

Project: 7 Ash Drive, Oakwood Hills, IL

Bid Category: Foundation

SCOPE

Habitat for Humanity (HFH) is building a single-family detached home on a basement foundation. The project is located at 7 Ash Drive, Oakwood Hills, IL. Planned work to begin in late Summer 2025 and be completed by Spring 2026.

The Contractor shall furnish all labor, material and equipment to perform the work indicated on the Architectural Plans or specified herein. It is the responsibility of the contractor to verify all dimensions and field conditions prior to the start of work. If discrepancies are noted, HFH should be immediately notified and all work should cease until the discrepancies have been resolved. The work is to be completed on the scheduled day(s) per the Agreement. The Work includes, but is not limited to, the following:

- 1) Installation of silt fencing as specified on Site Plan
- 2) Protection of existing trees
- 3) Excavation of basement and garage (excavation to be figured with a 3.25 D-Factor, unless otherwise informed by Architect), including:
- 4) Foundation footings, column pads, foundation walls, floor slabs, walks, stoops, steps, piers, grade beams, including:
 - a) All formwork for concrete
 - b) Installation of concrete encased electrode (2021 IRC Section E3608). Location to be identified by HFH
 - c) Install all sleeves or chases as required (provided by others only if foundation contractor not providing water and sewer connections)
 - d) Anchor bolts per plans
 - e) Gravel for slabs
 - f) Sump pit with sealed lid which meets radon protection requirements
 - g) Compliance with Illinois Radon Resistant Construction Act [420 ILCS 52] (copy can be provided by HFH), including but not limited to:
 - i: Subfloor preparation

ii: Soil Gas Retarder

iii: Passive Sub-slab Depressurization System

- h) Mesh and steel reinforcement in concrete as called for by plans, specifications, building code
- i) Waterproofing of foundation walls
- j) 4" Drain tile on the outside of footings per plan with 12" of gravel cover and a filter membrane
- k) Grouting as needed, excluding caulking for other trades
- l) Protection of concrete from weather to ensure a quality finish
- m) Pumping or conveying charges must be included in bid. No additional payments will be made without prior discussion or approval by HFH

5) Below-grade plumbing connections, to include:

Well contractor to install water line before backfilling. Septic contractor to connect service to house before pouring basement floor. Plumbing contractor to install all sub-floor drains before pouring basement floor.

- 6) Installation of (1) 48" X 48" escape window to include grates/covers and escape ladders as exterior grade requires
- 7) Installation of wood frames 48" rough window openings for rear bedroom per plans at same level as front bedroom window, including well, grates and escape ladders as grade requires
- 8) Sub-grading of lot as specified on Site Plan, including On-site hauling of excess material
 - a) Offsite hauling is to be billed per load
- 9) Grading of driveways from curb to garage locations, provide 6in compacted crushed concrete or limestone for temporary driveway base

WORK NOT INCLUDED

- 1) None

SAFETY

- 1) The Contractor shall be responsible for being informed of the latest OSHA safety requirements. The Contractor shall conform to all applicable OSHA safety requirements throughout the performance of this contract

CODES

- 1) All work is to be done in accordance with the latest applicable rules and regulations of state and local codes. This includes any additional codes and/or ordinances that have jurisdiction over the work
- 2) Village of Oakwood Hills has jurisdiction and has adopted the 2021 International Residential Code (IRC)
- 3) Habitat for Humanity standard is to build to the most recent code (2021 IRC) when it doesn't conflict with jurisdiction ordinances
- 4) Contractor shall be licensed in the Village of Oakwood Hills and pay any fees associated with licensing if required

MATERIALS

- 1) The contractor shall break down the proposal costs as follows (if the proposal does not include specified work it should be listed as such):
 - a) Silt fencing
 - b) Excavation and backfill
 - c) Forming, pouring, and finishing foundation and slabs, to include all fill material, drain tile & sump pit to include all fill materials required, and installation of exterior foundation foam board (provided by HFH)
 - d) Exterior flat work: stoops, sidewalks to include steps as grade requires
 - e) Material and grading for temporary driveways
 - f) Removal of spoils from lot (per truck load cost)
 - g) Final grading of lot
- 2) Partial bids or bids not including cost breakdowns as required will not be considered
- 3) All concrete mixtures shall conform to American Concrete Institute Standards pertaining to materials, quality and testing, and all governing codes
- 4) All walls, footings, and slabs shall have a minimum compressive strength of 3,000 PSI in 28 days. (Or, as required by code)
- 5) Exterior concrete shall be 4,000 lbs. air-entrained concrete (6% air-entraining agent)

