

# Scope of Work: Site Work for 24'L x 25'W x 4'D Foundation

## Project Overview

The work includes all necessary site preparation, excavation, backfilling, and rough grading to support the installation of a **24' x 25' x 4'** residential crawlspace foundation for a two-story 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 4' Crawlspace.
- 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 and compaction under footings and slab areas.

- Install and compact a minimum 4" layer of crushed stone or approved granular material as base for the foundation slab (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.