Summary of Historic Preservation Actions at The General Albert Gallatin Jenkins House Green Bottom, Cabell County West Virginia

Contract No. W91237-10-P-0261
Requisition No. W81F8E02282440

Prepared For
United States Army Corps of Engineers – Huntington District
Huntington, West Virginia

US Army Corps of Engineers ®
Huntington District

Prepared By
John Milner Associates, Inc.
West Chester, Pennsylvania

August 2011

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Prepared for:

U.S. Army Corps of Engineers – Huntington District
502 Eighth Street
Huntington, West Virginia 25701-2070

Prepared by:

Katherine L. Farnham
Richard Meyer

Principal Investigator

John Milner Associates, Inc.
535 North Church Street
West Chester, Pennsylvania 19380

August 2011

ABSTRACT

John Milner Associates, Inc. (JMA) was retained by the U.S. Army Corps of Engineers – Huntington District (USACE) to review preservation actions undertaken by USACE at the General Albert Gallatin Jenkins House (Jenkins House) in Green Bottom, Cabell County, West Virginia. In 1988, as part of environmental mitigation for the Gallipolis Lock Replacement Project (now Robert C. Byrd Locks and Dam), the USACE acquired 836 acres in Green Bottom, Cabell County, West Virginia. This land acquisition incidentally included the Jenkins House. This report summarizes the many activities that have taken place since that time. As part of this mitigation, USACE was mandated to preserve the building. In 1989, USACE leased the house and land to the West Virginia Division of Natural Resources (DNR) for use as the Green Bottom Wildlife Management Area (WMA). At that time, the house became the residence for the WMA's onsite caretaker, pending funding and plans for museum use. Limited research and conditions assessments were carried out on the house in these years and a rehabilitation project was conducted in the early 1990s, but was not performed to the Secretary of the Interior's Standards. Archeological Phase I work was undertaken on the property in 1989.

In 1996, funding was obtained and the house was subleased to the West Virginia Division of Culture and History (DCH) for use as a history museum and education center. It became increasingly apparent that previous research and rehabilitation work on the house was insufficient. Beginning in 2001, extensive archeological investigations took place to locate former outbuildings and site features. Exhaustive archival research was conducted to learn more about the Jenkins family and its enslaved workers and the plantation over time. Finally, a historic structures report was undertaken to evaluate the condition of the house.

Historic preservation planning work was undertaken by USACE beginning in April 2007 with a public scoping meeting and extensive outreach to the public and stakeholders. Concerns over flood hazards led to climatological analysis and a groundwater monitoring survey. A masonry condition assessment was undertaken and detailed architectural documentation of the house was created. An Environmental Assessment (EA) and preservation plan were developed as a result of the meetings, comments, and studies and were completed by USACE in spring 2008. These plans charted a series of preservation actions to stabilize and preserve the Jenkins House.

The preservation actions at the house occurred in three phases, beginning in 2008, and included monthly stakeholder meetings. Phase 1 involved demolition of the ca. 1930s garage-kitchen addition and temporary relocation of the house's utility panel to the east basement room. Phase 2, further divided into subphases, included removal of exterior paint from the masonry; salvaging of the foundation stones from the addition; full repair and repointing of the interior and exterior masonry; abandonment of the basement restroom; replacement of the two furnaces with electric units; replacement and relocation of the two air-conditioning units; installation of new support columns in the basement; rebuilding the chimneys from the shoulders up; reconstruction and structural repairs to the upper walls; installation of steel lintels in jack arched window apertures on the basement and first floor; removal of the non-original attic dormers; replacement of the roof with high-quality composite shingles molded to resemble cedar shakes; and repairs and replacement of all exterior windows and doors with period appropriate millwork. Phase 3 entailed permanent relocation of the house's electrical utility panel to the former restroom area in the basement adjacent to the staircase.

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1.0 INTRODUCTION

1.1 DESCRIPTION OF STUDY/BACKGROUND AND PURPOSE

The Huntington District of the U.S. Army Corps of Engineers (USACE) manages property containing the historic General Albert Gallatin Jenkins House (Jenkins House) in Cabell County, West Virginia. USACE acquired the property in 1988 as partial mitigation for lands lost to the construction of two additional lock chambers at the Robert C. Byrd Lock and Dam Project on the Ohio River. Under Section 301a of the Water Resources Development Act (WRDA) of 1986, Section 30 of WRDA 1988, and Section 548 of WRDA 2000, the Corps was mandated to undertake preservation actions at the Jenkins House. Section 301a of WRDA 1986 mandated preservation of the house. Section 548 of WRDA 2000 further authorized USACE to "ensure the preservation and restoration of the structure known as 'the Jenkins House' located within the LeSage/Greenbottom Swamp in accordance with standards for sites listed on the National Register of Historic Places" (USACE 2008:3). Such actions were to be planned and conducted in accordance with Section 106 (36 CFR Part 800) and the Secretary of the Interior's Standards for the Treatment of Historic Properties (McCroskey 2008:1). Although the amended directive of WRDA 2000 clearly indicates restoration in addition to preservation, funding was provided only for preservation activities under the authority of the Robert C. Byrd Dam Replacement Project (USACE 2008:3).

Over 22 years of management, USACE has overseen a variety of architectural preservation actions at the Jenkins House with the goal of halting ongoing deterioration and restoring the building to a stable, preserved condition. Architectural, archival, and archeological investigations have been conducted, all of which contribute further information on the history of the house and land and the conditions of surface and subsurface remains of the past. A three-phase preservation project will be concluded in early 2011, and USACE wished to document the work in a single report. John Milner Associates, Inc. (JMA) was retained to research previous and ongoing work on the house (Task A), compile previous reports and data (Task B), and create a Technical Report summarizing USACE architectural preservation actions at the Jenkins House (Task C). The Scope of Work for this review and summary project can be found in Appendix A of this report. The work was funded through the 2009 American Recovery and Reinvestment Act (ARRA).

1.2 PROJECT AREA LOCATION AND PROPERTY DESCRIPTION

The Jenkins House is located in the Green Bottom area of Cabell County, West Virginia, on the south side of the Ohio River (Figure 1). The property is approximately 16 miles north of the City of Huntington and one mile west of the boundary between Cabell and Mason counties. It stands on the north side of West Virginia Route 2 between the road and the riverfront, within the Green Bottom Wildlife Management Area.

The Jenkins House is set on a small rise and stands parallel to and slightly downhill from State Route 2. A parallel branch of the CSX Railroad lies between the house and the road. Access to the property is via a dirt driveway which runs north from Route 2 across the railroad grade, then turns west toward the house. The land around the house is grassy and shaded by a number of large trees standing around the perimeter of the rise, and the immediate house precinct is largely surrounded by wetlands.

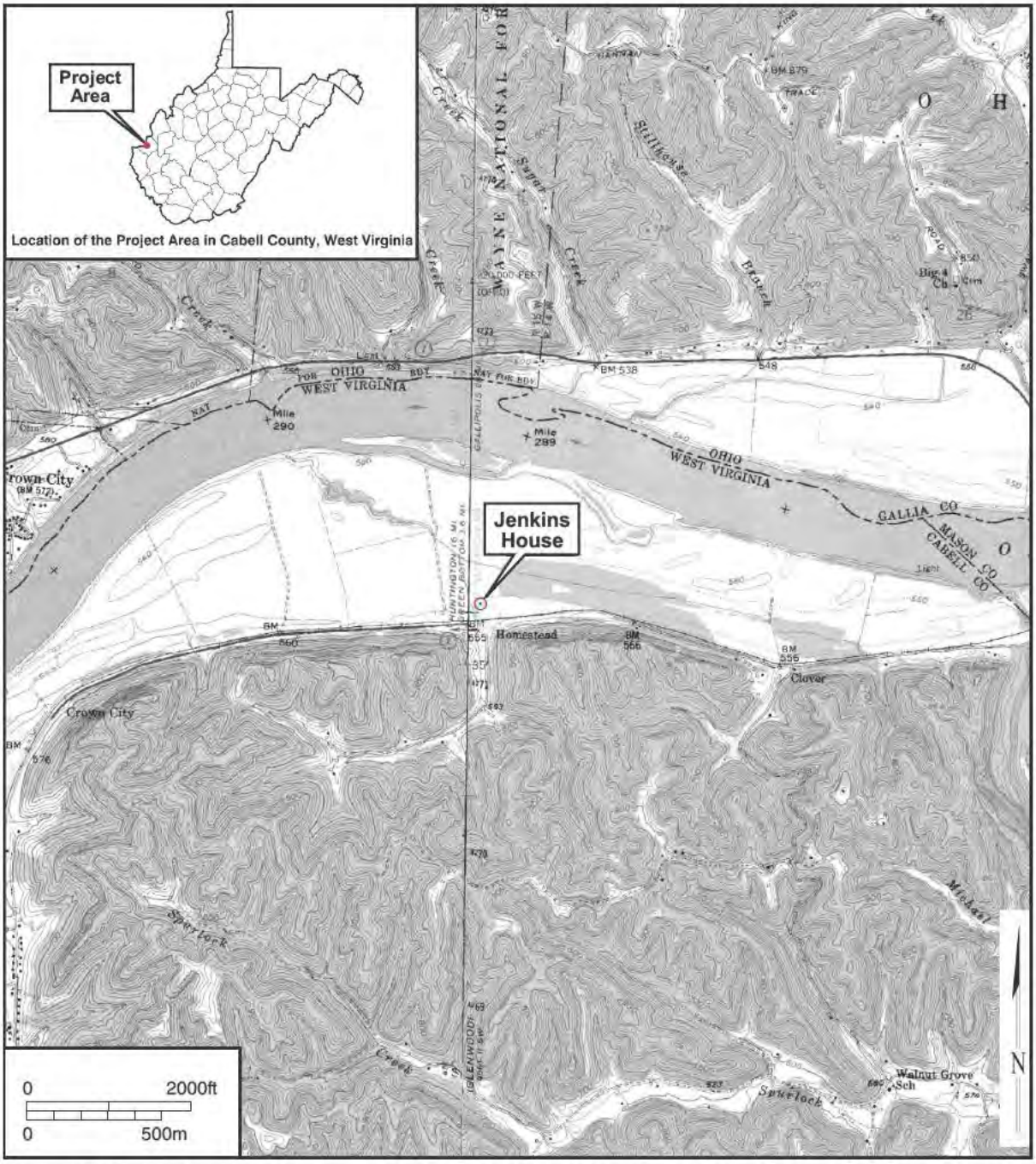

Figure 1. Project location shown on detail of *Athalia* and *Glenwood, West Virginia* USGS quadrangles (from O'Bannon 2005: Figure 1).

The Jenkins House is a two-and-one-half-story, Federal-style side-gabled brick dwelling set on a high basement (Figures 2 and 3). It faces north toward the river. The foundation is composed of large blocks of ashlar sandstone. The walls of the house are red brick laid in Flemish bond on the north (primary) façade but otherwise in common bond. The brickwork features a projecting sawtooth band around the cornice of the house. Exterior brick end chimneys rise against both gable ends of the house. Each has a two-story-high firebox area and a corbelled top. The roof is clad in synthetic shingles resembling wood shakes.

The house has symmetrical fenestration, with five bays across the front and rear facades and two bays on each end wall. The windows on the two main floors are nine-over-nine double-hung reproduction windows. The basement level has paired, two-light casement windows. In the attic, quarter-round windows flank each chimney projection. The house has four exterior doors, all of which are six-panel single doors. The primary entrance on the north side has an elaborate Federal fanlight and sidelight assembly, with the sidelights separated from the panel door by delicate pilasters. The rear door has sidelights but no fanlight. A first-floor door on the east end of the house has a replaced sandstone threshold and salvaged quarter-round molding surrounds. At the basement level is the fourth door, a modern six-panel door set in an areaway.

The interior of the house features a symmetrical center-passage plan (Figures 4-6) with one room on each side. Each original room has a fireplace, including those on the basement level. The first and second floors have a formal stair hallway in the middle. The main stairs and balustrade ascend southward from the first floor to a landing along the south wall of the hall and conclude their ascent northward to the second floor. The front (north) part of the hallway on the second floor was later enclosed as a bathroom. Space beneath the lower run of stairs on the first floor was also enclosed later to install a new interior staircase to the basement. The unpartitioned attic is accessed through a steep, ladder-like flight of enclosed stairs tucked between the main stairwell and the east bedroom.

1.3 PROJECT PERSONNEL

Richard Meyer served as Project Manager. Katherine L. Farnham compiled the report data and wrote the text. Both Mr. Meyer and Ms. Farnham exceed the Professional Qualification Standards in Architectural History as specified in the Secretary of the Interior's Standards and Guidelines in Archeology and Historic Preservation (48 FR 44716). Resumes for both are included in Appendix B.

1.4 METHODOLOGY

For Tasks A and B of the Scope of Work, JMA was directed to research and compile reports and documents pertaining to preservation activities at the Jenkins House. Reports and data from past projects at the Jenkins House are stored at the Planning Branch of the Huntington District, Huntington, WV, as well as at the State Historic Preservation Office at the West Virginia Department of Culture and History (DCH) in Charleston, WV. JMA staff visited these offices by appointment to obtain copies of the reports, state survey forms, and other pertinent materials from USACE and DCH staff. These materials included both archeological records and historic built environment records. For detailed information on the ongoing preservation actions, construction drawings and notes on file at JMA were carefully reviewed along with photos, scopes of work, and PowerPoint presentations provided by USACE. In addition, a field visit was made to the house with Glenn Hayes, construction supervisor, to walk through and review the work being done. Finally, JMA staff interviewed Dr. Robert Maslowski (former archeologist for the Huntington District) and Mr. Kem Shaw (former

manager of the Greenbottom Wildlife Management Area, who was a tenant in the house prior to its use as a museum). Mr. Hayes, Dr. Maslowski, and Mr. Shaw all provided valuable information to assist in documenting actions at the house.

Figure 2. Jenkins House, November 2010, view to southeast (JMA).

Figure 3. Jenkins House, November 2010, view to northwest (JMA).

