



**ACACIA LODGE No. 16
ANCIENT FREE & ACCEPTED MASONS**

**Specifications For
Moving Building**

Located at

7135 Main Street

Clifton, VA 20124

***These specifications hereby are incorporated by reference into
the contract upon acceptance by Acacia Lodge.***

Overall Scope of Construction:

Two contracts are being let for work on the Acacia Lodge: one to repair floor joists, band boards, supporting beams and other structural members before the building is moved, and to excavate and construct a concrete foundation; another to move the building off and to the rear of the excavation site, place it on a crib, and move the building and place it on the new foundation when the foundation has been completed and the concrete has cured properly. The following specifications relate to the second of such contracts and are incorporated by reference into it.

Moving/Cribbing/Replacing – The Contractor will move the existing building and place it on a secure temporary support system to be constructed by the Contractor and located behind the existing building location at sufficient distance to permit the excavation and foundation construction. The building is expected to be on such temporary location for a period of forty-five to sixty days, but in no event exceeding six months. The Contractor agrees to move the building to the new foundation not later than seven days after receiving written instruction to do so from owner. Prior to moving, all repairs will be performed to the building's existing floor joists, band boards, supporting beams or other structural members that are missing, damaged or rotten, which work will be performed by a person unrelated to the Contractor.

THERE WILL BE NO CHANGE ORDERS for concealed or unexpected conditions for this Contract.

After the excavation and new foundation have been completed, and the new foundation is properly cured, the building will be moved to and placed upon the new foundation by the Contractor.

Electric service has been pulled back and terminated on a post outside the area of construction. Owner will remove oil tank and air-conditioning condenser that is on the outside wall of the building, will supply a porta potty and electric power but not water.

Owner Representative

The Owner Representative will be William Baumbach, whose contact information is:
Phone: (703) 932-9763
Electronic mail: William@baumbach.com

The Owner Representative may be changed in writing.

Payment:

One half of the contract price has been deposited with James Fullerton, Esq. in an escrow account for the purpose of being available to pay a portion of the contract price if the owner of the property on which the building is temporarily located, the Clifton Betterment

Association Community Improvement Fund, directs its removal at a date not earlier than April 1, 2009. The Contractor is authorized to accept such direction and move the building onto the property located at 7135 Main Street, Clifton, Virginia after such date.

Insurance; Bonding; License; Retainage on Draws:

The contractor shall deliver evidence of having casualty insurance in the amount of not less than \$150,000 and liability insurance in the amount of at least \$1,000,000, with owner listed as an additional insured. No performance bond is required of the contractor. The contractor is required to deliver a copy of its current contractor's license to owner before starting work.

Owner has paid the Contractor \$1,000 of the contract price. The balance of the contract price will be paid in full after the building has been moved back and attached to its new foundation.

Parking:

Areas in which parking is and is not permitted area shown on the next page. No parking or materials storage will be permitted at any time in the gravel lot to the right of the site.

Site Cleanup:

The Contractor is required to clean up the site daily. Any costs of cleanup required by the owner, city or other authority will be charged back to the Contractor. The Contractor is also responsible for repairs to soil, landscaping and other areas affected by its actions.

Schedule:

The Contractor acknowledges that owner will incur significant additional costs, unrelated to the Contract, if the building is not moved and placed on the new foundation not later than seven days after owner delivers written notice to the Contractor to do so (the "Move Date"). In lieu of damages, the Contractor agrees to reduce the contract price by \$250 for each day that the work is completed after the Move Date, provided that the Contractor shall have no such liability if delays are caused by uncontrollable conditions with respect to this Contract, i.e. third party inspections, geotechnical conditions, strikes or natural disasters.