



Scope of Work

PROJECT NAME:	Gooseberry Trails Phase 1
PROJECT LOCATION:	2374 SW Vermont Street, Portland, Oregon 97219
PROJECT DESCRIPTION:	17 Attached Townhomes
SCOPE OF WORK:	House Excavation
DATE OF WORK:	April 1st, 2026

Scope of Work:

Durations:

Foundation ex: 2 days per unit

Underground utilities: 2 days per unit

Grading: 2 days per unit

Flatwork prep: 1 day per unit

Mobilizations: 2

Exact dates will be communicated by Habitat's site superintendent.

1. General notes

- a. Habitat to provide building permit. Contractor complete application for any additional permits required to perform scope of work, Habitat to pay for permit.
- b. Contractor to provide a generator if they need temporary power.
- c. Read and adhere to all notes and details in the plans.
- d. Work may not proceed until all applicable City inspections, soils special inspections, structural special inspections, and structural engineer observations have been approved.
- e. No gas service will be installed for this project.
- f. Habitat will provide staking.
- g. This is not a prevailing wage job.
- h. All backfill under concrete must be granular fill compacted to 95% unless otherwise noted

- i. Provide all labor, material, equipment, haul off, backfill and compaction to perform scope of work
 - j. Send Habitat submittal information within 5 days of contract execution
 - k. All work to be completed for lots inclusive of buildings 7, 8, 14, 15, 16, 17, per plan.
 - l. Provide unit price for
 - i. haul off
 - ii. structural fill
2. Erosion control
- a. Provide all labor and materials to install and maintain all erosion control measures and tree protection measures per approved plans.
 - b. Pass erosion control inspection before excavation begins.
 - c. Correct any erosion control deficiencies identified by inspections within 24 hours of inspection notice
3. Excavate for house foundations per plan
- a. Over excavate one foot from face of footing for walls two feet and shorter. Over excavate two feet for wall over two feet tall.
 - b. Provide benching or sloping as necessary for foundation vendor to work safely.
 - c. Excavate to competent subgrade as determined by geotechnical engineer inspections
 - d. Following foundation placement, mark final grade on foundation stem wall with chalk line, prior to foundation backfill.
 - e. Following foundation placement, provide 3/4 minus backfill inside foundations per plans.
4. Excavate for groundwork plumbing per plan
- a. Trench for water lines from future meters to foundation sleeves
 - b. Expose sanitary laterals and trench to foundation sleeves. Provide benching, sloping or shoring for plumber to safely work in trenches
 - c. Trench for underslab plumbing. Coordinate with Habitat-contracted plumber on underground plumbing installation.
 - d. After underground plumbing has passed inspection, backfill and compact all plumbing trenches
 - e. Protect plumbing as necessary during all compaction
 - f. Install and compact 4" of radon rock after sub slab plumbing trenches are backfilled
 - g. Provide and install water meter boxes following backfill of water line trenches
5. Excavate for all house flatwork - private sidewalks, patios/porches, driveways per plan
- a. Install base rock per plan
 - b. Include excavation for deck footings per plan
 - c. Reset vaults/clean out covers as necessary to adjacent sidewalk grades

6. Install all rain drains, area drains, and footing drains per plan
 - a. Connect all stormwater infrastructure to existing stubs.
 - b. Leave rain drains stubs 8" above finish grade and 1.5" from face of foundation wall.
 - c. Protect all stormwater stubs with caps.
 - d. Install stormlines from STM 7.3 on C207 moving westward
 - e. Nyloplast catch basins supplied by Habitat
7. Excavate for electrical and communications conduit per plan
 - a. Connect to PGE existing stubs and bring conduit to meter pack and temp power locations.
 - b. Backfill PGE conduit trenches
 - c. Trench for private electrical conduit from building meter packs to each unit
 - d. Contractor to install communications conduit from vaults to each unit (material supplied by other)
 - e. After private electrical conduit has passed inspection, backfill conduit trenches.
8. Install retaining walls 3 and 4 per plan
9. Grade site per plan
 - a. Provide gravel pad for outdoor mechanical equipment
 - b. Include rough grade after underground connections are installed to each unit. Include final grade before landscaping.
 - c. Landscape planting areas cannot have gravel within 12" of finish grade, per landscaping requirements.
10. Provide Unit price for additional mobilizations