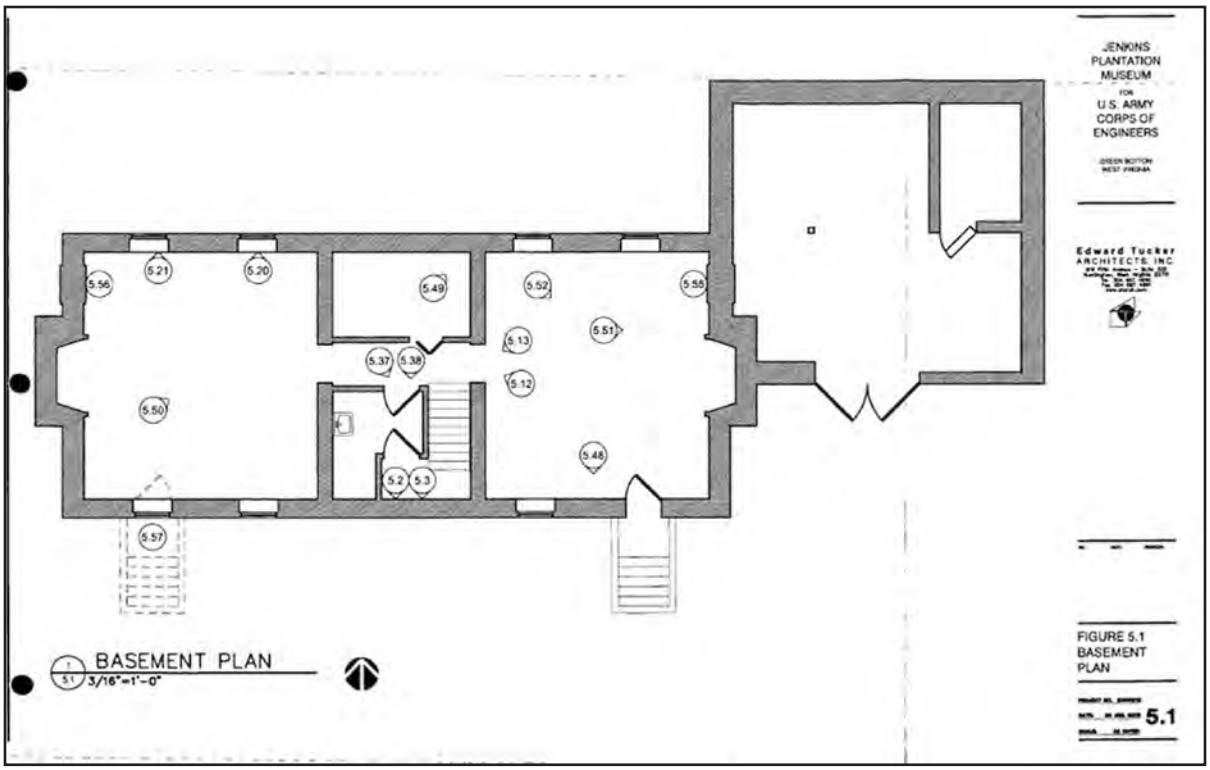

Figure 4. Jenkins House, basement plan, 2006 (Edward Tucker Architects, Inc.).

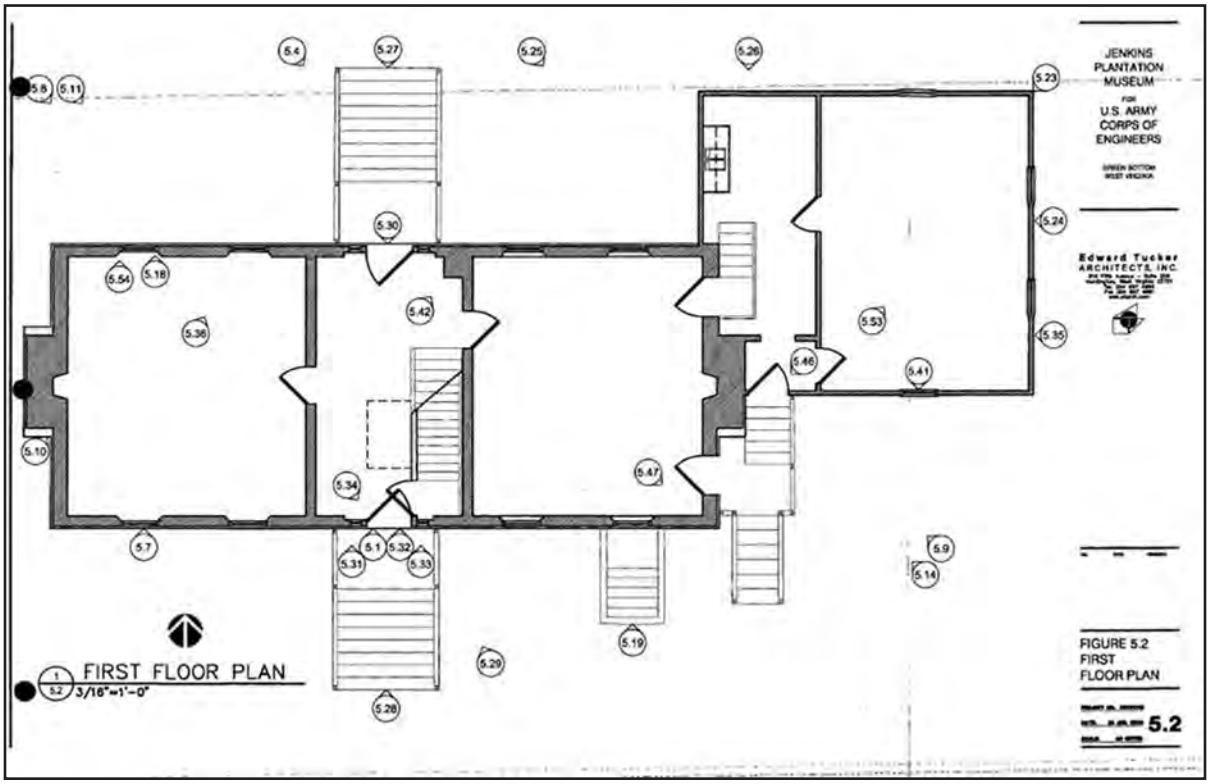

Figure 5. Jenkins House, first floor plan, 2006 (Edward Tucker Architects, Inc.).

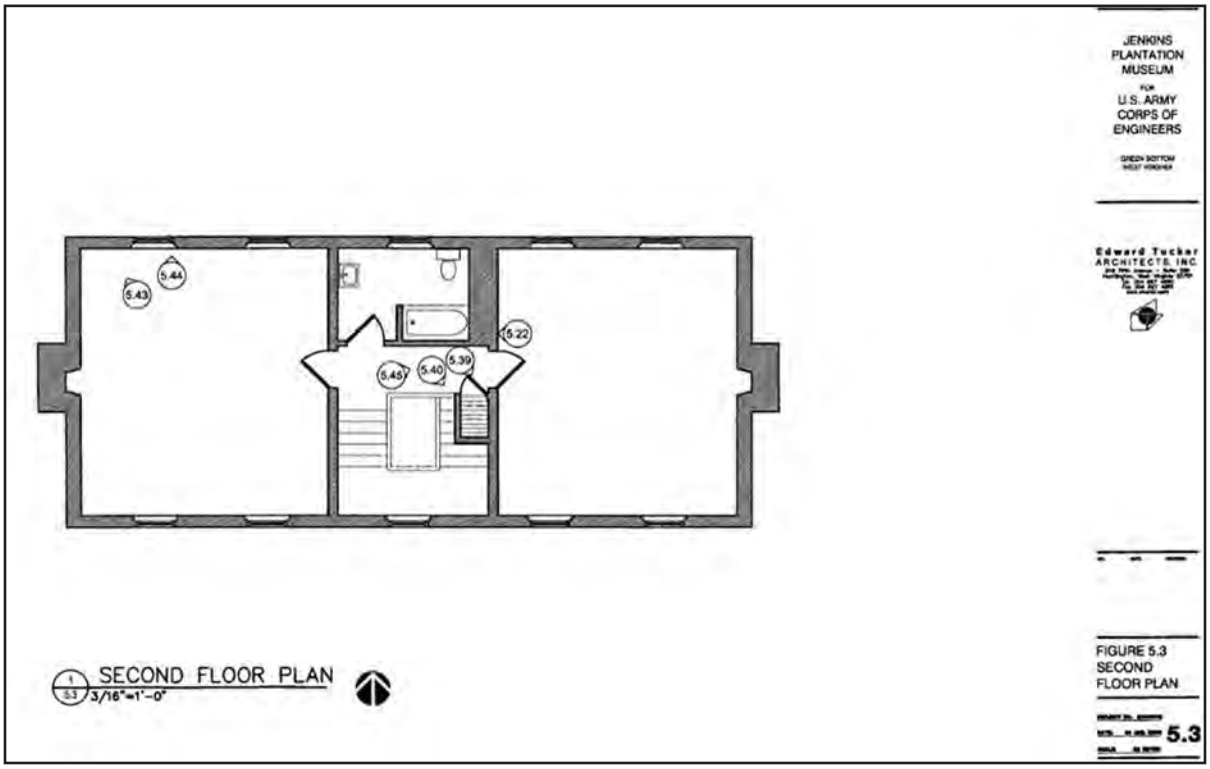

Figure 6. Jenkins House, second floor plan, 2006 (Edward Tucker Architects, Inc.).

2.0 HISTORIC OVERVIEW

The history of the Jenkins family and their home at Green Bottom has been researched and written up extensively in numerous previous reports and investigations. The following is a brief summary.

The Jenkins House was built ca. 1835 as the plantation homestead of William Jenkins and his wife Janetta after they purchased the land known as Green Bottom in 1825. Jenkins, a successful shipping merchant in his late forties, relocated his young family to Green Bottom from their former home in Rockbridge County, Virginia soon afterward. Initially, they resided in a temporary frame dwelling on the 4,395-acre property. The 1830 census indicated William Jenkins kept 33 enslaved workers. These workers farmed the land and presumably erected the two-story brick house, along with numerous ancillary buildings. Little documentation is available for these plantation buildings other than family and owner statements. Family tradition indicates that these structures included a detached kitchen, smoke house, privy, servant's quarters, and office near the main house, as well as a barn complex to the east. Recent archeological excavations adjacent to the Jenkins House have confirmed the presence of the kitchen, privy, and a building that may have been the office (Figures 7 and 8).

The Jenkins family included a daughter, Eustatia, and three sons, Thomas Jefferson, William Alexander, and Albert Gallatin Jenkins. All three sons graduated from Jefferson College. Thomas returned home after college and became a teacher, while William attended medical school and Albert (b. 1828) attended law school. After William Jenkins died in 1859, the plantation was divided into three tracts for his sons. Albert received the northernmost portion containing the Jenkins House and 1,465 acres, while his older brothers received parcels to the south.

Albert Jenkins (Figure 9) married Virginia Bowlin of St. Louis in 1858. They had three children. Jenkins served in the U.S. Congress from late 1857 through spring 1861, but declined to run again in 1861 as states began seceding from the Union. He was home at Green Bottom when the Civil War broke out in April 1861, and was promptly elected captain of the Confederate Border Rangers, a local militia organization he had helped establish. In August 1861, the Border Rangers were incorporated into the 8th Virginia Cavalry, and Jenkins was appointed colonel. The unit operated primarily in areas away from Green Bottom, and the Jenkins family left Green Bottom in September 1862. At this time, Jenkins leased the farm to his wife's father, James B. Bowlin, rather than operate the farm in absentia. Jenkins briefly served in the first Confederate Congress during 1862 but then returned to military service. He died on May 21, 1864, several days after being wounded in the Battle of Cloyd's Mountain, in Pulaski County, Virginia (O'Bannon 2005:25-26).

After Jenkins' death, the settlement of his estate was marked by rifts between his widow, her father (who was appointed administrator of the estate), and her children. The estate was also sued for wartime damages wrought by Jenkins' cavalry unit during raids. Virginia Bowlin Jenkins remarried in 1869, causing such turmoil that her children's guardianship was assigned to her father. After years of lawsuits, Jenkins' three children received title to their shares of their father's Green Bottom property in 1881 and soon began selling it off. Edmund Kyle obtained most of the land by the late 1880s, but A.G. Jenkins' daughter, Margaret Virginia Jenkins, retained 152 acres including the house, and reportedly spent summers there while leasing out the farmland. During the Jenkins family's ownership, the plantation was accessed primarily by water and had two landings, one for goods and one for people. Access to the property changed in the 1880s as the first road was built between Guyandotte and the Mason County Line in 1883, and in 1887 the Ohio River Railroad was built along the south side of the river (O'Bannon 2005:27-35). River access declined in importance subsequently.

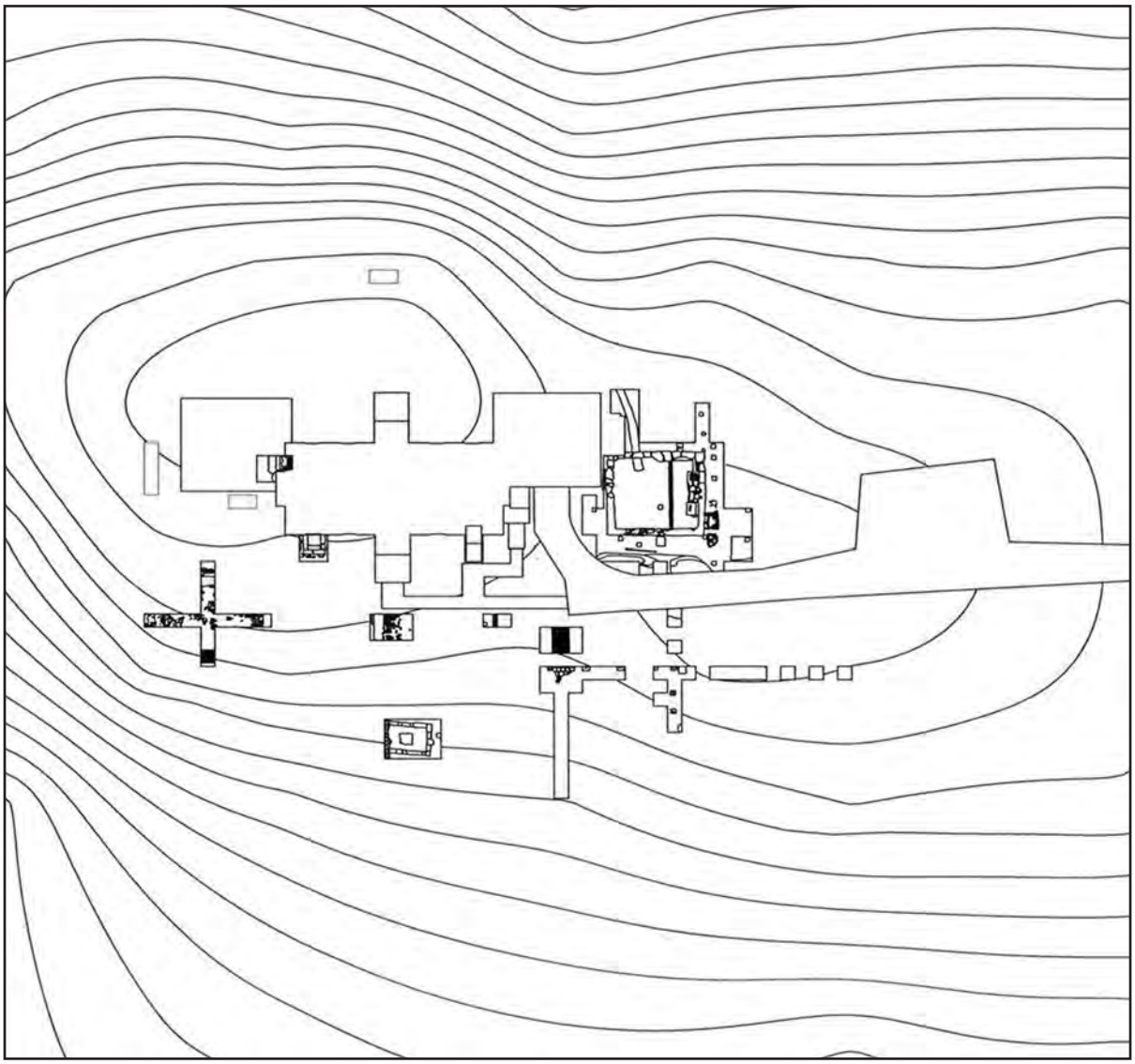

Figure 7. Plan drawing of archeological excavations at the Jenkins House (46Cb41) in 2002 (from Updike 2003: Figure 5.1).

