

**HERITAGE HOME PROGRAM (HHP)**  
**A Linked Deposit Program of the Cuyahoga County Treasurer and  
the Cleveland Restoration Society**

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**BID SPECIFICATIONS**

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**Article I.     SITWORK**

***Section 1.01   DEMOLITION***

**(a) MATERIALS**

**(i)       Equipment: Type and quantity adequate for specified demolition and disposal.**

**(b) WORKMANSHIP**

**(i)       General: Includes removal of items from interiors and exteriors of buildings and yards as specified, and removal of abandoned piping or conduit interfering with construction. Foundations shall be removed to 18" below grade. Framing material to be re-used should have all nails pulled and material stored, otherwise bend nails over and haul away. Trim wood and doors to be re-used should be labeled and stored in a safe location with finish nails pulled through to prevent splintering. Do not discard any fixtures or hardware without approval from Homeowner or CRS.**

**(ii)      Plaster: (a). Remove plaster to wood lath and re-secure lath as needed. (b). Remove plaster and wood lath to studs or joists. Existing framing to be furred so new finish material will flush with jambs. Install solid backing as needed to support drywall.**

**(iii)     Asbestos: For any suspected asbestos, identification and removal is to be done by licensed asbestos abatement contractor in accordance with all applicable regulations. Clearance reports shall be submitted to CRS.**

**(iv)      Clean-up: During and after demolition, clean-up of the job site and property shall be done daily at the end of the day.**

***Section 1.02   SITE PREP, FENCING & LANDSCAPING***

**(a) MATERIALS**

**(i)       Fill: Clean, uncontaminated cohesive soils including silty clay, sandy clay, gravelly clay, sand, and gravel, free from debris, trash, frozen materials, roots and other organic or compressible materials of any kind.**

**(ii)      Topsoil: Fertile soil, free of debris, trash, pieces of concrete or masonry, stones larger than 2", or wood.**

**(iii)     Wooden Fence: all cedar construction (posts may be pressure treated). Holes should be a minimum of 40" below grade. Post to be backfilled with equal parts soil and #57 river rock, and tamped in every 6" to 8" lifts. Backfill should be mounded at top of grade to prevent puddling. Posts that support rails and pickets should have weather cuts or be designed to shed water.**

**(iv)      Chain-Link Fence: All fence materials and accessories shall be black. End posts, corner posts and gate posts shall be minimum 2" inside diameter. Line posts shall be 1-1/2" inside diameter, evenly spaced, 10 ft. o.c. All posts shall be set in concrete in holes approx. 30" deep. Concrete shall be exposed slightly above grade and crowned to shed water. Top rod shall be minimum 1" inside diameter. Fabric shall be vinyl-coated 2" mesh, minimum 10-gauge, with knuckled selvages, stretched taut, approximately 2" above ground, securely fastened to all posts and fastened to the top rail 24" o.c.**

- (v) **Wrought Iron/Steel Fence:** Match existing or install new with approval of CRS Historic Preservation Specialist and Homeowner. Install per manufacturer's specifications.
- (vi) **Plant Materials:** Healthy, vigorous stock of size and species indicated.
- (vii) **Bark Mulch:** Pine bark, or approved equal, over landscape fabric, minimum 2" deep.
- (viii) **Seed:** URI #2, or approved equal. Hydro-seeding with an equivalent seed is acceptable.
- (ix) **Sod:** Bluegrass blend, appropriate to shade/sun conditions. Submit sod farm source for approval.

