



## Scope of Work

PROJECT NAME:	West Lake Grove
PROJECT LOCATION:	Lake Oswego, OR
PROJECT DESCRIPTION:	New construction of 23 attached townhomes in Lake Oswego, OR.
SCOPE OF WORK:	Mechanical Installation
DATE OF WORK:	June 2025
BID DUE DATE:	February 21 <sup>st</sup> , 2025 by 5p

### **Durations:**

#### Schedule

Anticipated start - June 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 Superintendent and work is to be completed within the dates provided by Habitat.

### **Scope of Work:**

#### 1. Permits -

- Mechanical contractor to apply, Habitat will pay for 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.

#### 2. Rough mechanical -

- Provide all labor and material to install all rough mechanical per approved plans, Oregon code, and manufacturer's specifications.
- Install ductless mini-split heat pump systems.

- Install HRV and ducting for HRV.
- Install ducting for hybrid electric heat pump water heaters located in living space (not for water heaters located in garages). Water heaters installed by others, contracted by Habitat.
- 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.
- All ducts that pass through sheetrock must be rigid to facilitate a nice sheetrock transition. This can transition to flex on either side.
- Discuss any penetration in exterior plywood with Site Superintendent beforehand.
- 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.
- All vent stacks shall be installed prior to roofing.
- Fire-caulking to be installed by others if necessary.

### 3. Final Mechanical -

- Provide labor and material to install all final mechanical per approved plans, Oregon code, and manufacturer's specifications.
- Trim out 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.)