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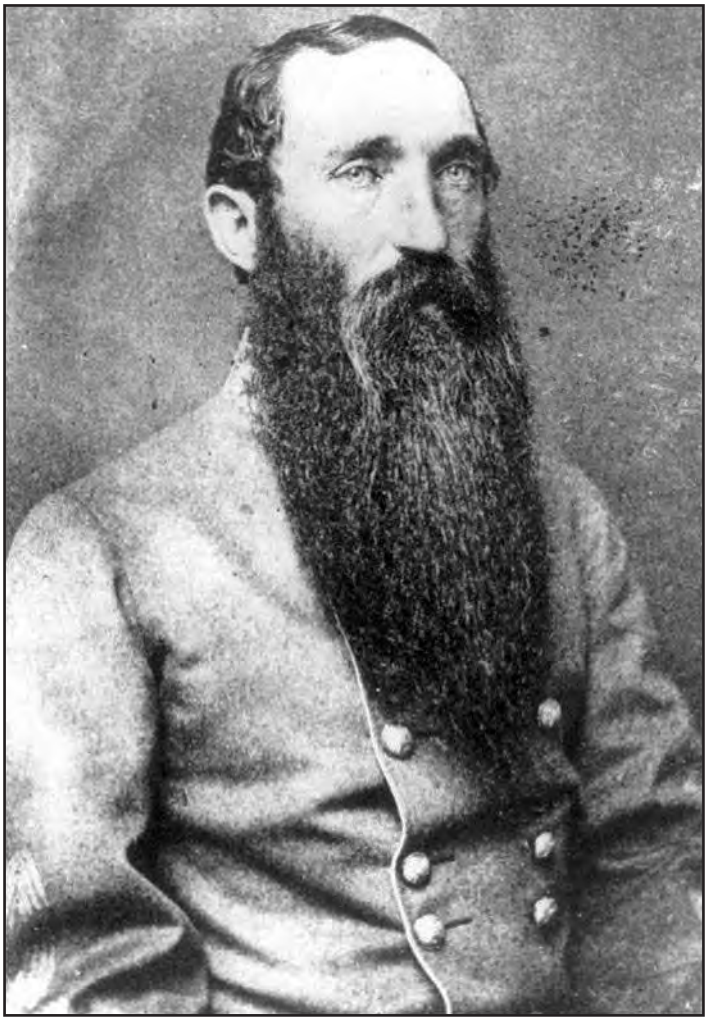

Figure 9. Undated photo of Albert Gallatin Jenkins (from Updike 2003: Figure 3). Photograph courtesy of Victor Wilson.

The Jenkins House underwent some alterations in the early 1900s, including the addition of three attic dormers on the north roof slope before 1913 (Figure 10). Although the plantation was still farmed during the twentieth century, the outbuildings on the property did not survive into recent times. The office and privy had been removed by the time of a 1906 photo (Figure 11), which shows the kitchen and another building believed to have been servant's quarters immediately east of the house. The kitchen is believed to have been destroyed in a 1913 flood. The barn complex east of the house is visible in the 1906 historic photo and was still extant in an aerial view from 1931, albeit with some changes to the southernmost buildings (Figure 12). It is not known whether the barns in these images date from the antebellum period or were later construction; archeologists have not yet found the barn site to conduct further investigation. The date of the barns' final removal is not known (O'Bannon 2005:10-21, 36; Updike 2003:165, 191).

In 1931, the Jenkins House finally passed out of family hands and became the property of Lola and Elliott Northcott. The Northcotts made a number of improvements to the house, including a gabled addition on the northeast corner of the house containing a garage and kitchen, and a large covered stone patio on the west end of the house (Figure 13). They also introduced the first utilities to the building. Lola and Elliott Northcott sold the house and 543 acres to their son, Andrew Northcott, and his children in 1939. The younger Northcotts sold it to Wells and Letha Gaynor in 1959. It then passed through a rapid succession of several owners and was purchased in 1976 by James and Clara Knight, a history-minded couple who took on the task of restoring it. Although deed records indicate that the Knights bought the house in 1976 (O'Bannon 2005:46), newspaper articles and correspondence in the historic building files of DCH state that the Knights took possession of the house in 1967 (Baumgartner 1978). During their ownership, the Jenkins House was listed on the National Register of Historic Places (NHRP), and the couple often welcomed curious visitors to their antique-filled home. Deed records indicate that in 1980, the Knights sold the house to Lincoln and William Polan (Harding 1978; O'Bannon 2005:46).

The Jenkins House was acquired as part of 836 acres of land by USACE in 1988 as partial mitigation for the loss of resources during the construction of a replacement lock at the Gallipolis (now Robert C. Byrd) Locks and Dam on the Ohio River. Affected resources included fish, wildlife, wetlands, and public access to lands along the Ohio River. USACE paid the Polans $375,000 for the house and immediate surrounds. Following acquisition of the Jenkins House and property, it was leased to the West Virginia Division of Natural Resources (DNR) as part of the newly created 836-acre Green Bottom Wildlife Management Area. DNR also owns a 260-acre adjoining parcel. The Jenkins House was initially used as a caretaker's house for the wildlife management area. In the mid-1990s, the Greenbottom Society was instrumental in obtaining funding for DCH to operate the Jenkins House as a state museum. In 1996, the house and its immediate four-acre setting were subleased by DNR to DCH, which operated the site as a house museum and event venue (JMA 2005:1-1, 1-2, 1-5; McGehee 2001:1; USACE 1990:3-4).

Figure 10. View of the Jenkins House looking southeast, after 1913, showing attic dormers (from O'Bannon 2005: Figure 6).

Figure 11. December 1906 photograph of the Jenkins House and Green Bottom, looking north from the hillsides (from O'Bannon 2005: Figure 2).

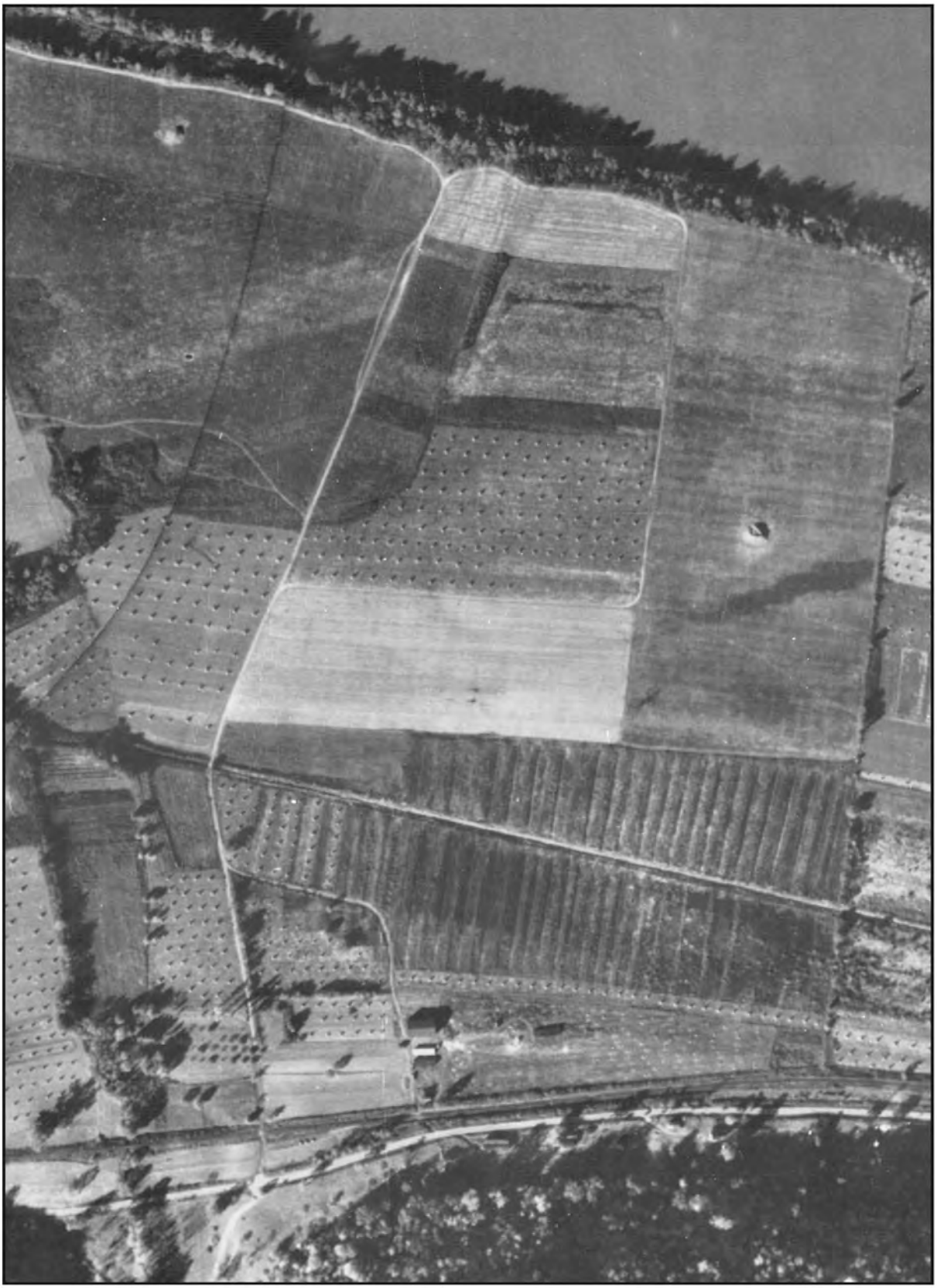

Figure 12. Aerial photo of the Jenkins House and Green Bottom, October 1931, showing house, orchards, and barns (from O'Bannon 2005: Figure 11).

Figure 13. View of the Jenkins House looking southeast ca. 1959, showing kitchen addition and covered stone patio added by the Northcott family (from O'Bannon 2005: Figure 3).

3.0 PRESERVATION ACTIONS

Over the course of 22 years of management, USACE has engaged in a diverse array of investigative and corrective activities at the Jenkins House. These activities have not only helped preserve and protect the house, but have also created a valuable body of investigation results, substantially increasing knowledge of the house and the property's history. A report-by-report summary is to be found in Section 4.0 of this report, and most of the reports are included in digital form as Appendix D.

3.1 PRESERVATION ACTIONS: 1988-2000

The first USACE-sponsored preservation work at the Jenkins House was designed by historic preservation consultant Michael Gioulis. In 1988, Gioulis investigated the house and made a report on its physical condition (Gioulis 1988). It should be noted that this work was not a historic structure report. Gioulis presented two potential treatments: rehabilitation and restoration as a house museum. Recommendations specific to each treatment were outlined in detail.

In 1989 Gioulis followed up with a detailed investigation of the paint color layers inside the house, focusing on the center halls and main rooms of the first and second floors (Gioulis 1989). This report analyzed the presence of original vs. newer interior fabric and contained some treatment recommendations specifying particular color schemes, but these do not appear to have been followed.

On February 20, 1989, DNR formally leased the 836-acre Green Bottom Wildlife Management Area from USACE for a 25-year term. A caretaker immediately moved into the house. According to the lease terms, as described in the first historic preservation plan for WMA, "the management of this area will conform to such rules and regulations as may be prescribed by the Secretary of the Army and the Chief of Engineers to govern the public use of the area as well as the provisions of certain other Federal laws. Management will be conducted in consultation with the master plan for the area, the Corps of Engineers Green Bottom Development Plan, the Green Bottom Management Plan, and this Historic Properties Management Plan" (USACE 1990:3-4).

In the spring of 1989, USACE, DNR, and DCH signed a Memorandum of Understanding (MOU) further outlining treatment and use of the Jenkins House and the Green Bottom WMA. The MOU stipulated that: the Jenkins House and surrounding land be made available for public interpretation; that DCH can sublease the Jenkins House for preservation and public interpretation; that DCH would provide a management plan to USACE for approval; and that the Jenkins House would be occupied by DNR until DCH produced an approved management plan and could take over occupancy (USACE 1990:3-4).

As part of the Memorandum of Agreement (MOA) signed in 1988, the Corps was mandated to undertake an archeological and historical survey of the Green Bottom WMA (ACHP et al. 1987). In fulfillment of this mandate, archeologists from Cultural Resource Analysts, Inc. (CRAI) conducted a Phase I inventory of the 836-acre property in 1989, which also included a Phase II NRHP evaluation of the historic component of the Jenkins House archeological site (46Cb41) (Hughes and Niquette 1989). This study located the detached kitchen of the Jenkins House in the Phase II work, and recommended that six of 18 sites recorded during the Phase I survey be subject of further testing. CRAI followed up with a Phase II report in 1990 which documented investigations of the six sites recommended by Hughes and Niquette (Hughes and Kerr 1990).

In December 1990, USACE prepared a Historic Preservation Management Plan for the Green Bottom WMA (USACE 1990). As with the archeological work, this project was mandated by the MOA. This plan made provisions to care for both the archeological resources at the property and the house itself. Six NRHP-eligible archeological sites had been identified within the wildlife management area: the Clover Site (46Cb40), the Jenkins House (46Cb41), two Woodland period villages (46Cb15 and 46Cb100), a Ft. Ancient village (46Cb98), and a Late Archaic site (46Cb92). At the time, the house was being used as the home of the manager for the wildlife management area, and the plan was that this use would continue until DCH obtained funding to "occupy, maintain, and interpret the house" (USACE 1990:executive summary, 20). Rehabilitation work planned as part of this project was not specifically described in the report but was planned to begin in the fall of 1990 and conclude by the summer of 1991 (USACE 1990:20). A series of before-and-after photos of the exterior of the house indicates that it was repainted and repaired (Figures 14-16).

