

LIFT & FOUNDATION SPECIFICATIONS

These specifications are made a part of the foregoing Construction Contract and are intended to meet or exceed applicable existing local, state and federal codes and regulations. In any case, where a federal, state, or local code exceeds these specifications, that code or requirement shall apply. This applies particularly to any and all applicable regulations of the Federal Emergency Management Agency, FEMA’s Hazard Mitigation Grant Program, Oregon’s Emergency Management Agency and Vernonia Flood Ordinance. All weatherization work shall meet the guidelines of the Oregon Energy Coordinators Association 2002 Weatherization Specifications. All work must comply with CAT’s Construction Contract to which this Exhibit is attached. All work shall be done in accordance with standard industry practices and compliant with applicable building codes.

Contractor shall include in the bid price all materials, labor, and services necessary to complete the work and cleanup the site. The only exception(s) to this requirement shall be those costs not foreseeable to a professional contractor after completing due diligence on inspections and bid preparation.

All bids shall include all work necessary to complete the project, barring any unforeseen circumstances, including, but not limited to, all items that any responsible contractor would normally be aware of, such as: permits, dump trucks, pump charges, preparing the site for construction and leaving the site in better condition than when the project started (including necessary grading but excluding landscaping), reconnecting utilities when legally possible, patching any construction holes, making certain items like drainage work, etc

Contractor will pay strict attention to the inspection process and call for all inspections when needed. **Three elevations will be taken for each building: First, at commencement** of the project for the engineering and height of the foundations; **second just before the pour** to make sure that the foundation will be at the right level; and **third, after the foundation is cured** to determine what, if anything, needs to be done for the final finished floor elevation. Contractor and Owner acknowledge that the lifting and other work on the flood-damaged structures shall not be performed during flood season for federally funded projects.

All technical bulletins referred to in this document shall be the most current available whether noted below or not.

WHAT FOLLOWS IS A SAMPLE TO ASSIST CONTRACTORS WITH THEIR PROPOSALS; REVISIONS ARE WELCOME AND ENCOURAGED TO MEET PROJECT GOALS AS EFFICIENTLY AS POSSIBLE:

	MITIGATION	Price
1	ALL PERMITS: Permits and licenses necessary for the alteration of residential structures, to include electrical , shall be secured and paid for by the Contractor prior to beginning work. Contractor shall be licensed for general construction, RGC, in the State of Oregon, have a current CCB number, a valid contractor’s and performance bond in an amount not less than the amount of the project, and general liability insurance specific to house moving not less than \$1,000,000.00 as well as Cargo insurance not less than \$300,000.00 per occurrence.	\$
	<u>Contractor shall arrange for disconnection of all utilities prior to lift.</u>	\$

	<p>LIFT: Contractor shall safely elevate the structures. Contractor shall properly support and secure against reasonable risks (e.g. wind pressure) that may occur between the period of elevation and completion of the foundation work. Structures shall also be sufficiently supported and secured for the tenant to remain in the structures between the period of elevation and completion of the foundation work. Utilities shall be temporarily reconnected as required by owner. The structures shall be elevated so that the lowest of the following building components: FLOOR JOISTS, HEATING DUCTS, OR INSULATION, are of sufficient height for Contractor to build a foundation so that the finish floor elevation of the structures are (624) feet above mean sea elevation as certified by a surveyor licensed by the State of Oregon.</p> <p><u>A temporary stair and landing shall be built for the purpose of entering and exiting the structures during this period.</u></p>	<p>\$</p>
	<p>Section 1 Total Cost</p>	<p>\$</p>
<p>2</p>	<p>FOUNDATION REQUIRED: Contractor shall extend the existing foundations to include post and pier and foundation walls to engineered specifications or the building code/industry standards. All building materials below the Design Flood Elevation (DFE) must be flood damage-resistant. Materials used can only be class 4 or class 5 materials. Refer to FEMA FIA-TB 2.</p>	<p>\$</p>
	<p>FLOOD VENTILATION/FOUNDATION VENTS: Contractor shall install Flood ventilation in the foundations in accordance with the National Flood Insurance Program. (NFIP) See Technical Bulletin 1-08 and 1-93 "Openings in Foundation Walls." Engineer specifications will detail the openings. Where a foundation walls exceeds 2 ½ feet in height above grade, standard ventilation shall be installed consistent with the Oregon Weatherization standard and building code R408 (Under-floor space).</p>	<p>\$</p>
	<p>BACKFILL: Contractor shall backfill the under floor space to within 0.5 feet of the lowest adjacent grade and raise finished grade of interior courtyard for buildings C, D, E and F per plans and specifications, refer to the general notes of engineering plan. Backfill shall be of a porous material to allow for the drainage of trapped flood water under the structures. Maximum time for water to drain, by gravity or mechanical means to eliminate health concerns, is 72 hours. Refer to building code and FEMA FIA TB 11 for details of types of drainage for specific areas and crawl space types.</p>	<p>\$</p>
	<p>Section 2 Total cost</p>	<p>\$</p>
<p>3</p>	<p>SET STRUCTURES DOWN: Once the foundations are complete and all concerns have been addressed the Contractor shall call for another survey to be done to ensure that the heights are correct. Contractor shall support the structures and lower them on to the foundations after first confirming the foundation surface is level, its walls are plumb and it is in the proper location relative to the structures. Contractor shall extend the rain gutter downspouts to mate up with the foundation drains that were previously used. All utilities shall be permanently reconnected. Install siding over pony wall systems.</p>	<p></p>

Attachment C: Blue Heron Hollow Cost Proposal Form

	Section 3 Total Cost	\$
4	LANDING, STAIRS, RAMPS, DECKS and LANDSCAPING: Once structures are set down on new foundations, contractor shall build landings, stairs, ramps and decks according to the plans attached to the contract. Return land around building to finished grade.	
	Section 4 Total Cost	\$
	Grand Total	\$

ACCEPTED BY:

Company Name

CCB#

Contractor's Signature

Date

COMMUNITY ACTION TEAM INCORPORATED OF COLUMBIA COUNTY, OREGON, an Oregon nonprofit corporation

By: _____
Jim Tierney, Executive Director

Date