**(b) WORKMANSHIP**

- (i) **Scope:** Refer to site plan and/or specifications below.
- (ii) **Fill:** In areas to be filled, remove all trash, demolition debris, and organic materials. Place new fill in layers maximum 12" deep and compact to minimum 90% optimum dry density.
- (iii) **Grading:** Bring all areas to be landscaped to uniform grades to provide slope for drainage with no low spots.
- (iv) **Pruning:** Where indicated, prune existing trees. Treat all cuts with tree-wound paint. Protect all trees to remain from damage with temporary fences, or approved equal.
- (v) **Fence Installation and Repair:** All new steel and wood posts shall be set in concrete and all new fences shall be installed true-to-line and plumb. Where existing fences are to be repaired, make the fence sound and serviceable again, as indicated below or directed by the CRS Construction Manager. Note: It is the Owner's responsibility to clearly denote to the Contractor the exact location for fence installation and lot line location. Neither the Contractor nor CRS assumes any responsibility for encroachment onto adjacent property.
- (vi) **Plantings:** Place all plantings in prepared holes, minimum 6" larger than root ball. Water and maintain in healthy condition until acceptance by Owner.
- (vii) **Grass:** Rototill minimum 6" deep, level and fertilize. Lay sod and plant seed in accordance with good trade practices on prepared seedbeds. Water and mow until established, or accepted by Owner, whichever comes first.
- (viii) **Completion:** On completion, leave all pavement areas broom clean and all landscaped areas raked clean.

**Section 1.03 CONCRETE PAVING**

**(a) MATERIALS**

- (i) **Ready-Mix Concrete:** Mix shall consist of 6 ½ sacks of Portland cement per cu. Yd. of concrete, with air content of 6% to 7% by volume, ¾" aggregate, slump of 4" plus or minus 1", and a minimum compressive strength of 3,500 psi. at 28 days. (A delivery ticket must accompany all ready-mix concrete invoices.)
- (ii) **Dry-Mix Concrete:** Mix shall comply with ASTM Standard C387, and shall

- be power mixed with clean water according to manufacturer's specifications.
- (iii) **Steel Mesh**: All concrete shall be installed with 4" by 4" steel mesh embedded into the center of the slab.
- (iv) **Fillers**: Celotex "Flexcell" or equivalent.
- (v) **Gravel**: Well graded, of appropriate size for paving. Clean and free of vegetation.
- (vi) **Curing Agent**: Per manufacturer's specifications.
- (vii) **Fill**: Clean, uncontaminated cohesive soils including silty clay, sandy clay, gravelly clay, sand, and gravel, free from debris, trash, frozen materials, roots and other organic or compressible materials of any kind.

**(b) WORKMANSHIP**

- (i) **Excavation and Compaction**: All necessary excavation is to be performed and the earth sub-grade thoroughly tamped.
- (ii) **Forms and Gravel**: Appropriate forms shall be constructed and remain in place for at least 24 hours after the job is complete. Forms and grade stakes should be set by transit or lasers. Levels and lines to be used for short distances only. 4" of well-graded gravel shall be installed over the sub-grade. Forms and gravel shall be dampened with clean water just prior to installing concrete.
- (iii) **Fillers**: 1/2" thick Celotex "Flexcell" shall be installed at curb junctions, and where concrete abuts existing slabs, buildings, or other fixed objects. Any voids existing between Flexcell and building shall be filled with a sealer per the manufacturer's specifications.
- (iv) **Concrete**: 4" thick concrete shall be installed with 4" by 4" steel mesh embedded into the center of the slab. 6" thick concrete shall be installed on driveway aprons. Owners choice of broom or trowel finish.
- (v) **Concrete Repair**: Saw cut edges of existing paving wherever patches or replacement is to be made. Match grade and finish of adjacent existing pavement.
- (vi) **Temperature**: Concrete shall not be installed when air temperatures are below 40-deg. F. or when such temperatures can reasonably be expected within three days following completion of the work.
- (vii) **Pitch**: Concrete shall be pitched 1/8" to 1/4" per ft. away from building.
- (viii) **Control Joints and Edges**: Control joints, running from one side of the driveway to another, shall be cut at least 1" deep, and shall be evenly spaced no more than 10ft. apart. A 1" deep control joint shall be cut the entire length of the driveway, down the center. Control joints, running across walkways, shall be cut at least 3/4" deep, and shall be evenly spaced no more than 5 ft. apart. All edges shall be rounded to a 1/4" radius.
- (ix) **Liquid Membrane**: Per manufacturer's specifications, concrete shall be cured with a liquid membrane sprayed or rolled on the surface, meeting ASTM-309 Standards, as soon as is practical after finishing.
- (x) **Fill**: After forms are removed, all affected areas shall be backfilled with clean dirt. All debris and excess dirt shall be hauled away. The contractor shall

not replace grass unless specified. HOMEOWNER is responsible for applying a sealer after concrete has cured to minimize the damage of salt or de-icing agents.