Beginning in late February 1989, DNR's Wildlife Area manager lived in the house, which was in rundown condition and lacked a modern HVAC system. DNR sponsored some initial electrical work, but other renovations were contracted out to DCH under the direction of John Saunders, engineer. Although funding was provided by USACE, DCH directed the work. The 1990-1991 renovations were intended as a rehabilitation to make the house livable and repair damages, but were not intended as a restoration (Maslowski, pers. comm. 2011; Shaw, pers. comm. 2011). Window repairs, painting, installation of an HVAC system, installation of a new roof, and plumbing work were performed. Work also included masonry repointing and repairs to the chimneys. The basement of the house was used as the WMA office but the rest of the house was for the manager's residential use (Shaw, pers. comm. 2011).

A 2005 internal timeline and JMA's 2005 report mention a "Rehabilitation Specification Manual" completed by P. Marshall in 1990, which contains detailed information on rehabilitation work performed at the Jenkins House during this period (JMA 2005:1-5; USACE 2005). A copy of this report was not found during the literature search in 2010. JMA reviewed the report in 2005 and summarized the work as follows:

> Some of [Gioulis and Marshall's] proposed rehabilitation work was undertaken. New porches were constructed, new windows were installed, and a number of other improvements were completed. Unfortunately, however, this work was not of high quality and was not based upon solid historical information. No documentary research was undertaken with respect to the building, and no historic structure report was prepared prior to undertaking the rehabilitation work. In some cases, significant historic fabric appears to have been lost, such as original windows (JMA 2005:1-5).

McCroskey (2008) described the work as follows:

> In 1990, the Jenkins House received a number of maintenance and rehabilitation treatments that arrested some ongoing deterioration and water problems. While effective in stemming deterioration, some of these measures, such as selective replacement of window sash and the use of asphalt shingles did not meet federal historic preservation standards (McCroskey 2008:1).

McCroskey's report also mentions that DNR installed HVAC in the house for the first time in its history at the time the agency began using the house as a caretaker's residence (McCroskey 2008:11).

Figure 14. Front of the Jenkins House in 1991 prior to initial rehabilitation work (USACE 2010).

Figure 15. East side of the Jenkins House in 1991 prior to initial rehabilitation work (USACE 2010).

Figure 16. Front of the Jenkins House in summer 1992 following initial rehabilitation work (USACE 2010).

This was confirmed by Mr. Kem Shaw, the former resident manager who lived in the house from 1989 to 1996 (Shaw, pers. comm. 2011).

A draft Multiple Property Documentation nomination to the NRHP was prepared in 1991 to document the Green Bottom National Register District (Redmond 1991). The district consisted of the 836-acre Green Bottom WMA and included the Jenkins House and six contributing archeological sites (46Cb40, 46Cb41, 46Cb15, 46Cb100, 46Cb98, and 46Cb92). It appears the nomination was never finalized (Redmond 1991).

In 1996, DNR subleased the house and approximately three acres of property to DCH (McGehee 2001:1). DCH and DNR shared an office space in the basement until the following spring when DNR completed its new office facility across Turkey Creek to the west of the house (Shaw, pers. comm. 2011).

Water seeping through the basement walls into the office was a frequent problem. In 1996, DCH installed six drainpipes at the base of the Jenkins House's gutter downspouts to channel rainwater off the rise and away from the house. Archeological monitoring of the trenching for the pipes was conducted by Jeanne Binning of DCH, and a short report was prepared (Binning 1996). A new sewer line and septic tank were installed by DCH in 1997 after the existing system rusted out. The new tank, reportedly a standard plastic tank, was installed in the ground west of the house between the former patio area and Turkey Creek (Shaw, pers. comm. 2011). DCH monitored the installation and also collected surface artifacts from the garden and detached kitchen area. No reports were prepared for this project (USACE 2005).

3.2 PRESERVATION ACTIONS: 2001-2007

By the late 1990s, DCH and USACE recognized that considerable additional documentary research would be needed to truly preserve the Jenkins House property and inform future plans for its use and development. Although considerable amounts of prehistoric archeological work had been conducted, the Jenkins House itself still lacked thorough background research, and its yard, archeological site 46Cb41, still had much left to investigate.

A series of archeology projects was conducted in 2001-2003 by CRAI, the same firm that performed archeological work during 1989-1990. These excavations focused on the Jenkins House yard and locating the outbuildings that once stood there. Along with traditional methods, the archeologists used geophysical survey techniques in the search for the outbuildings and other features of the house precinct. The investigations aimed to ascertain the locations, extents, ages, integrity of the former outbuildings, landscape features, and activity areas in the yard as a means of learning more about the history of the plantation and those who lived and worked there. The detached kitchen, privy, root cellar, and a building that was possibly the law office were found, along with brick walkways and a possible garden area (Updike and Anslinger 2001 and 2002; Updike 2003). Additional archeological work in 2007 succeeded in locating the barn complex east of the house and driveway (Hargrave et al. 2006).

Copious archival research was conducted between 2000 and 2006. Stewart McGehee of West Virginia State University produced reports focused on the Jenkins family and the enslaved workers who once worked the Green Bottom plantation (McGehee 2001, 2003, [2006]). Patrick O'Bannon of Gray & Pape, Inc. conducted a far-ranging research project involving repositories in West Virginia, Virginia, Ohio, Missouri, New York City, and the Washington, D.C. area. Unfortunately, he was not

able to locate much new information about the Jenkins property or its inhabitants but his work covered myriad sources of information and left few potential sources unconsulted.

In 2005, JMA was retained to develop a plan for use of the Jenkins House as a tourist and museum site. This report focused on the site's interpretive and educational potential and recommended construction of a visitors center (JMA 2005).

Physical examination and analysis of the Jenkins House itself was a critical component of the studies done to formulate plans for its preservation and future use. The first historic structure report for the house was completed in 2006.

Beginning in 2007, the Corps engaged in extensive historic preservation planning work, utilizing staff from the Center of Expertise, Preservation of Historic Buildings and Structures in its Seattle District, to develop a preservation plan and Environmental Assessment (EA) for the Jenkins House. As part of this process, several studies were done to evaluate current conditions at the house and consider flood hazards. These studies included a groundwater monitoring survey and a climatological analysis to determine the effects of adjacent wetlands on the building (USACE 2008:5). These studies concluded that the wetlands were not contributing to ground-water-related moisture problems in the house. In 2007, John Speweik of U.S. Heritage Group conducted a masonry conservation assessment, analyzing the condition of all masonry elements of the house. Moisture infiltration and entrapment, and poorly done previous repairs were pinpointed as issues in need of attention. Removal of later mortar and plaster containing cement, full repointing, and removal of paint from the exterior, were recommended (Speweik 2007; USACE 2008:5-6). HABS-level architectural documentation was completed for the house as well, providing a detailed set of architectural drawings (USACE 2008:6).

Public outreach was conducted as part of the EA process, and included federal, state, and local agencies, elected officials, members of the Greenbottom Society, and other interested parties from the region. A public scoping meeting was held on April 24, 2007, to obtain public comments on preservation issues at the Jenkins House. The draft EA was made available to all interested parties in April 2008 after being presented at a public meeting on April 10. Oral and written comments were provided during the meeting and 30-day review period following (USACE 2008:3-4; Appendices).

The EA for the Jenkins House preservation actions was completed in May 2008. The result of the assessment was that the proposed actions (Preserve in Place Alternative) would have no significant impact. A Finding of No Significant Impact was issued on May 27, 2008 (USACE 2008). The results of the various studies and public outreach culminated in the completion of the historic preservation plan in May 2008 by staff of USACE Seattle District, which laid out a plan of action for repairing and preserving the Jenkins House.

3.3 DETAILS OF PRESERVATION ACTIONS: 2008-PRESENT

Of the four treatments presented in the Secretary of the Interior's Standards for the Treatment of Historic Properties, the approach chosen for the Jenkins House was *Preservation* (focusing on the maintenance, stabilization, and repair of existing historic materials and retention of a property's form as it has evolved over time). The choice was dictated primarily by language in the original federal authorization documents, which stated that funding was available for activities that included preservation, but not restoration. Along with halting deterioration and conserving remaining historic fabric in the house, the goals of the preservation actions included returning the house to its period of significance (1835-1860), thereby emphasizing its Federal period architectural aesthetic. Unlike the

efforts of the 1990s, the preservation actions initiated in 2008 were intended to meet high federal preservation standards (McCroskey 2008:1-2; USACE 2008:1).

The four main goals of the preservation actions included:

1. Reduce water and moisture infiltration;
2. Upgrade utilities;
3. Repair and/or stabilize any structural arrest; and
4. Marry preservation activities with future restoration goals (USACE 2008).

As outlined in McCroskey's 2008 preservation plan, an evaluation framework was used to refine strategies for preserving the house. Potential preservation strategies were weighed against the following criteria:

1. Expends funds solely on the preservation of existing original fabric (house) by arresting ongoing or imminent degradation;
2. Reverses a non-historic intervention that has compromised the physical status and longevity of the house, and in turn supports historic integrity;
3. Provides an accurate record of the building's design, materials, and features in anticipation of future loss and the need for replacement or replication;
4. Does not jeopardize National Register values or interpretation of archeological features;
5. Does not compromise other historic fabric or that or associated historic properties, or foreclose on long-range preservation goals and possible restoration;
6. Does not introduce non-contributing elements or characteristics to the site and landscape that have the potential to further erode the building's integrity of setting, association, and feeling;
7. Stabilizes significant character-defining features and fabric that may be repaired or restored should additional historical documentation or funding become available; and
8. Maximizes available funding according to preservation standards, while avoiding and minimizing invasive treatments (McCroskey 2008:3-4).

Water penetration was identified as a top concern. Certain elements of the house which had been introduced during the twentieth century, namely the roof dormers, exterior paint, and the Portland-cement plaster and mortar repairs, were causing or exacerbating water infiltration and damage. Removal of these historically inappropriate materials was a critical first step in preservation of the house.

Another major concern with the house and its future use and survival was its location in a 100-year flood plain. A number of floodproofing measures, including construction of a floodwall or levee, relocating the house, raising the house in place (with and without fill), and preserving the house in place were considered. For a variety of reasons, the preserve-in-place alternative was deemed to be the most desirable approach. The invasive methods of the other measures would cause irreparable damage to the already compromised surrounding landscape, and the house had already proven it could withstand periodic floods with relatively minimal loss of original historic fabric. However, based on floodproofing statutes, it was not certain whether this alternative was possible to pursue.

Fortunately, further investigation revealed an exemption for floodproofing requirements of historic structures (44 CFR Part 59.1). This provision allows substantial improvements to be made to historic structures located in the 100-year floodplain without imposing adverse alterations to structures listed on the NRHP. This exemption permitted selection of the preserve-in-place alternative. Preserving in place and the development of a cyclical maintenance plan, which would provide treatment recommendations addressing flood damage, were ultimately recommended (McCroskey 2008:19-23; USACE 2008:1).

The Jenkins House historic preservation project was divided into three phases. Phase 2 was further subdivided into three subphases (A, B, and C). This section summarizes the work and provides photographs. Full scope-of-work notes and architectural drawings for each phase are included as Appendix C of this report.

3.3.1 Phase 1 Actions

Phase 1 involved the removal of the frame upper section of the ca. 1930s frame garage-kitchen addition at the east end of the house as the beginning of full demolition of the wing. The plans called for removing the frame roof, walls, and interior elements on the upper levels and within the stone foundation, but removal of the foundation itself was reserved for Phase 2 of the work. The noncontributing wing detracted from the Federal symmetry and original appearance of the house during its period of significance. With the addition removed, contractors would also have the ability to remove paint and repair and repoint the brickwork over the entire exterior.

An important benefit of removal was the revealing of historic masonry surfaces that had been covered over when the addition was made (Figure 17). Removal of the addition facilitated the discovery of a historic red oxide pigment treatment on the brick façade, as well as white lime pencil joint mortar profiles on the brickwork. These treatments were believed to date from the house's period of significance, and their replication should be considered as a restorative measure during later phases of work.

Specifications called for the frame wing to be "carefully dismantled by item by hand from the top down to ensure protection of the existing historic fabric of the house to remain" (Scope of Work W91237-08-D-0026, Work Order #0003). Two existing exterior air conditioning condensers were to be moved to below the front steps as a temporary measure. Since the electrical panel was housed in the addition, which was to be removed, a new utility panel had to be created and connections moved. A temporary electrical panel was installed in the east basement room of the main house for the duration of the project. At the end of the project, a permanent panel was to be installed in the former bathroom space adjacent to the basement stairs. The restroom in this area was to be removed.

3.3.2 Phase 2 Actions

Phase 2 involved the demolition of the masonry foundation of the garage addition. The ashlar sandstone blocks of the wing's foundation are believed to represent stone blocks salvaged from long-vanished outbuildings on the property. As such, they have value for use on future outbuilding reconstructions or for repairs to the main house. Following demolition, the stones were carefully documented and stored (Figure 18). The contractors also removed the wooden staircase that formerly led to the upper door of the addition and to the east first-floor door.

Phase 2 also called for the removal of paint from the exterior masonry surfaces of the house. A masonry condition assessment had been conducted in 2007 by U.S. Heritage Group, Inc. for Burgess & Niple Architects (Speweik 2007), and this investigation guided the work being performed. The presence of paint on the exterior brick was not only historically inaccurate, but was also trapping moisture, resulting in mold growth and delamination. Preliminary testing of the paint (Figures 19 and 20) was conducted on August 15 and 16, 2007, using spot patches of five different paint removal products in three different exterior locations. The test results showed that ProSoCo and Diedrich 606 were the most effective at removing the multiple layers of paint coating the exterior.

Figure 17. Phase 1 removal of ca. 1930s garage-kitchen addition revealed concealed exterior wall surfaces (USACE 2010).

Figure 18. Foundation stones from the east wing were salvaged during Phase 2 (USACE 2010).

Figure 19. Five different paint removal products were tested on three different areas of the house (USACE).

Figure 20. Test samples No. 1 (ProSoCo) and No. 4 (Diedrich 606) were most effective in removing the paint during Phase 2-A (USACE).

Figure 21. Scaffolding and plastic were erected over the entire house to remove the paint and repair the masonry during Phase 2-A (USACE 2010).

Scaffolding was installed over the exterior (Figure 21) in preparation for the work. Plastic sheeting and heaters were used to facilitate the application of the products, which occurred during winter weather. For various reasons, ProSoCo (peel-away) was not as effective in removing the paint as the patch tests had shown, probably due to the colder weather temperatures, so Diedrich 606 was used instead (Hayes, pers. comm. 2010). Exposure of the brick previously concealed by the 1930s addition also revealed an old red oxide color wash treatment applied over the brickwork. A 1/8”-wide white lime pencil joint detail had also been painted on the weather-struck brick joints. These color treatments are believed to date from the house’s period of significance and their replication should be considered as a restorative measure during later phases of work.

3.3.3 Phase 2-A Actions

Phase 2-A focused primarily on the repairing and restoring the masonry of the Jenkins House. This included removal of pointing materials and repairing and repointing both the interior and exterior masonry, removal of the non-original interior plaster in the basement level, removal of select interior partitions in the basement and attic levels, and reconstruction of the chimneys from the shoulders up.

