



Scope of Work

PROJECT NAME:	Gooseberry Trails Phase 1
PROJECT LOCATION:	2374 SW Vermont St., Portland, OR 97219
PROJECT DESCRIPTION:	21 attached townhomes
SCOPE OF WORK:	Framing
DATE OF WORK:	July 2026 anticipated start
BID DUE DATE:	4/17/2026

Scope of Work:

1. Schedule

Anticipated start dates: July 2026

2. Mobilizations: 2 per building

Habitat superintendent to communicate exact dates

Send Habitat submittal information within 5 days of contract execution

3. Metro Bond Funding

This scope of work is funded by Metro Bond Fund. Contractor is required to comply with Metro Bond Fund requirements, see "Exhibit I - Apprenticeship and Workforce Program"

4. General

All work to be completed for lots inclusive of buildings 7, 8, 13, 14, 15, 16, 17, per plan.

Framing contractor responsible for passing city inspections for interior and exterior shear, structural, roof trusses, and rough framing.

Framing shall be in accordance with the current Oregon Residential Specialty Code and according to the structural specifications in the approved building plans. Stamped structural and architectural plans take precedence over Opti-frame drawings.

Refer to structural plans and follow all notes and details including fastener schedule and requirements.

Collaborate with other trades to ensure that framing does not obstruct or damage any other trade's work.

Framer to prepare the building for all sub-contractors that are to follow after framing. All Rough Openings are to be correct for the anticipation of exterior doors, windows, interior doors, cabinets, medicine cabinets, tubs and showers, and plumbing fixtures. Consideration is to be given to floor joist layout to prevent issues with rough plumbing connections.

Wood subfloor decking shall be left free of any bumps or protruding straps proud of surface, ready for flooring installation. Subfloor will be fastened with nails per structural plan, followed by screws 12" on center

Adhere to intermediate & advanced framing details and notes in plans.

No OSB materials with exception of subfloor.

Attend pre-framing walk with Habitat superintendent, mechanical, electrical, and plumbing trades to ensure framing prepares for MEP locations.

Attend 1 onsite preconstruction meeting with Habitat superintendent, mechanical, electrical, and plumbing trades

Contractor may use the onsite dumpster to dispose of trash and debris (no hauling). Project area to be left clean.

1st and 2nd floor framing

Habitat will provide precut lumber from Parr Lumber. Contractor to review precut design and lumber takeoff and suggest any changes necessary.

Contractor to provide fasteners. All other materials ordered on Habitat's account from Parr Lumber.

Provide all labor to frame buildings per approved building plans.

Install all shear walls, straps, hold downs and nailing.

- a. Install all blocking:
 - i. surface mount medicine cabinets
 - ii. stair handrail
 - iii. bathroom grab bars
 - iv. continuous blocking for tub flange nailing
 - v. towel bars
 - vi. toilet paper holder
 - vii. towel rings
 - viii. water heater

Frame attic access per plans.

Install and maintain all temporary handrails/guardrails per OSHA standards.

Complete all framing pickup items within 5 days of notification by Superintendent

Densglass

Install all densglass per plan. Install 2 layers of densglass on drag trusses at party walls.

5. Fireblocking

Install all fireblocking per plans

6. Roof framing

Provide all labor to frame roofs on volunteer framed buildings

Walk volunteer framed buildings prior to starting work. Provide \$/hr to make corrections.

Habitat will provide roof trusses

Provide all labor to frame all roofs per approved building plans and truss manufacturer specifications.

Install air sealing at top of party wall prior to installing trusses

Install trusses.

Install all required bracing and blocking.

Install roof sheathing.

Install fire rated roof sheathing where required.

Install eave venting (mushroom vents at ridge installed by others).

7. Frame all decks per plan

8. Look through plans and clarify scopes for sheds or any accessory structures

9. Install SAM ("future flash") wherever exterior structures connect to building.