



Scope of Work

PROJECT NAME: Gooseberry Trails Phase 1
PROJECT LOCATION: 2374 SW Vermont Street, Portland, Oregon 97219
PROJECT DESCRIPTION: 21 Attached Townhomes
SCOPE OF WORK: Mechanical
DATE OF WORK: July 2026

Scope of Work:

Mobilizations: 3 per unit

Actual dates will be communicated from the project Site Supervisor and work is to be completed within the dates provided by Habitat.

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

Send Habitat submittal information within 5 days of contract execution

1. Portland Clean Energy Funding
 - a. This scope of work is funded by PCEF (Portland Clean Energy Fund). Contractor is required to comply with PCEF requirements, see "Summary of Workforce & Contractor Equity Requirements for Contractors" attachment.
2. Metro Bond Funding
 - a. 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"
3. Attend 2 onsite pre-construction meetings with Habitat superintendent and other trade partners.
4. Permits
 - a. Mechanical contractor to apply, Habitat will pay for permits.
 - b. Contractor responsible for having permits in time to start work according to Habitat's schedule.
 - c. No work to begin before mechanical permits have been issued.
5. Rough mechanical
 - a. Provide all labor and material to install all rough mechanical per approved plans, Oregon code, and

manufacturer's specifications.

- b. Install ductless mini-split heat pump systems.
- c. Install ERV and ducting for ERV
- d. 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)
- e. Install ducting for bathroom, laundry, exhaust fans. (Exhaust fans installed by others, contracted by Habitat)
- f. Connect ducting to exhaust fans.
- g. Install ducting for range hood exhaust. (Range hood installed by others, contracted by Habitat)
- h. Install dryer box and ducting for dryer exhaust. Leave sufficient duct pipe to penetrate drywall for future dryer installation
- i. All ducts that pass through sheetrock must be rigid to facilitate a nice sheetrock transition. Can transition to flex on either side.
- j. Mask off all duct openings after installation.
- k. Seal all ducting joints with nickel-thick liquid mastic.
- l. Provide and install all fasteners and straps for ductwork.
- m. All vent stacks shall be installed prior to roofing.
- n. Coordinate all condensate lines with contracted plumber to consider terminating at p-traps or hub drains inside the envelope wherever possible to minimize exterior penetrations
- o. Fire-caulking to be installed by others if necessary
- p. Provide and install hooded wall vent with screen and damper for all through wall duct penetrations

6. Final mechanical

- a. Provide labor and material to install all final mechanical per approved plans, Oregon code, and manufacturer's specifications.
- b. Trim out ductless mini-split heat pump systems
- c. Trim out ERV to manufacturer's specs to ensure proper functioning.
- d. Balance ERV and test all systems
- e. Connect water heater to ducting
- f. Connect range-hood to ducting

(Note - electrician will trim out exhaust fans.)

(Note - appliance installer will connect dryer exhaust.)