Mortar repointing and repairs: The masonry conservation assessment tested the mortar and plaster and found that the brick and stone had been inappropriately repointed with mortar incorporating modern materials, including Portland cement. The hardness of the modern mortar was detrimental to the soft brickwork, so this material was removed and replaced using mortar matching the original lime mortar. The replacement mortar was custom fabricated for the project.

Brick on the two infilled basement entrances was repointed, necessitating excavation of those areas. Archeological monitoring was conducted for both locations to ensure no intact archeological deposits were encountered (Schaney 2009:1-2). The west entrance had previously been excavated in 2002, at which time the stairwell had been lined with plastic and refilled (Updike 2003). The east entrance had been previously disturbed by the installation of plumbing and vent pipes (Schaney 2009:2).

Plaster removal: The interior plaster in the basement contained Portland cement, indicating it was of modern vintage. The plaster was trapping rising damp and required removal. Removal of the plaster revealed some original plaster adhered to the walls in the east basement room. Contractors also discovered what may be a mason’s mark in the stone to the right of the fireplace in the east room (Figure 22).

Some structural issues were discovered during the plaster removal work in the basement, including termite damage and substandard carrier beams supporting the floor joists of the first floor. Eight adjustable pipe columns were installed to support the first floor. Plaster on the underside of the beams was removed to allow direct contact between the beams and columns.

Chimney repairs: The two end chimneys were in failing condition, with the east chimney leaning away from the house. The three flues within each chimney stack were separated by only one thickness of brick, which was not fully connected to the side walls. Previous repairs to the chimneys had used Portland cement mortar. Both chimneys were dismantled down to the shoulders and rebuilt using the same brick. Period-appropriate corbelled tops were installed in the rebuilt versions, and flat stone caps were installed over the tops. The six fireplaces in the house were retained but are not operable (Figure 23).

Figure 22. A possible mason's mark was discovered to the right of the fireplace when plaster was removed in the east basement room (JMA).

Figure 23. The chimneys were taken down to the shoulders and rebuilt (USACE).

Long-term structural damage was revealed during the masonry work when the upper walls near the roofline were rebuilt. The walls, attic floor, and roof joists had sheared apart in places, leaving cracks. As part of the stabilization work, the roof joists, floor, and upper walls were anchored back together using steel ties (Figures 24-26). Finally, the jack arched window lintels on the basement and first floor levels were supported with new steel lintel insets during masonry repairs.

3.3.4 Phase 2-B Actions

Phase 2-B specified the removal of the roof dormers added in the early twentieth century (Figure 27), as well as the removal of the existing asphalt roofing materials. Following removal of the dormers and asphalt shingles, new plywood decking was installed and covered with new composite shingles, molded to resemble cedar shakes. Subtle ventilation slots were provided at the ridgeline and eaves. The gutters and downspouts on both sides of the roof were repaired, primed, painted, and reinstalled. Lead-coated copper step flashing was installed around the chimneys.

3.3.5 Phase 2-C Actions

Phase 2-C specified repairs to components of the deteriorated doors and windows of the Jenkins House (Figure 28). Most of these elements were replacements to begin with, but areas of original molding and trimwork were found. All of the elements of the windows and doors were removed and either repaired or replaced. Large original windowsills were found and removed from the north façade (Figure 29). A sample of the windowsill wood was sent to Dr. James P. Armstrong of West Virginia University's Division of Forestry and Natural Resources for positive identification. The wood was identified as black locust (Robinia pseudoacacia). Interestingly, these black locust sills were found only on the north side of the house; the counterpart sills on the south side of the house were made of pine and were newer replacements. Replica six-panel doors, sash windows, and trim were fabricated and installed. The restored entrance doors include the main first-floor doors on the north and south facades of the house, plus the original east door in the dining room, which was once used to convey food from the detached kitchen to the dining table. This door's wooden surrounds were restored, a replica door was installed, and a replacement stone threshold (dutchman) was cut down from one of the salvaged stones from the addition (Figure 30).

3.3.6 Phase 3 Actions

Phase 3 covered relocation of the temporary electric panel placed in the center of the east basement room (Figure 31) during Phase 1 of the project. The panel's final destination was the former toilet room under the stairs. A new utility pole was placed in the back yard of the house adjacent to the existing concrete sidewalk, and a new conduit was dug from the utility pole in the yard, along the sidewalk, to the base of the south first floor entrance's steps and capped with concrete (Figure 32). The digging of the post hole and utility trench was monitored by a USACE archeologist (Schaney 2010).

Other work included replacement of the HVAC equipment. Climate control in the house is routed through dual HVAC systems, one serving the basement and first floor and the other serving the second floor and attic. The furnaces were located in the basement and attic, and the air conditioning units outside. While existing ductwork was retained, new electric furnaces replaced the older gas-powered furnaces, and the gas lines were removed. Two new air conditioning units were provided. Plans originally called for the air conditioner condenser units to be placed under the north entrance steps. However, this location was found to be unsuitable because there was not sufficient airflow

Figure 24. The upper walls, attic floor, and roof joists had sheared apart, leaving gaps in the upper walls (USACE).

Figure 25. The roof joists and walls were tied together during Phase 2-B (JMA).

Figure 26. The sawtooth cornice is among the most distinctive features of the house. The upper walls underwent extensive masonry and structural repairs during Phase 2.

Figure 27. The dormers were removed and the roofing materials were replaced during Phase 2-B (USACE).

Figure 28. All windows and doors at the Jenkins House were restored during Phase 2-C (JMA).

Figure 29. Historic window sill removed from the first floor parlor on the north façade. A sample of the sill was sent to Dr. James P. Armstrong, West Virginia University, Division of Forestry and Natural Resources for positive identification. Testing revealed the sill was made of black locust (Robinia pseudoacacia) wood (JMA).

Figure 30. The stone threshold in the east entrance on the first floor was salvaged from one of the foundation stones in the addition (JMA).

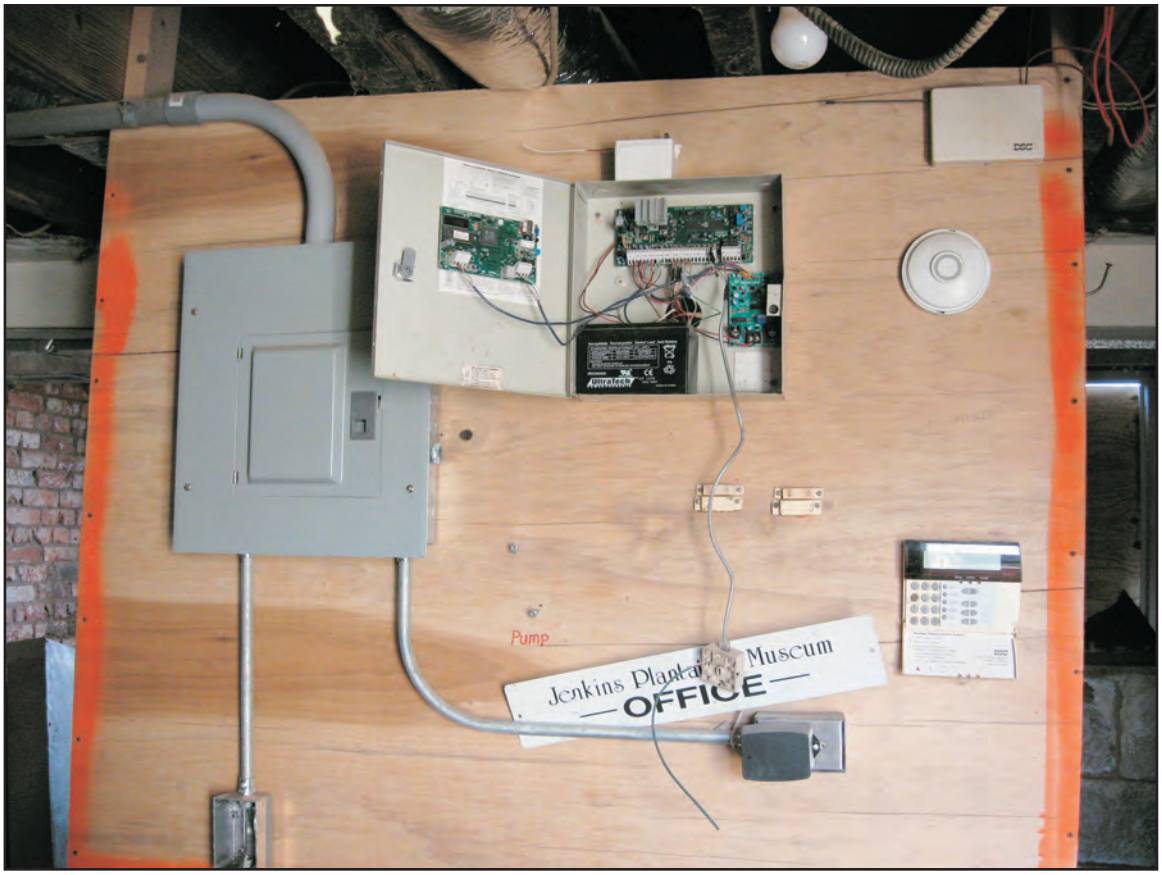

Figure 31. Temporary location of electrical panel in east basement room (JMA).

Figure 32. A new conduit was dug from the utility pole outside to the final location of the electric panel (JMA).

under the steps for the units to work properly. The units were placed outside the west end of the house instead (Hayes, pers. comm. 2010). In late 2010, building on studies completed over the decade, Rory Krupp of Hardlines Design Company (HDC) prepared a historic properties management plan for the entire Robert C. Byrd Locks and Dam navigation pool. This plan's project area included the navigation pool in Gallipolis Ferry, fee-owned property owned by the U.S. Government and managed by USACE, and land within 200 feet of the ordinary high water mark. It includes land in Cabell, Mason, and Putnam counties, West Virginia, and Gallia and Meigs counties, Ohio.

4.0 REPORT SUMMARIES

This section contains, in chronological order, brief summaries of cultural resources work and investigations conducted by USACE or consultants retained by USACE at the Jenkins House, beginning with the acquisition of the property by USACE in 1988 and concluding with the work being finished in early 2011. These reports are included in digital form on CD as Appendix D of this report.

It should be noted that archeological investigations were conducted on the property beginning in the 1970s (Wilkins 1974, Maslowski 1980, Freidin 1985, Freidin 1987), and the house was listed on the NRHP in 1978 (Harding 1978). However, these activities were not part of USACE's preservation actions at the house and as such are not within the scope of this report.

4.1 REPORTS: 1988-2000

Gioulis, Michael
1988 ***Report on the Rehabilitation of the General A.G. Jenkins House, Greenbottom, West Virginia*. Prepared for the U.S. Army Corps of Engineers, Huntington District.**

Goals:
This report was completed as part of the MOA among USACE, the West Virginia State Historic Preservation Office, and the Advisory Council on Historic Preservation.

Methods:
Field visit and examination of structure.

Results:
The report provides a brief history of the house, a description of the extant building, and conditions of its fabric. It then presents two plans: one for rehabilitation and one for restoration. Brief cost estimates are provided for each plan.

Recommendations:
The report presents a number of recommendations for general repairs to the house, with treatment recommendations made for two different scenarios: rehabilitation or restoration. For rehabilitation, the total cost is predicted to be $106,285 and the treatment recommendations include:

- Replace the asphalt roof in-kind;
- Repoint 100 percent of the stone foundation and 30-40 percent of the brickwork, using custom lime mortar;
- Repaint exterior wood elements;
- Either repaint the painted exterior brick or remove the paint;
- Remove vegetation from the exterior walls;
- Waterproof the basement with perforated drains and trenches outside;
- Install new septic system;
- Repair failing window lintels;
- Rebuild tops of chimneys;
- Replace front and rear porches;
- Replace dormer windows;

- Install new HVAC system to replace current system of propane heaters;
- Install new wiring throughout house;
- Install insulation in attic;
- Repair and refinish wood and plaster elements on the interior;
- Repair several windows and doors;
- Replace all bathroom fixtures; and
- Reglaze attic windows.

For restoration, the total cost is estimated at $187,025 and treatment recommendations include:

- Replace existing asphalt roof with wood shingles;
- Research original window configurations and replace existing windows if they are not the original style;
- Research historic paint colors and restore woodwork and painted elements using those colors;
- Remove paint from exterior masonry;
- Repoint masonry with custom-matched mortar;
- Research and reconstruct porches, vegetation and site features;
- Remove addition on east side;
- Perform same recommendations for interior as with the rehabilitation treatment, but in a manner where new utilities are concealed;
- Replace hardware with period pieces and lighting fixtures with reproductions;
- Remove bathroom and return space to a sitting area; and
- Rehabilitate rather than restore the basement level and use it as office space.

Evaluation:
This report provides a brief but not overly detailed physical sketch of the house. It documents basic physical conditions at the Jenkins House at the time it was obtained by USACE, and contrasts the rehabilitation treatment vs. the restoration treatment. It is not clear whether one course of treatment was chosen over another, or which recommendations were ultimately followed.

Gioulis, Michael
1989 ***Report on the Interior Paint Colors of the General A.G. Jenkins House, Greenbottom, West Virginia*. Prepared for the U.S. Army Corps of Engineers, Huntington District, WV.**

Goals:
This investigation was to examine layered paint on interior surfaces of the Jenkins House to ascertain original paint color schemes. The rooms examined included those on the first and second floors only.

Methods:
Field visit and examination of structure; comparison of paint samples with U.S. Standard Color Code and Munsell Color.

Results:
Gioulis reveals that contrary to previous information, his investigation found that all plasterwork in the house was replaced ca. 1930s, probably due to flood damage. His examination also showed that base trim throughout the house was also not original, with only small original sections surviving in a few locations. The bedroom mantels, attic door, and east bedroom door are still believed to be original elements. He also believes the floors were original but refinished. Most other extant

woodwork appears to date from the 1930s.

Recommendations:
The report recommends specific colors and schemes for repainting each room, as well as general principles for color preferences of the historic period of significance.

Evaluation:
This is a relatively brief guide to restoration color schemes on the interior of the house. The information about the age of extant elements is particularly valuable. The report does not provide a methodology or supporting attachments that would support the paint analysis.

Hughes, Myra A., and Charles M. Niquette, eds.
1989 ***A National Register Evaluation of the Jenkins House Site and a Phase One Inventory of Archeological Sites in the Gallipolis Mitigation Site at Green Bottom, Cabell County, West Virginia*. Cultural Resource Analysts Contract Publication Series 89-12, June 15. Prepared by Cultural Resource Analysts, Inc., Lexington, KY for USACE Huntington District and Commonwealth Technology.**

Goals:
This project conducted an inventory Phase I survey of the entire Green Bottom WMA, and a Phase II evaluation of the historic component of the Jenkins House site (46Cb41). The Phase II work was done to search for foundations of the kitchen and law office outbuildings. This archeological survey was called for as part of the MOA, executed when the land was acquired by USACE (USACE 1990:3).

