitat-retained site development contractor and plumber to sequence foundations pours during site utility install.
- b. Exact dates will be communicated by Habitat construction superintendent

2. General notes

- a. Coordinate with Habitat superintendent for survey of form board placement.
- b. Contractor to supply all form material, nails and equipment.
- c. Forms shall be removed the next day unless the concrete is "green" due to low temperatures.
- d. Form material shall be immediately removed from job site when no longer in use.
- e. Use Eco-Pan concrete washout provided onsite by Habitat
- f. Adhere to all ASI standards for concrete.
- g. Slabs to be held to a higher standard than typical ASI standards: < 3/16" deviation within a 10' radius in preparation for LVP flooring install.
- h. Abide by material specifications when installing during adverse weather conditions to warranty work from cracking and improper curing.
- i. Coordinate with Habitat superintendent to schedule special inspections
- j. Contractor to coordinate with CalPortland or Wilsonville to order concrete using Habitat's account.
- k. Contractor to coordinate with Ralph's Concrete Pumping Service for pumping using Habitat's account.

- I. 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.
- b. Install rigid foam under-slab insulation per plans. Note: no insulation under the garage floor slab.
- c. Install 2" rigid foam insulation between slab and stem walls per plans.
- d. Install under-slab vapor barrier per plans.
- e. Contractor responsible for ensuring stepped slabs between units are straight and plumb for wall framing/drywall attachment (in compliance with ASI standards). If they do not comply, necessitating furring or significant framing adjustment, contractor will be responsible for that cost.
- f. Coordinate with Framers 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 4" foundation slab per plans.
- b. Install UFER grounding rod per code and plans.
- c. 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.