



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

**Specifications For
Repair, Excavation and Foundation
Construction work**

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 entered into for work on the Acacia Lodge: one to repair floor joists, band boards, supporting beams and other structural members, 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 it back when the foundation has been completed. The following specifications relate to the first of such contracts and are incorporated by reference into it.

Contract Breakdown – The contract shall specify the cost of the following components of the total contract price: Repair; Excavation; and Cost of Stone or Slurry per cubic yard.

Repair - The Contractor will repair the existing floor joists, band boards, supporting beams and other structural members that are missing, damaged or rotten before the building has been moved and placed on a temporary support system to be located behind the existing building location. All rotted joists either will be replaced or added onto to permit them to interface securely with the band boards and beams. Joist hangers will be installed on all joists, whether or not repaired. Contractor is instructed to carefully read and understand Note 8 under the general requirements section of the drawings. There is ample access to both the overall project site and to the crawl space for the contractor to inspect the condition of the structure and to accurately determine the specific scope of work. THERE WILL BE NO CHANGE ORDERS for concealed or unexpected conditions for this portion of the work.

Excavation -An area for a foundation will be excavated in the location designated by a surveyor to a depth of at least 6 feet and a concrete foundation poured, in accordance with structural plans previously prepared by an engineer and supplied to the contractor. Note that the excavated area will be turned counter-clockwise on the site approximately four feet at the southwest corner of the building to be parallel to the front property line, the exact location of which will be marked by owner's surveyor. During the excavation process, a geotechnical engineer retained by owner will be on site to confirm the depth required for the excavation.

In the event that any portion of the excavation is required by the geotechnical engineer to be at a depth of less than six feet below the highest existing grade, the contractor will provide owner with a credit against the contract price, by prorating the cost of excavation based on the reduction in volume of excavation required.

Foundation and Underpinning - Contractor has provided a firm fixed price to install a new foundation as specified in the drawings provided to the contractor. The contractor shall employ all methods and means to ensure the foundation will be poured to match the existing foot print of the building. The trench wall shall be poured concrete in lieu of the CMU specification. All spoils from excavation including unused concrete shall be removed from the work site.

Owner is authorized to decide whether to use concrete slurry or no. 57 stone in all areas indicated for such materials on the structural engineer's plans. If owner chooses to use no. 57 stone and supplies it to the site, the contract price will be reduced by \$3,000. In the event

that concrete slurry is used, and any portion of the excavation is required by the geotechnical engineer to be at a depth of less than six feet below the highest existing grade, the contract price will be reduced, by prorating the cost of concrete slurry based on the reduction in volume of excavation required.

Plastic sleeves shall be installed through the concrete foundation near the southeast corner of the building to accommodate existing water line, existing sewer line and well pump electric access to the building, to be sized so as to permit all the foregoing to sit inside each sleeve. The foundation must be notched every eight feet at its top so as to accommodate metal beams on which the building will be moved; the Contractor must coordinate location and sizing with the contractor doing the building moving. Such areas will be filled with concrete after the building has been placed on and attached to the foundation.

After the new foundation is properly cured, the building will be reattached to the new foundation by the contractor after having been moved there by another 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.

Insurance; Bonding; License; Retainage on Draws:

The contractor shall deliver evidence of having 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.

There will be 10% retainage on all draws, which will be disbursed after inspection of the completed project by owner's architect and engineer and confirmation that the contractor's work has been performed in accordance with all plans and specs.

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.

Construction Schedule:

A construction schedule provided by the Contractor is attached and incorporated into the contract. The Contractor acknowledges that owner will incur significant additional costs, unrelated to the Contract, if the construction schedule is not adhered to. In lieu of damages, the Contractor agrees to reduce the contract price by \$250 for each day that the work is

completed after the completion date indicated on the construction schedule, 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.

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.

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.