Methods:
Field reconnaissance; archival research; auger testing for the Phase II survey.

Results:
Three previously identified and fifteen new sites were recorded. The Guyan Creek site identified by Wilkins (1974) was not located.

During the Phase II excavations at 46Cb41, part of the detached kitchen foundation was located but the law office was not. A cistern feature was discovered as well. Overall 46Cb41 appears to meet NRHP eligibility criteria with strong potential to yield important information about life in nineteenth-century Green Bottom.

Recommendations:
The report recommends Phase II evaluations for six sites (46Cb15, 46Cb92, 46Cb98, 46Cb100, 46Cb103, and the prehistoric component of 46Cb41). Specific testing methods are given.

Evaluation:
This is a lengthy and highly detailed archeological report and provides a solid basis of information for the overall archeological history of the Green Bottom WMA.

Hughes, Myra A., and Jonathan P. Kerr
1990 ***A National Register Evaluation of Selected Archeological Sites in the Gallipolis Mitigation Site at Green Bottom, Cabell County, West Virginia*. Cultural Resource Analysts Contract Publication Series 90-08, April 30. Prepared by Cultural Resource Analysts, Inc., Lexington, KY for USACE Huntington District.**

Goals:
This investigation was to perform Phase II NRHP evaluations on six archeological sites at the Green Bottom WMA. All were recommended for testing by Hughes and Niquette (1989). The sites included four prehistoric open sites (46Cb15, 46Cb41, 46Cb92, and 46 Cb98, and two open sites containing both prehistoric and historic components (46Cb100 and 46Cb103).

Methods:
Field excavations; archival research.

Results:
Five sites appear to meet the criteria for eligibility under NRHP Criterion D. Human burials were found at two, and all five possessed a significant level of integrity. One site (46Cb103) did not meet eligibility criteria.

Recommendations:
Five of the six sites were recommended eligible for the NRHP. Mitigation (data recovery) is recommended for any work impacting these sites. One site (46Cb103) did not meet eligibility criteria, and no further work was recommended.

Evaluation:
This report is a detailed follow-up to the 1989 Hughes and Niquette archeological survey of the 836-acre Green Bottom WMA.

Center for Regional Progress, Marshall University
1990 ***Preliminary Justification Study for the Development of Greenbottom, Cabell County, West Virginia*. May 3, 1990.**

Goals:
This report is a preliminary study to determine whether further investigation of Green Bottom as a recreational or tourism site should be conducted.

Methods:
Literature search.

Results:
The authors state that based on the amount and quality of materials found for this preliminary report, there appears to be sufficient information to proceed with a more in-depth study of this subject.

Recommendations:
To proceed further, DCH would need to determine its goals for the site. Should a study proceed, an overarching goal should be to address whether Green Bottom's historical, archeological, and ecological significance is such that it could be financially independent or act as an economic stimulus for the region. Any future study should also include marketing and management plans.

Evaluation:
This report is primarily a compilation of background information on the Green Bottom area, drawn from an array of literature available at the time and presented as an annotated bibliography.

U.S. Army Corps of Engineers, Huntington District (USACE-HD)
1990 *Green Bottom Wildlife Management Area Historic Preservation Management Plan*.

Goals:
This plan was prepared as part of the MOA following acquisition of the Jenkins House and 836 acres of Green Bottom by USACE. The agreement required the completion of a historic preservation plan for the archeological and historical resources in the mitigation area (USACE 1990:3).

Methods:
Field investigation; archival research.

Results:
The Green Bottom WMA "presents an excellent opportunity for the preservation and management of a significant body of archeological data" (USACE 1990:18).

Recommendations:
Although research on the Green Bottom archeological sites is encouraged, as federal properties they are not to be excavated without a detailed research design. Erosion along the riverbank is threatening parts of the Clover Site but planting of new willows along the bank is expected to help, and the situation will be monitored. The Clover Site (46Cb40) and the Fort Ancient Village (46Cb98) are to be kept in hay to discourage unauthorized collecting. Periodic mowing of these sites will control trees and vegetation. Plowing is not to be permitted at the Jenkins House site, which will be maintained as lawn (46Cb41). Plowing will be permitted on the three other sites but restricted to a depth of eight inches (USACE 1990:18-19).

The Jenkins House should continue in use as the WMA caretaker's home until such time as DCH receives funding to occupy, maintain, and interpret the house. If the Jenkins House is developed as a museum with basement or first floor displays, a flood evacuation plan should be developed (USACE 1990:20).

Evaluation:
This plan is very general and focuses primarily on the care and maintenance of the archeological sites at Green Bottom. It does not address rehabilitation of the house, aside from mentioning that rehabilitation work is planned for the coming year and the onsite caretaker and his wife are to remain in the house while the work occurs.

Binning, Jeanne
1996 Summary of Monitoring of Drainage System Excavations at 46Cb41, November 29 and 30, 1996.

Goals:
This project involved the digging of trenches in preparation for the installation of six drainage pipes corresponding to the gutter downspouts on the Jenkins House. The drains were intended to carry rainwater away from the building. Archeological monitoring was conducted as the trenches were dug.

Methods:
Monitoring of digging activities; screening of excavated dirt.

Results:
No prehistoric artifacts were recovered. Trench #2 encountered a brick feature nine feet north of the northwest corner of the house. Trench #3 passed through a high-density artifact area and encountered a concrete slab at the northwest corner of the garage addition. Trench #5, on the east side of the house, yielded brick rubble, interpreted as being from the former detached kitchen, and a large mammal bone. Trench #6 encountered a subsurface brick feature, possibly a walkway, south of the house.

Recommendations:
The report records observations but does not make any recommendations.

Evaluation:
This is a brief summary of an archeological monitoring operation.

4.2 REPORTS: 2001-2010

These reports by and large provide support for the historic preservation work conducted in 2008-2010.

McGehee, C. Stuart

2001 ***Green Bottom Historic Report*. Prepared for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

2003 ***Green Bottom*. Historic Report prepared for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

Goals:
The Corps commissioned "a report detailing the history of the house that will provide the basis for further archeological investigations," and a "background for a historic structures report and restoration plan for the Jenkins House" (McGehee 2001:1; 2003:1).

Methods:
Archival research.

Results:
Two reports of detailed historical context were produced by McGehee, one dated 2001 and the other 2003. The 2003 report appears to be an addendum to the 2001 report, with the bulk of its text consisting of appendices, but there is considerable duplication of the earlier report's text, including its introduction.

Recommendations:
The report recommends that greater attention be paid to the life and significance of Captain William Jenkins, arguing that the transplantation of Tidewater Virginia architecture to the Ohio River Valley is a considerable achievement, one on par with the life accomplishments of William's son A.G. Jenkins. Further research into Captain Jenkins' life, as well as into the domestic outbuilding assemblage at the Green Bottom plantation, is recommended.

Evaluation:
This report pair provides important background information and context on the Jenkins House. It suffers from some disorganization and would benefit from a more organized format, as well as an explanation for the two separate documents which appear to duplicate a considerable amount of material.

Updike, William D., and C. Michael Anslinger
2001 Archaeological Testing, Albert Gallatin Jenkins House at Greenbottom, Cabell County, West Virginia. Cultural Resources Analysts, Inc. Contract Publication Series WV01-82, 27 July. Interim Letter Report prepared by Cultural Resource Analysts, Inc., Hurricane, WV, for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.

Goals:
CRAI was retained to excavate two test units at the Jenkins House. This was done to determine the depth and width of the builder's trench associated with the house, and to evaluate how wide a drainage ditch could be excavated without disturbing archeological deposits (Updike and Anslinger 2001:1).

Methods:
Excavation of two test units.

Results:
The builder's trench was found to be very narrow, extending 12 inches or less from the walls, suggesting that the excavations dug for the foundation were originally made to nearly the correct size. Two soil horizons were identified in each test unit. Gas pipes and prehistoric artifacts were encountered. There is a high probability that additional features and artifacts of this type will be encountered during digging for the drainage system.

Recommendations:
The authors recommend that the drainage system be placed within the builder's trench to avoid impacting intact archeological deposits nearby.

Evaluation:
This is a short letter report but contains important information as to the nature of the builder's trench and foundation details.

Updike, William D., and C. Michael Anslinger
2002 Archaeological Testing, Albert Gallatin Jenkins House at Greenbottom, Cabell County, West Virginia. Cultural Resources Analysts, Inc. Contract Publication Series WV02-64, 2 October. Interim Letter Report prepared by Cultural Resource Analysts, Inc., Hurricane, WV, for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.

Goals:
CRAI was contracted to conduct test excavations at the Jenkins House for the following purposes:
1. determine the number, age, and integrity of outbuildings associated with the Jenkins House;
2. evaluate former entrances to the basement of the house;

3. evaluate possible activity areas associated with the house; and
4. completely excavate the detached kitchen.

Methods:
Field excavations.

Results:
The work located the detached kitchen, privy, office, root cellar, a garden walkway, and post holes for a possible fence. Further detail was recorded in the final report for this project (Updike 2003).

Recommendations:
The report does not make any recommendations.

Evaluation:
This is an interim progress report on an extensive archeological investigation, the results of which are fully documented in Updike's 2003 report.

Kerr, Jonathan P. and R. Berle Clay
2002 ***Geophysical Survey at the Jenkins House Site, 46CB41, Located at Greenbottom, Cabell County, West Virginia*. Cultural Resources Analysts, Inc. Contract Publication Series WV02-150. Prepared by Cultural Resource Analysts, Inc., Lexington, KY, for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

Goals:
This investigation, conducted by CRAI, explored the yard around the Jenkins House where subsurface features had been previously reported (Hughes and Niquette 1989), as well as prehistoric resources. The work was performed to assist with the ongoing conventional archeological investigations at the house being performed by CRAI.

Methods:
Geophysical survey, including use of a fluxgate gradiometer and earth conductivity meter.

Results:
A number of disturbed areas were noted but most were attributed to the installation of utilities and drainage pipes during the twentieth century.

Recommendations:
The report recommends examination of the foundations of the patio and garage addition as potential sites for earlier buildings.

Evaluation:
This short report documents what appears to have been an interesting, though not particularly effective, experiment.

Updike, William D.
2003 ***Buildings Gone But Not Forgotten: Archaeological Excavations for the Nineteenth Century Albert Gallatin Jenkins House (46CB41), Greenbottom, Cabell County, West Virginia*. Prepared by Cultural Resource Analysts, Inc., Hurricane, WV, for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

Goals:
This investigation was conducted to confirm the existence and locations of former outbuildings and outdoor activity areas associated with the Jenkins House (46Cb41). Locating the outbuildings and determining their appearance was critical to potential future needs to reconstruct them as part of a restoration of the site. The Secretary of the Interior's *Standards and Guidelines for Reconstructing Historic Buildings* was used as guidance.

Methods:
Field excavations, archival research.

Results:
Investigators found the detached kitchen, privy, and office, as well as two walkways and a possible garden fence line. The detached kitchen site was fully excavated and archeological evidence was found of its foundation walls, former doors and windows, a porch, and the remodeling of the kitchen for use with an iron cookstove. The artifact assemblage dated the kitchen's use from the earliest occupancy of the house site into the twentieth century. Investigators also found a cellar and sandstone piers which may represent foundations.

Recommendations:
The authors recommended further archival research since no contemporary written descriptions or images of the property prior to 1900 had been located to date. This lack of documentary evidence would be a hindrance in eventual reconstruction of any of the outbuildings since such evidence was needed to meet the Secretary of the Interior's Standards for reconstruction.

Other recommendations included:
- Completion of the excavation of the office building site;
- Completion of the excavation of a cellar located beneath the current driveway;
- Further investigation of area where potential sandstone piers were identified to ascertain whether these were randomly placed stones or the foundation of a structure;
- Further excavation of the possible garden area to confirm its presence, extent, and layout;
- Complete the excavation of the privy, deposits from which has only been sampled, and see whether it had a door in its north wall corresponding to the walkway;
- Further excavation to identify and define the walkways;
- Complete excavation of the brick drain; and
- Mitigation for any prehistoric resources impacted during future reconstruction activities (Updike et al. 2003:230-232).

Evaluation:
This is a detailed and well-written analysis of the Jenkins House outbuildings and both the documentary and archeological evidence describing them. A particularly useful chapter is Chapter 7, Synthesis of Historical and Archaeological Data, which reconciles the documentary and oral evidence with the archeological findings.

Pullins, Stevan, Annette G. Ericksen, William D. Updike, Aaron O. Smith, C. Michael Anslinger, and Jessica Algood (Pullins et al.)

2005 Prehistoric Archeology at the Jenkins House Site (46Cb41), Green Bottom Wildlife Management Center, Cabell County, West Virginia. Prepared for the United States Army Corps of Engineers, Huntington District, Huntington, WV.

Goals:
This investigation was to examine the stratigraphy and integrity of the prehistoric component of the Jenkins House Site (46Cb41), and was conducted by CRAI in 2002 in conjunction with archeological work being done to locate historic outbuildings west of the house.

Methods:
Field excavations.

Results:
The site contains intact cultural deposits dating to the Woodland, and perhaps back to the late Prehistoric and late Archaic periods. Detailed information on stratigraphy is provided.

Recommendations:
The report recommends development of mitigation strategies in the event that USACE or DCH plan to develop the 46Cb41 site.

Evaluation:
This report contributes considerable detail on the prehistoric component of the Jenkins House site, which is important given that this aspect of the site is typically overlooked in favor of the historic component and standing structure.

John Milner Associates, Inc. (JMA)

2005 *Master Plan for the Jenkins Plantation Museum, Green Bottom, West Virginia*. Prepared by John Milner Associates, Inc., West Chester, PA, for West Virginia Division of Culture and History, Charleston, WV.

Goals:
JMA was contracted to develop a master plan for developing the Jenkins House as an interpretative and educational site.

Methods:
N/A.

Results:
This master plan develops a concept for the Jenkins House as a museum and education center. It "establishes the background, mission and intent of the initiative; outlines goals; establishes a program for the site based upon the activities and events it will serve; and proposes building and site improvements to support its mission" (JMA 2005:1-2). The plan also proposes construction of a visitors' center, with exhibits, classrooms, and meeting space, plus related site improvements.

Recommendations:
The plan outlines a visitors center, an events field, driveways, and parking.

Evaluation:
This report focuses on the use of the Jenkins House as the centerpiece of a tourist site, and conceptualizes site improvements. It does not address restoration or preservation activities at the house and yard.