INSTALLATION

- 1) The Contractor shall be responsible to accurately lay out all work. He shall work from an established benchmark for determining elevations and layout from the surveyor's stakes. Survey markers are not to be disturbed

- 2) Any discrepancies are to be brought to the attention of HFH and resolved prior to commencement of work

EXCAVATION

- 1) The Contractor shall layout the excavation site from the provided survey markers. Survey markers are not to be disturbed
- 2) Excavate all work to elevations and dimensions indicated on the drawings and as approved by the Architect and HFH. Sub-grade cuts beyond one foot (1'-0") are to be done as an extra and must be pre-approved by HFH and the Architect. Material that is removed in excess of 1'-0", without written pre-approval shall not be billed or paid. Allow for spaces where required for construction operations and inspections. Over-dig should be calculated at 2' for crawl space and garage. Excess over-dig will be remedied at the expense of the Contractor
- 3) It shall be the responsibility of the Contractor to correct excavation cave-ins due to natural causes, at no additional charge
- 4) Bottom of excavation shall be level and free of loose material
- 5) Footings are to be excavated in undisturbed ground to a depth that equals half the depth of the footing. The minimum depth is 4"
- 6) All footings shall rest on undisturbed soil or 95% compacted fill at elevations shown. All unauthorized excavations below elevations shown will be filled with a suitable material at no increase cost to the Owner
- 7) Offsite hauling shall be done at the expense of the Contractor. No offsite hauling shall be performed without the prior approval of HFH. The Contractor shall provide evidence to validate the quantities hauled offsite
- 8) Balance the dirt on lot within the project site, including parkways. Dirt will not be piled along the paths needed to be trenched for water, sewer, electric and gas connections to the house, or against tree trunks
- 9) Excavation of buried concrete foundation, remove all buried concrete

FOUNDATIONS & BASEMENTS

- 1) All footings shall rest on solid, undisturbed soil or compacted as approved by a soil-testing engineer. Footings on fill areas shall be compacted to a density as required to be capable of supporting a superimposed load of 4,000 P.S.F.
- 2) No footing or foundation walls to be placed on frozen soil or soil containing frost
- 3) All forms for concrete shall be plumb and level
- 4) All concrete to be free of honeycombs and smooth

- 5) Foundation walls to be as per plans
- 6) All foundation walls to be shot with transit and are to be level. Top of foundation will be within one tenth of a foot from proposed plan grade
- 7) Supply and install anchor bolts, with washers and nuts as required per plans. Anchor bolts shall be placed so they are in line with the middle 1/3rd of the bottom plate and high enough so washers and nuts can be properly installed. Should they not meet these requirements, it will be the Contractor's responsibility to go back and place them properly, at no cost to HFH
- 8) All snap ties to be broken and removed. Spot tar the holes on exterior walls prior to damp proofing
- 9) Waterproofing membrane shall be applied to basement walls
- 10) Install all interior pea gravel or granular fill in basement / crawl space. Work to include placing and spreading. Stone in over-dig areas to be supplied and placed by others
- 11) Install 10 mil vapor barrier under basement subfloor. Install 10-mil sheet polyethylene across the entire ground surface. Overlay all seams by 12". Seal the polyethylene at least 6" up the foundation walls
- 12) House slabs to be poured over a minimum 4" of pea gravel
- 13) Garage slab shall be a minimum of 4" thick and sloped per drawings. Provide 1/2" to 3/4" depressed slab along the length of the overhead garage door
- 14) Garage slab will be reinforced with fiber or steel mesh to prevent cracking and separating
- 15) The Contractor shall protect concrete during winter conditions to ensure proper curing. (Use thermal blankets when required)
- 16) Grouting of all wall plates, columns and beam pockets as required. Contractor must ensure columns are plumb before securing in floor
- 17) No extra fill or concrete to be placed without written authorization from HFH. This applies to any additional work beyond contracted work
- 18) Supply labor and pump to remove any excess water before pouring any slab, footing, walls or walks. Excludes subsurface (below slab grade) dewatering
- 19) Concrete stoops shall be poured at the time of basement / crawl space and/or garage slab pour. The foundation will be plated and stoop backing attached only at the sill plate by the carpenter. It is the concrete contractor's responsibility to verify that the carpenter's stoop framing is plumb prior to pouring
- 20) Stoops to have continuous felt paper or vinyl flashing applied to framing, lapping over top of foundation extending up a minimum of 4" above surface of stoop. Flashing to be lapped under exterior door flashing