#### **Section 1.04 ASPHALT PAVING**

##### **(a) MATERIALS**

- (i) Asphalt:** Class 1 asphalt, with minimum 2” binder course and 2” finish course, or per specifications below.
- (ii) Gravel:** #411 Limestone 4” deep, well graded, or appropriate size for paving.
- (iii) Sealer:** Per manufacturer’s specifications.
- (iv) Fill:** Clean, uncontaminated cohesive soils including silty clay, sandy clay, gravelly clay, and gravel, free from debris, trash, frozen materials, roots and other organic or compressible materials of any kind.
- (v) Vegetation Kill:** “777 Zep Herbicide,” “Weed-B-Gone,” or equivalent.

##### **(b) WORKMANSHIP**

- (i) Removal of Existing Driveway:** Dig out, remove existing driveway, and haul away debris. Apply a herbicide to any vegetation in driveway prior to installing base.
- (ii) Excavation and Compaction:** All necessary excavation is to be performed and the earth sub-grade thoroughly tamped. Note: Finished asphalt is to be 4” below basement window sills and door thresholds.
- (iii) Gravel:** 4” well-graded gravel shall be installed over the sub-grade.
- (iv) Asphalt:** Install asphalt per specifications, pitched 1/8” to 1/4” per ft. away from building.
- (v) Sealer:** Per manufacturer’s specifications, asphalt shall be cured with liquid sealer sprayed or rolled on the surface as soon as is practical after finishing. Homeowner is responsible for applying sealer approximately 60 days after installation and will keep gasoline- oil or other similar chemicals away from the asphalt.

#### **Section 1.05 ALUMINUM SIDING REMOVAL**

##### **(a) MATERIALS**

- (i) Equipment:** Type and quantity adequate for careful removal and disposal of aluminum siding, insulation, and any associated hanging system. Includes: scaffolding, ladders, pry bars, hammers, chisels, cat’s paws, nippers, nailset, hardhat, goggles and heavy work gloves.
- (ii) Fill for Nail Holes:** For small, nail-sized holes, paintable caulk or glazing compound may be used. Epoxy-based wood filler may be used to fill larger holes.

**(b) WORKMANSHIP**

- (i) General:** Includes careful removal of aluminum siding, soffit and eaves from exterior of building as specified. Includes underlying materials such as nails, furring strips, various papers and all other types of non-original siding. All loose material that is original to house details shall be labeled and stored in a safe location with finish nails pulled through to prevent splintering. **Do not discard any fixtures or hardware without approval from Owner or CRS.**
- (ii) Aluminum Siding Removal:** Work from the top of the house downward. Begin by slipping a “zip tool” or flat hand-sized prybar into a horizontal seam at the top of each section of the house to unlock first row and reveal the nailing edge of the panel below. Push tool behind panel, peel back and pull nails/clips from remaining panels with care. Fill nail holes as work proceeds to avoid moisture infiltration.
- (iii) Clean-up:** All debris shall be haul away and disposed of responsibly according to City Code. See also Section 1.7 Clean Up.

**(c) SCOPE OF WORK**

Work shall be carried out according to the materials and workmanship specifications listed above.

- (i)** Close and seal all windows before beginning. Gently and securely cover shrubs and bedding.
- (ii)** Carefully remove aluminum siding from all areas listed above, taking care not to damage the original wooden shingles, siding, and trim underneath. Remove nails/clips, and any building papers, insulation, and/or hanging system that may be present.
- (iii)** Fill holes from hangers with materials as specified above.
- (iv)** Haul away and properly dispose of removed materials from site. Begin by investigating disposal requirements and restrictions with City Hall.
- (v)** Leave all areas of property broom and/or raked clean and entirely free of debris.