



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 Foundations and Flatwork
DATE OF WORK:	April 2026

Scope of Work:

Durations:

Footings and Stem Walls: 4 days per unit

Slabs: 2-4 days per unit

Mobilizations: 1 mobilization for footing per building and 1 mobilization for slabs per building

Exact dates will be communicated by Habitat site superintendent

Send Habitat submittal information within 5 days of contract execution

1. General notes

- a. All work to be completed for lots inclusive of buildings 7, 8, 14, 15, 16, 17, per plan.
- b. Attend 1 pre-construction meeting.
- c. Inspect sub-grade prior to setting up concrete forms. Notify Habitat if elevations are incorrect.
- d. Contractor to supply all form material, nails and equipment.
- e. Contractor to agitate concrete during placement to avoid honeycomb results.
- f. Forms shall be removed the next day unless the concrete is "green" due to low temperatures.
- g. Form material shall be immediately removed from job site when no longer in use.
- h. Use Eco-Pan concrete washout provided onsite by Habitat
- i. Contractor to provide a generator if they need temporary power. Power may not be available onsite at time of install.

- j. Adhere to all ACI standards for concrete unless specified otherwise
- k. 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.
- l. 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.
- m. Abide by material specifications when installing during adverse weather conditions to warranty work from cracking and improper curing.
- n. Foundations taller than 2' will be over excavated 2' from face of foundation. All other foundations will be over excavated 1'

2. Footings and stem walls

- a. Provide all labor to form and pour footings and stem walls per plans.
- b. 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.
- c. Provide and install all necessary sleeves to allow water, and sanitary lines through foundation stem walls. Coordinate with plumber to properly place and install sleeves, and to ensure proper elevation for water and sanitary entering/exiting the building.
- d. Install UFER grounding rod per code and plans.
- e. Provide all labor and material to pour egress window wells per plan

3. Slabs

- a. Install slab reinforcement per plan
- b. Install 2" rigid foam insulation against stem walls per plans.
- c. Coordinate with excavator for underslab backfill and compaction.
- d. Install 4" rigid foam under-slab insulation (2 layers 2" foam staggered seams) per plans. Note: no insulation under the garage floor slab.
- e. Install under-slab vapor barrier lapped over foundation wall per plans. Tape vapor barrier seams and utility penetrations
- f. Provide all labor to form and pour 4" foundation slab per plans.
- g. Coordinate pre-pour inspection with plumber

4. Flatwork

- a. Provide all labor to form and pour porches/patios