- 21) All exterior concrete (stoops and service walks) to have a broom finish
- 22) Slope walkways for proper drainage. Include expansion joints for walks, at intersections and at top and bottom of steps or stoops. Walkways must have expansion joints every 50 feet minimum. Stoops and steps to be well anchored to foundation

BACKFILL

- 1) Contractor shall be responsible for repair costs of foundations due to backfill operations
- 2) Stoop areas to be filled with granular material
- 3) The exterior over-dig of garage and driveway shall be backfilled with granular material
- 4) Driveways shall include a stone base sufficient to allow access to building. The base shall be laid out as indicated on the Plat of Survey. Costs for this stone base shall be included on the base bid and should be broken out as a separate cost line
- 5) Sub-grading will be to allow for 6" of topsoil across the entire lot, including parkways
- 6) Sub-grading for service walks, driveways, stoops and patios

WALKS

- 1) All concrete pads shall be placed upon a base of gravel fill. Gravel base to be #CA6 stone, compacted to 6" (or depth as required by local code)
- 2) All concrete work shall be cured & sealed; Contractor shall install expansion materials where necessary

RESHAPING

- 1) Reshape sub-grading as necessary to allow proper drainage one time during the construction process after all utility work is completed

PROTECTION

- 1) The Contractor will be responsible for the protection of curbs and land improvement structures during the performance of the work. Extreme caution is to be taken when crossing curbs. Curbs are to be protected with rubber tires when being crossed by a tracked machine
- 2) Prior to placing black dirt, all structures, manholes, inlets and B-Boxes are to be located and sprayed with bright paint and staked
- 3) Damage to existing utility lines, services, poles, well, septic and other structures shall be repaired or replaced by the Contractor at his own expense

SUPERVISION

- 1) The Contractor is responsible for his employees, sub-contractors and suppliers for disturbing any surveyor's stakes or any in-ground structures (i.e., manholes, buffalo boxes, street curbs, septic cover, well head, etc.). It is the responsibility of the Contractor to ensure any in ground structures are at proper grade, B-Box is keyable, and manhole rings aligned, prior to placing concrete around same
- 2) The Contractor is to provide supervision for his work. The supervisor is to inspect the job to see if all conditions are acceptable prior to commencing his work

WARRANTY

- 1) The Contractor shall warranty any defects in materials, workmanship and performance. Copies of all manufacturer warranties for products shall be provided when the contract is awarded
- 2) Grading warranty will be in effect until grading verification has been completed by surveyor and building inspectors
- 3) Foundation and concrete warranty will be for a period of 1 year from date of occupancy

CLEANUP

- 1) The Contractor shall do all work in a neat and workmanlike manner, removing from the premises all rubbish and debris resulting from operation under this contract and leave the site clean. This includes sweeping walks, stoops, and driveways. The street shall be cleaned at the end of each workday. No gravel storage allowed on vacant lots or stocked on streets. Storage only allowed on lots that the material will be used. The site shall be left clean at the end of each phase of work so the next trade can start work
- 2) Any concrete needing to be removed and replaced shall be removed from the subdivision
- 3) Ready mix trucks will wash down their equipment at a location designated by HFH with periodic cleaning and removal by the Contractor as requested by the site superintendent
- 4) No gravel to be dumped on streets, removal of excess gravel pile at end of each workday is required
- 5) All foundation spoils will be removed from the site within 48 hours of foundation being ready for rough framing

CONTRACTOR INSURANCE REQUIREMENTS:

- 1) Prior to commencement of work, The Contractor will purchase and maintain in effect during its performance of the Work the following policies of insurance:
 - a) Workers Compensation insurance as required by law
 - b) Contractor's commercial general liability policy shall name HFH as additional insureds

PAYMENT SCHEDULE:

- 1) Invoices shall be addressed to:

Habitat for Humanity of McHenry County
907 Front St
McHenry IL 60050

- 2) HFH will consider deposits not to exceed 50% of the total contract if requested in bid
- 3) Contractor shall invoice HFH within 2 weeks upon completion of each phase of work. If work takes longer than 30 days, Contractor shall submit monthly invoices for work performed
- 4) Standard HFH payment terms are net-30 from date of invoice. If other payment terms are required, they must be identified in the bid. Payment will not be processed unless all work invoiced is completed