



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 Foundations and Flatwork
DATE OF WORK: February 2025
BID DUE DATE: December 2024

Scope of Work:

- Schedule --
 - Anticipated start February 2025
- General notes -
 - Inspect sub-grade prior to setting up concrete forms. Notify Habitat if elevations are incorrect.
 - Contractor to supply all form material, nails and equipment.
 - Contractor to agitate concrete during placement to avoid honeycomb results.
 - Forms shall be removed the next day unless the concrete is “green” due to low temperatures.
 - Form material shall be immediately removed from job-site when no longer in use.
 - Use Eco-Pan concrete washout provided onsite by Habitat.
 - Contractor to provide a generator if they need temporary power. Power may not be available onsite at time of installation.
 - Adhere to all ACI standards for concrete unless specified otherwise.
 - Tops of foundation walls and slabs shall be poured with a maximum deviation from designed grade of +/- 1/8 inch and depressions between high spots not greater than 1/8" along a 10-foot straight edge.
 - Above-grade exterior vertical faces of foundation walls shall be poured with a maximum deviation of +/- 1/8 inch from plumb along a 10-foot straight edge.
 - Abide by material specifications when installing during adverse weather conditions to warranty work from cracking and improper curing.

- Contractor to coordinate with CalPortland or Wilsonville to order concrete using Habitat's account.
- Contractor to coordinate with Ralph's Concrete Pumping Service for pumping using Habitat's account.
- Contractor to order concrete accessories from Westside Concrete Accessories or Cascade Concrete Accessories using Habitat's account.
- Scope -
 - Footings and stem walls:
 - Provide all labor to form and pour footings and stem walls per plans.
 - Contractor responsible 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.
 - Provide and install all necessary sleeves to allow water, and sanitary lines through foundation stem walls. Coordinate with K&C Plumbing to properly place and install sleeves, and to ensure proper elevation for water and sanitary entering/exiting the building.
 - Install UFER grounding rod per code and plans.
 - Slabs:
 - Install 2" rigid foam insulation against stem walls per plans.
 - Coordinate with excavator for under slab backfill and compaction.
 - Install 4" rigid foam under-slab insulation (2 layers 2" foam staggered seams) per plans.
Note: no insulation under the garage floor slab.
 - Install under-slab vapor barrier lapped over foundation wall per plans.
 - Provide all labor to form and pour 4" foundation slab per plans.
 - Coordinate pre-pour inspection with K&C Plumbing.
 - Flatwork:
 - Provide all labor to form and pour driveways, porches/patios, sidewalks, walkways, bike rack pad, and mailbox pad per plans. Note: this will be a separate mobilization from foundations.