O'Bannon, Patrick
2005 ***Archival Research on the History of the Albert Gallatin Jenkins House, Green Bottom, Cabell County, West Virginia*. Prepared by Gray & Pape, Inc., Cincinnati, OH, for Woolpert, Inc., Cincinnati, OH and U.S. Army Corps of Engineers, Pittsburgh District, Pittsburgh, PA.**

Goals:
Much of what was known about the Jenkins House was derived from oral tradition and historic photographs, not written sources. This investigation was performed to "conduct research in selected archival sources in an effort to discover new information and to confirm oral traditions pertaining to the location, appearance, and use of the residence and dependencies or outbuildings…concentrated upon the period of ownership for the Jenkins family, from 1825 to 1931, and the subsequent period of ownership by the Northcott family, from 1931 to 1959" (O'Bannon 2005:2-3).

Methods:
Archival research.

Results:
Although many previously untested sources were consulted, little new information was found pertaining to specifics of the plantation and its buildings. No written documentation was found pertaining to the original construction of the house or of changes during the Northcott ownership. Albert Jenkins' estate inventory and James Bowlin's will did provide some new information about post-Civil War conditions at the plantation and relationships among family members.

Recommendations:
N/A.

Evaluation:
This is a detailed and very readable narrative history, providing solidly researched material not found in other sources. The final chapter with research questions and answers is particularly helpful.

McGehee, C. Stuart, Ph.D.
[2006] Black Folk at Green Bottom: From Slavery to Freedom on the Ohio Frontier. USACE W91237-05-P-0191. Prepared for the United States Army Corps of Engineers, Huntington District, Huntington, WV.

Goals:
This investigation was conceived to address the lack of research pertaining specifically to the enslaved community at Green Bottom.

Methods:
Archival research.

Results:
This report covers slavery in a very general sense moving toward information specific to Green Bottom, including details of plantation overseers and census results. It examines known enslaved communities in Lynchburg, VA, original home region of William Jenkins, as a possible explanation for the plantation system he ultimately developed at Green Bottom. McGehee reviewed and described history museums actively portraying enslaved worker quarters and communities.

Recommendations:
N/A.

Evaluation:
This report is valuable as a historic context and the information given about Green Bottom's overseers and William Jenkins' original farm at Mount Pleasant/Buffalo Forge, his home before Green Bottom, is particularly important. It found relatively little specific information about enslaved worker quarters at Green Bottom but is a highly important contribution to the scholarship of the history of the site.

Hargrave, Michael L., Laurie Rush, and Renee Koster
2006 ***Draft Geophysical Investigations at the Jenkins Plantation, Cabell County, West Virginia*. Cultural Resource Analysts Contract Publication Series 89-12, June 15. Prepared by USACE Land and Heritage Conservation Branch, Engineer Research and Development Center, Construction Engineering Research Laboratory/Cultural Resources Section, Public Works Environmental Division, Fort Drum, NY.**

Goals:
This survey was undertaken to look for anomalies and site features outside the yard area previously surveyed by CRAI, with a particular search for the barn complex east of the house area.

Methods:
Geophysical survey and shovel tests.

Results:
Testing was conducted in a 2.17-hectare area from March 28 to April 4, 2006. Thirty-nine anomalies were selected for further investigation. Investigators successfully found anomalies that represent the barn complex seen in the 1906 historic photo, as well as a group of anomalies east of the house that may be the remains of the orchard.

Recommendations:
The report recommends a small-scale program of ground-truthing in the vicinity of anomalies M-7, R-7, M-21, R-19, R-14, M-1/R-1, M-3/R-3, R-6, and M-20. It also recommends avoiding ground-disturbing activities in (1) all higher elevation areas west of the north-south driveway; (2) in the vicinity of anomaly M-20 and similar clusters, and (3) in the vicinity of the late nineteenth century barn complex. It also makes a number of suggestions for site development. Ideas presented include replanting the orchard and gardens south of the house and reconstructing some of the outbuildings, either permanently or as "floating" structures. It recommends siting the visitors center, if one is to be constructed, between the barn complex and orchard areas (Hargrave et al. 2006:65-73).

Evaluation:
This report makes a number of interesting findings but a lack of quality mapping detracts from the value of its results.

Tuk, Jared N., Matthew G. Hyland, and Edward W. Tucker (Tuk et al.)
2006 ***Historic Structure Report, Albert Gallatin Jenkins House, Green Bottom, Cabell County, West Virginia*. Prepared by GAI Consultants, Inc., Homestead, PA, and Edward Tucker Architects, Inc., Huntington, WV, for West Virginia State University, Institute, WV, and the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

Goals:
The goals of this historic structure report are to (1) place the house within the historic context of antebellum and Civil War-era western Virginia; (2) identify the history of changes to the property through background research, including historic photos, county records, and secondary historical accounts; (3) document the present appearance of the house with descriptions and photos of the interior and exterior, and (4) present several treatment options for proposed work and prioritize preservation actions to be carried out by USACE.

Methods:
Archival research; conditions assessment examination of structure.

Results:
The report begins with a historic context for the Jenkins House, documents existing conditions, and presents repair recommendations and treatment options. It notes that the house appears to be in good overall structural condition with no obvious structural problems. The report presents the Secretary of the Interior's Standards and outlines three potential treatment options: rehabilitation, restoration, and preservation. The fourth option, reconstruction, was not felt to be appropriate.

Recommendations:
In terms of physical conditions, GAI recommends that painted brick be maintained, as the paint forms a protective skin for the soft brick. Repainting is needed for the wooden elements of the exterior. Masonry should be selectively repointed. Inside the house, some flooring areas should be shored up, the leaking toilet in the second floor bathroom should be replaced, and plaster should be repaired where it is cracked or delaminated (Tuk et al. 2006:5-2, 5-3).

GAI recommends that the rehabilitation treatment be followed, based on several factors, including (1) the lack of original materials and finishes in the house, (2), the need to repair and replace deteriorated features, and (3) the continued planned use of the house as a heritage tourism destination, which represents a change from its original residential use (Tuk et al. 2006:6-2). The historic structure report should also be submitted to DCH for review and consultation.

Evaluation:
The historic structure report provides a baseline portrait of the condition of the house in 2006, before the current round of preservation actions began. Although it does not present new descriptive information or set out a prioritized program of repairs, it is a good general reference which assimilates historical and physical data from a variety of sources.

Barbour, Mike

2007 Memorandum for Record on Historic Jenkins House Electrical Inspection. 10 October. Work Order CELRH-EC-DE (1110). Prepared for U.S. Army Corps of Engineers, Huntington District, Huntington, WV.

Goals:
Electrical engineer Mike Barbour conducted an electrical inspection of the Jenkins House to document the existing electrical framework and note potential hazards.

Methods:
Inspection on October 10, 2007.

Results:
The report documents a mixture of different wiring types in the house including both old knob-and-tube wiring systems and newer armored wiring. Dry rot was noted in some areas where wires were taped together. A number of small hazards were noted in the addition, which at the time housed the electrical panel, hot water heater, and museum office copier.

Recommendations:
The report recommends a number of small repairs, such as a new seal on the electric meter, tightening of the conduit and junction box in the west basement room along the north wall, a sturdier box for the ceiling light fixture in that room, and replacement of a receptacle near the upstairs bathroom sink with a GFCI receptacle.

Evaluation:
This is a concise summary of the house's electrical system as of 2007.

Lester, Tyler W.

2007 Memorandum for Record, Subject: Historic Jenkins House Mechanical Inspection. 12 October. Prepared for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.

Goals:
This inspection was undertaken to document the existing mechanical systems in the house and to note potential hazards (Lester 2007:1).

Methods:
Examination of structure.

Results:
Heating and cooling equipment is in good condition. The well equipment is in good working condition but the well water is not suitable for human consumption. The plumbing lines are in good condition. Some wear is noted at the top and bottom of the waste stack.

Recommendations:
The report makes some brief recommendations for various maintenance issues, including:

- Replace insulation on outside refrigerant lines due to fraying/cracking;
- The top of the waste stack in the attic and the bottom of the waste stack in the basement are

deteriorated and should be monitored for leaks;
- Any ongoing problems with the hot water heater circuit breaker should be investigated;
- Find another means to drain the basement dehumidifiers; current garden hose system presents a tripping hazard;
- If addition is removed, well equipment and the heating/cooling unit in it would need to be removed as well, and the condensers for the main house would need to be relocated next to it. Consideration should be given to installing potable water from a nearby service line and discontinuing use of the onsite well.

Evaluation:
This is a brief but useful synopsis of the basic mechanical systems in the house and their condition at the time of the report.

Speweik, John
2007 ***Masonry Conditions Assessment for General Jenkins House, Greenbottom, West Virginia*. Prepared by U.S. Heritage Group, Inc., Chicago, IL, for Burgess & Niple Architects, Columbus, OH.**

Goals:
This investigation was conducted to examine the interior and exterior masonry work of the house, assess existing conditions, and make repair recommendations. The scope included moisture readings, mortar analysis, testing of surface paint for lead, and an investigation of paint removal products to determine the most effective means to remove paint from the brick exterior during the restoration work.

Methods:
Site visit and testing during August 15 and 16, 2007. Moisture readings were taken at five locations around the house. Paint removal methods were tested by the application of test patches of five different products at three different locations on the exterior of the house. Mortar was sampled and returned to U.S. Heritage Group's laboratory, where it was analyzed.

Results:
The brick masonry walls appeared to be in good balance in terms of moisture. Based on test results, the existing paint on the brickwork did not appear to be trapping moisture, but given the need for extensive repointing of mortar, removal of paint on aesthetic grounds was recommended. The stone masonry, however, was under stress due to improper balance of moisture conditions and showing signs of deterioration. A detailed mortar matching report was included in the conservation analysis.

Recommendations:
A number of specific recommendations were made, including:
- Completely remove paint from masonry on all elevations;
- Remove 100 percent of the mortar joints in the stone foundation and repoint with lime mortar;
- Remove 100 percent of the mortar joints in the brick walls and repoint mortar on all elevations with lime mortar; and
- Rebuild chimneys from the shoulders up and add caps to both.

Evaluation:
This document is a valuable reference, providing a clear understanding of the masonry conditions at the house in 2007, explaining test results, and laying out the ways to correct problems.

McCroskey, Lauren
2008 ***Historic Preservation Plan – Actions and Treatments, General Albert Gallatin Jenkins House, Greenbottom, West Virginia*. Prepared by Center of Expertise, Preservation of Historic Buildings and Structures, U.S. Army Corps of Engineers, Seattle District, Seattle, WA.**

Goals:
This historic preservation plan is in response to the federal mandate for USACE to preserve the Jenkins House in accordance with the Secretary of the Interior's Standards.

Methods:
Site visits; review of previous documentation and studies; review of historic photographs; public hearings and consultation.

Results:
McCroskey provides a brief definition of a restoration treatment and outlines a number of treatment recommendations and the reasoning behind them.

Recommendations:
A number of recommendations are made:

- The gabled dormers should be removed, as they detract from the integrity of the house and are a source of water infiltration;
- Replace roof with materials simulating wood shakes;
- Repair mortar and remove exterior paint from masonry;
- Examine existing windows and repair or replace with historically appropriate versions;
- Provide ventilation in the attic;
- Remove garage addition;
- Make a historical landscape inventory;
- Create HABS-level documentation of house to guide future restorations and to provide a means to recreate fabric lost in future;
- Mitigate electrical fire hazards;
- Develop plan for cyclical maintenance which will also make provisions for mitigating flood damage;
- Preserve house in place rather than more invasive flood prevention measures;
- Future activities and interpretive programs should do no harm to archeological resources. Given that there is insufficient evidence to fully reconstruct missing outbuildings, the foundations and visible features of the Jenkins outbuildings should be preserved in situ, and made visually accessible for interpretation.
- ADA accessibility is problematic in that physical alterations for accessibility would compromise the NHRP integrity of the house. Equivalent interpretive opportunities should be prioritized.

Evaluation:
This is one of the most pivotal documents available in terms of determining the needs of the property and creating the plans that were acted upon to meet those needs. The overall philosophy for treatment

of the property is clearly elucidated and provides solid guidance for future planning. However, the report lacks background on past preservation plans and the reasoning behind the selection of restoration as the preferred treatment. It also touches only on a few of the many studies conducted from 2000 onward in support of an informed approach to preserving the house.

U.S. Army Corps of Engineers, Huntington District (USACE)
2008 ***Environmental Assessment, Jenkins House Preservation Actions, R.C. Byrd Lock and Dam Replacement Project, Cabell County, West Virginia*.**

Goals:
This is a required Environmental Assessment for proposed preservation actions at the Jenkins House. The goals of the project were to evaluate the potential environmental impacts of preservation actions and flood risk reduction measures proposed for the Jenkins House.

Methods:
Field visit; archival research; examination of past documentation and cultural resources studies; public meetings; groundwater monitoring survey; climatology/meteorological consideration; masonry conditions assessment (Speweik 2007).

Results:
The report refers readers to the Preservation Plan (McCroskey 2008, included as an appendix) as a reference for the proposed preservation work on the house. It also lays out several alternatives for floodproofing, but only the No Action and Preserve in Place alternatives are given real consideration. Comments from public hearings and public meeting participants, as well as agency responses, are included. The report concludes with a Finding of No Significant Impact.

Recommendations:
The report recommends the Preserve in Place alternative.

Evaluation:
This is a relatively brief but valuable document which explores the potential effects of the preservation work. The appendices of public commentary and agency responses are particularly interesting.

Burgess & Niple, Inc.
2008 ***Plans and Specifications for the Preservation of the General Albert Gallatin Jenkins House, Lesage, West Virginia*. Design Quality Control Plan Contract No. W91237-05-D-0017, Work Order No. 0018. Prepared by Burgess & Niple, Inc., Columbus, OH, for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

Goals:
Burgess & Niple, with JMA as subconsultant, developed plans and specifications for the preservation actions at the Jenkins House. The goals included providing deliverables of high design quality through a program of quality control.

Methods:
Examination of structure; review of preservation plans and previous studies.

Results:
This report is an outline of how work is to proceed, defining the project team, management hierarchy, and design control.

Recommendations:
The report does not make specific recommendations for treatment of the property.

Evaluation:
This report is focused solely on design quality control and project management, and does not provide specifications for the work on the Jenkins House.

Smith, Aaron O.
2008 ***Evaluation of Archeological Deposition at the Jenkins House (46CB41), Green Bottom, Cabell County, West Virginia*. Prepared for the U.S. Army Corps of Engineers, Huntington District, Huntington, WV.**

Goals:
This investigation reviewed previous archeological work performed in the Jenkins House yard (46Cb41) to determine to what depth post-1830 deposits might exist. This review was performed to assist with future planning to address water infiltration into the house.

Methods:
Review of previous cultural resources studies.

Results:
Smith reviewed previous reports to determine means in which deposits were formed and ascertain the sensitivity of various yard areas around the house and formulate recommendations for protecting remaining archeological deposits.

