

Scope of Work: Site Work for a 30'x40' Foundation Crawlspace with 4' walls.

Project Overview

The work includes all necessary site preparation, excavation, backfilling, and rough grading to support the installation of a **30'x 40'x 4'** residential Crawlspace foundation for a single story Ranch style home. The contractor shall provide all labor, equipment, and materials to complete the work in accordance with local codes, project specifications, and applicable regulations.

1. General Requirements

- **All work shall conform to local building codes, zoning requirements, and best practices for residential construction.**
- Contractor shall coordinate with the foundation contractor to ensure site conditions meet foundation design requirements.
- Contractor shall implement erosion and sediment control measures as needed.
- As this is modular construction, use of machine to transfer modular units from curbside onto the site and from the site to the radius of the crane.

2. Mobilization & Site Preparation

- Stake and flag building footprint per provided plans.
- Clear and grub site within 5 feet of the foundation perimeter, removing all vegetation, stumps, and organic matter.
- Strip and stockpile topsoil for future use on-site, if applicable.
- Establish construction access and staging area.

3. Excavation & Earthwork

- Excavate for full foundation, including footings, for a 30'x 40' Crawlspace with 4' walls.
- Excavate to accommodate minimum required clearance for footing forms, drainage systems, and waterproofing applications.
- Stockpile excavated soil for backfill use, where suitable.
- Provide over-excavation if required due to unstable subgrade.
- Utility trenching and connections outside the foundation perimeter.
- Final grading and landscaping.
- Gravel driveway capped with millings installation.

4. Foundation Drainage & Base Preparation

- Grade subgrade to provide proper drainage.
- Install and compact a minimum 4" layer of crushed stone or approved granular material as base for the foundation (if required by design).
- Verify subgrade is level, stable, and meets bearing capacity requirements before concrete placement.
- Hook up utilities that are already stubbed into the lot.

5. Backfill & Rough Grading

- Backfill foundation walls with approved on-site or imported fill material.
- Place fill in lifts no greater than 8-12 inches and compact to 90-95% of maximum density (where applicable).
- Final rough grade to promote positive drainage away from foundation, maintaining 5% slope for the first 10 feet where possible.
- Restore disturbed areas outside foundation perimeter.
- Bring in and spread 30yards of topsoil.
 - Habitat staff will do the seed and straw.

6. Erosion Control

- Install temporary erosion control measures such as silt fence, straw wattles, or other approved methods during excavation and backfilling.(as needed)
- Maintain erosion control measures until final stabilization is achieved.

7. Coordination & Site Cleanup

- Coordinate with foundation contractor and other trades to ensure smooth workflow.
- Remove and legally dispose of all debris, excess soil, and construction waste related to site work.
- Maintain clean and accessible site conditions throughout the work.

8. Exclusions

- Any dewatering system installation.
- Rock excavation (unless identified and priced separately).

Deliverables

- Verification of excavation depth and subgrade compaction.
- Documentation of Gift-in-kind donation and value thereof.