



Scope of Work

PROJECT NAME:	West Lake Grove
PROJECT LOCATION:	16858 Boones Ferry Rd., Lake Oswego, OR 97035
PROJECT DESCRIPTION:	New construction of 23 townhomes
SCOPE OF WORK:	Siding – Windows – Doors Installation
DATE OF WORK:	Summer 2025
BID DUE DATE:	Friday, May 9 th , 2025 by 5p

1. Schedule -

- a. Anticipated start: Summer 2025

2. Durations -

- a. Windows – 1 day per unit
- b. Doors – 1 day per unit
- c. Rainscreen, siding, trim – 8 days per building (TBD – building sizes vary)
- d. Actual dates will be communicated by the site superintendent and work is to be completed within the dates provided by Habitat.

3. Scope of Work -

- a. Windows:
 - i. Contractor to coordinate delivery and stage windows by all window openings.
 - ii. Notify Habitat site superintendent immediately if any windows are incorrect, missing, or damaged. Do not install damaged windows.
 - iii. Habitat to provide windows, self-adhered membrane (SAM), and caulk. Contractor to provide fasteners, and all other materials. Materials to be compatible with window specifications and Tremco Enviro-Dri WRB system.
 - iv. Provide all labor to install all windows, backer rod and air dam caulking per approved plans, window manufacturer specifications, and WRB manufacturer specifications.
 - v. Install windows square, plumb, and level in the rough opening.
- b. Exterior Doors:

- i. Provide all labor to install all exterior doors, backer rod, and air dam caulking per plans and manufacturer specifications.
 - ii. Contractor to coordinate delivery and stage doors by all openings.
 - iii. Provide labor for 2 x door mobilizations:
 - 1. Install temporary doors and temporary locks.
 - 2. Remove temporary doors and install final doors and final locks. Include final door adjustments to ensure proper and secure operation.
 - iv. Habitat to supply doors and door pan. Contractor to supply all other materials. Materials to be compatible with Tremco Enviro-Dri WRB system.
 - v. Install doors square and plumb; make necessary adjustments to ensure doors lock properly and open easily. Doors are to open and close properly immediately after installation is complete.
 - vi. Install matching elongated 'keeper' screws through hinge, into framing at topmost hinge.
 - vii. Install temporary locks on doors the same day the temporary doors are installed. Temporary locks provided by Habitat.
 - viii. Install final locks on doors the same day the final doors are installed. Deliver keys for each unit in labeled Ziploc bag to Habitat site superintendent.
- c. Siding Installation:
- i. Early mobilization:
 - 1. Install on-building mockup for select conditions for architect review. Conditions to be discussed in precontract meeting.
 - ii. All products are to be installed according to plans and manufacturer specifications.
 - iii. Provide all labor to install exterior cladding assemblies per plans and manufacturer specifications.
 - iv. Include caulking sealants at material transitions per manufacturer specifications.
 - v. Habitat to provide all self-adhered membrane, rain screen, coravent, siding, trim, escutcheon blocks, and caulk. Contractor to provide fasteners, metal flashings, quickflash, and all other materials.
 - vi. Provide submittals for all materials supplied or ordered by contractor (ex. fasteners, flashings, etc.).