Recommendations:
The report makes several recommendations:

- Ground disturbing activities warrant further archeological investigation to meet one or more of the following goals: "(1) attempt to identify the ca. 1830 surface; (2) evaluate if under-studied or untested historic-period archeological deposits qualify as contributing elements to the eligible Jenkins House site; (3) further test prehistoric archeological deposits at the site to evaluate if they are eligible for inclusion on the NRHP; (4) determine to what depth eligible archeological deposits exist; (5) better define site formation processes; (6) utilize recovered data to further enhance our understanding of human utilization and occupation at 46Cb41; and (7) make recommendations concerning the need, if any, for further archeological investigations" (Smith 2008:11);
- The cost and benefits of archeological investigations should be weighed against the cost and benefits of work to reduce water seepage; and
- The scope of archeological investigations should be tailored to meet the proposed action (Smith 2008:11).

Evaluation:
This is a useful review of previous archeological work in the house yard.

Johnson, Phillip S.
2009 Letter to Jim Stewart, March 9, regarding General Jenkins House plumbing.

Goals:
This letter documents the attempt by Phillip S. Johnson (plumbing and heating contractor) on March 2, 2009 to inspect the malfunctioning basement toilet waste line using an inspection camera.

Methods:
Site visit.

Results:
Johnson was unable to run a camera through the line due to an obstacle.

Recommendations:
Cut cast-iron closet bend out where pipe is blocked, run camera again, replace the floor, and set a gravity flow toilet.

Evaluation:
This short letter covers a specific plumbing problem but documents utility conditions in the house at this point in time.

Schaney, Mitzy
2009 *Excavations at the East and West Entrances at the Jenkins House (46Cb41) Green Bottom, Cabell County, West Virginia*. Prepared by and for Environmental Analysis Section, Planning Branch, Huntington District, U.S. Army Corps of Engineers, Huntington, WV.

Goals:
This report was completed after Schaney monitored the excavations of two infilled basement entrances on the east and west sides of the house. These excavations were made to restore the masonry in these areas.

Methods:
Site visit and monitoring; review of previous archeological investigations.

Results:
On July 20 and 21, 2009, both entrances were excavated. The east entrance had been previously disturbed by the installation of plumbing pipes at that location, and no intact soils were encountered. The soil was screened and both historic and prehistoric artifacts were recovered. The west entryway had already undergone a detailed excavation in 2002 and soils were not rescreened. No new intact soils were encountered during the excavation.

Recommendations:
N/A.

Evaluation:
This concise memorandum recounts monitoring of two small excavations.

Schaney, Mitzy L.

2010 Memorandum For Record, Subject: Electric utility installation at the Jenkins House, 21 October. Prepared by and for Environmental Analysis Section, Planning Branch, Huntington District, U.S. Army Corps of Engineers, Huntington, WV.

Goals:
This memorandum documents the installation of the electrical conduit from the utility pole in the yard to beneath the back (south) porch steps.

Methods:
Site visit and monitoring.

Results:
A trench approximately 16 inches wide and 6 inches deep was excavated along the existing sidewalk for the electric line. "The expected range of artifacts" was recovered, including nails, metal and glass fragments, whiteware and stoneware shards, animal bones, two lithics, a lipstick, and two marbles. An approximately four-and-one-half-foot-deep hole was dug for installation of a new utility pole. Charcoal was found approximately halfway down but few artifacts. No cultural features were revealed (Schaney 2010:1).

Recommendations:
N/A.

Evaluation:
This memorandum is a succinct documentation of the Phase 3 electric line relocation.

Krupp, Rory

2010 *Historic Properties Management Plan for Robert C. Byrd Locks and Dam, Ohio and Kanawha Rivers, Gallia and Meigs Counties, Ohio, and Cabell, Mason, and Putnam Counties, West Virginia*. Contract No. W91237-09-D-0003, Work Order No. 0004. Prepared by Hardlines Design Company for the U.S. Army Corps of Engineers, Huntington District, WV.

Goals:
This plan was developed as a management tool for historic resources in lands owned by USACE within a large project area, defined as Robert C. Byrd Locks and Dam navigation pool in Gallipolis Ferry, WV; fee-owned property owned by the U.S. Government and managed by USACE; and land within 200 feet of the ordinary high water mark. It includes land in Cabell, Mason, and Putnam counties, West Virginia, and Gallia and Meigs counties, Ohio.

Methods:
Archival research of previous engineering and cultural resource studies.

Results:
The report introduces and lists cultural resources found within the project area and presents predictive models for both prehistoric and historic sites.

Recommendations:
The report recommends that USACE:

- Survey and delineate its lands;
- Produce historic contexts;
- Evaluate NRHP eligibility and assess condition of previously identified resources within the project area;
- Conduct a comprehensive survey of cultural resources;
- Implement and test the predictive model; and
- At the Jenkins House (46Cb41), perform annual mowing to stunt herbaceous plant growth; do not plow or plant trees at site.

Evaluation:
This report covers a large geographic area, and while valuable for the future treatment of this large region, it does not provide much site-specific guidance for the Jenkins House. It should be noted that most of the recommendations made in Chapter 7 of the plan have already been implemented at the Jenkins House/Green Bottom.

5.0 CONCLUSIONS

An impressive amount of investigative work has occurred at the Jenkins House, particularly over the past decade. It is clear that exhaustive effort has been made to obtain historic documentary information on the house, although unfortunately it appears that much of the desired information does not exist. Similarly, the physical characteristics of the building have undergone a thorough exploration during the extensive deconstruction and repair work of the past two years. Little of the house is untouched by the preservation work. The current work not only reverses previous unsympathetic or detrimental alterations, but provides for long-term stabilized conditions. Aesthetically, the house has been returned to some semblance of its historic appearance, with cleaned brick, restored apertures, and no additions, making it once again suitable for historic museum use (Figures 33 through 38). However, unless further documentary information surfaces in the future, reconstruction of missing elements, such as the porches or outbuildings (should funding be available for such work), is not likely.

Much remains to be done in terms of archeological exploration, particularly investigation of the former barn complex east of the house and additional investigation of the office building and enslaved worker quarters adjacent to the house.

Figure 33. Side view of house, before 2007.

Figure 34. Side view of house, November 2010 (JMA).

Figure 35. Front view of house, May 2011 (USACE).

Figure 36. Rear view of house, May 2011 (USACE)

Figure 37. Detail of window, May 2011 (USACE).

Figure 38. Detail of sash pin, May 2011 (USACE).

6.0 REFERENCES CITED

Unless otherwise noted, all referenced materials are on file at the Planning Branch of the Huntington District, U.S. Army Corps of Engineers, Huntington, WV. Materials on file at the West Virginia Division of Culture and History are in the Jenkins House files of the State Historic Preservation Office.

All materials cited are included with this report in digital form as Appendix D.

Advisory Council on Historic Preservation, U.S. Army Corps of Engineers, and West Virginia State Historic Preservation Office (ACHP et al.)
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48 FR 44716
The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. U.S. Government Printing Office, Washington, DC.

Appendix A:
Copy of Scope of Work

REQUEST FOR QUOTATIONS *(THIS IS NOT AN ORDER)*	THIS RFQ [ ] IS [X] IS NOT A SMALL BUSINESS SET-ASIDE	PAGE 1 OF PAGES 37

1. REQUEST NO.	2. DATE ISSUED	3. REQUISITION/PURCHASE REQUEST NO.	4. CERT. FOR NAT. DEF. UNDER BDSA REG. 2 AND/OR DMS REG. 1	RATING
W91237-10-T-0165	02-Sep-2010	W81F8E02282440		

5a. ISSUED BY
USACE, CONTRACTING DIVISION
502 EIGHTH STREET
HUNTINGTON WV 25701-2070

6. DELIVER BY *(Date)*
SEE SCHEDULE

7. DELIVERY
[X] FOB DESTINATION [ ] OTHER *(See Schedule)*

5b. FOR INFORMATION CALL: *(Name and Telephone no.) (No collect calls)*
KAREN L SIMMONS (304) 399-5182

8. TO: NAME AND ADDRESS, INCLUDING ZIP CODE

9. DESTINATION *(Consignee and address, including ZIP Code)*
PLANNING BRANCH
AARON SMITH
502 8TH STREET
HUNTINGTON WV 25701-2070
TEL: 304-399-5720 FAX:

10. PLEASE FURNISH QUOTATIONS TO THE ISSUING OFFICE IN BLOCK 5a ON OR BEFORE CLOSE OF BUSINESS:
(Date) 10-Sep-2010

IMPORTANT: This is a request for information, and quotations furnished are not offers. If you are unable to quote, please so indicate on this form and return it to the address in Block 5a. This request does not commit the Government to pay any costs incurred in the preparation of the submission of this quotation or to contract for supplies or services. Supplies are of domestic origin unless otherwise indicated by quoter. Any representations and/or certifications attached to this Request for Quotations must be completed by the quoter.

11. SCHEDULE *(Include applicable Federal, State, and local taxes)*

ITEM NO. (a)	SUPPLIES/ SERVICES (b)	QUANTITY (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)
	SEE SCHEDULE				

12. DISCOUNT FOR PROMPT PAYMENT	a. 10 CALENDAR DAYS %	b. 20 CALENDAR DAYS %	c. 30 CALENDAR DAYS %	d. CALENDAR DAYS No. %

NOTE: Additional provisions and representations [ ] are [ ] are not attached.

13. NAME AND ADDRESS OF QUOTER *(Street, City, County, State, and ZIP Code)*	14. SIGNATURE OF PERSON AUTHORIZED TO SIGN QUOTATION	15. DATE OF QUOTATION
	16. NAME AND TITLE OF SIGNER *(Type or print)*	TELEPHONE NO. *(Include area code)*

Section B - Supplies or Services and Prices

ITEM NO	SUPPLIES/SERVICES	QUANTITY	UNIT	AMOUNT
0001		1	Lump Sum	$ _____

CONTRACTOR TO FURNISH ALL EQUIPMENT, LABOR, LAYOUTS OF WORK FEATURES, AND SUPERVISION NEEDED TO ACCOMPLISH DOCUMENTATION OF JENKINS HOUSE PRESERVATION ACTIVITIES, CABELL COUNTY, WV, AS DESCRIBED IN THE ATTACHED SCOPE OF WORK.

FOB: Destination

TOTAL $ _____

DELIVERY INFORMATION

CLIN	DELIVERY DATE	QUANTITY	SHIP TO ADDRESS	UIC
0001	01-APR-2011	1	PLANNING BRANCH AARON SMITH 502 8TH STREET HUNTINGTON WV 25701-2070 304-399-5720 FOB: Destination	H1H4D00

QUOTES CAN BE FAXED OR E-MAILED TO KAREN L. SIMMONS AT (304)399-5281 or Karen.l.simmons@usace.army.mil.

CONTRACTOR FEEDBACK. Help us in BUILDING STRONG. Please provide us with your feedback, comments and recommendations for improvement by visiting our Interactive Customer Evaluation (ICE) Website at:

http://ice.disa.mil/index.cfm?fa=card&service_provider_id=110826&site_id=856&service_category_id=14

SCOPE OF WORK
DOCUMENTATION OF PRESERVATION ACTIVITIES AT THE JENKINS HOUSE CABELL COUNTY, WEST VIRGINIA

INTRODUCTION

Over the past several months, The U.S. Army Corps of Engineers, Huntington District (District) has undertaken a series actions required to help stabilize and preserve the Albert Gallatin Jenkins Home, in Cabell County, West Virginia (Figures 1 and 2). These actions were taken with authority granted the District in Section 301(a) of the Water Resources Development Act (WRDA) of 1986, Section 30 of WRDA 1988, and Section 548 of WRDA 2000. The purpose of this work was to arrest ongoing degradation of the house in accordance with the Secretary of Interior's Standards for Treatments of Historic Properties.

Preservation activities are now drawing to a close and the District desires to have these achievements documented and summarized in a singular cohesive document that can be utilized for final coordination with stakeholders and consulting parties as well as future management purposes. In addition, the District desires to create a more publically accessibly document that can be distributed more widely to disseminate preservation activities.

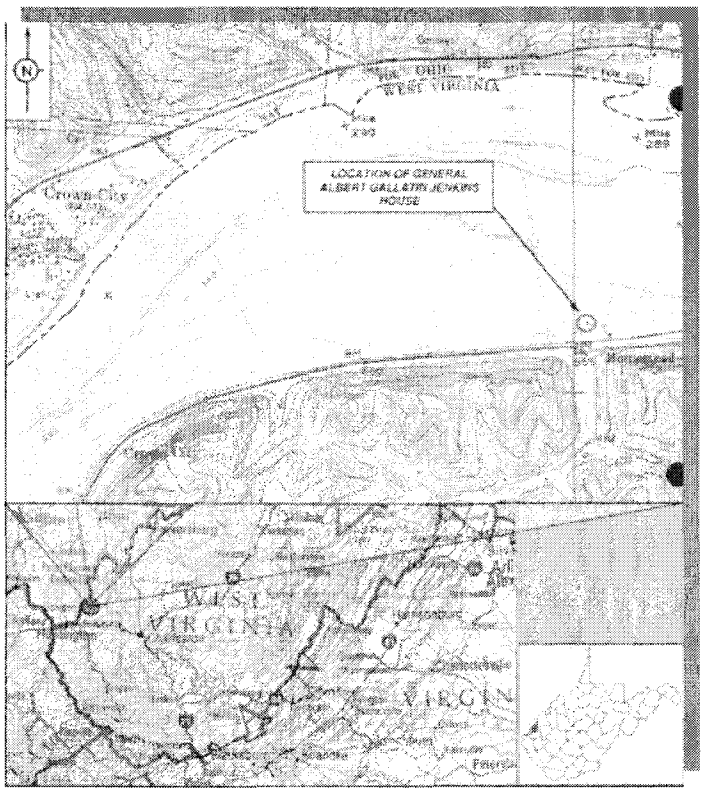


FIGURE 1. LOCATION OF JENKINS HOME

SERVICES REQUIRED

The services required of the Contractor shall consist of documenting the results of preservation activities by the District at the Jenkins House. The District requires that all work be supervised by persons meeting the Professional Qualification Standards set forth in the U.S. Secretary of Interior's (SOI) Guidelines for Archeology and Historic Preservation (48 FR 44716) in history, architectural history, or historic architecture with extensive experience in completing the type of work being required. The Contractor shall utilize qualified persons from other disciplines as deemed necessary.

FIGURE 2. PHOTOGRAPH OF JENKINS HOME

A. Records Search: The Contractor shall complete a search of records on file with the District and the West Virginia Division of Culture and History (WVDCH). The goal of this work shall be to compile and briefly summarize all previous studies undertaken on or at the Jenkins House prior to the initiation of preservation activities.

B. Assemble & Compile Preservation Data: The Contractor shall review records on file with the District to assemble and compile, awarded and completed scope of services/task orders, completed documents, studies, National Environmental Policy Act documents, administrative records and photo-documentation associated with all preservation activities completed by the District and its representatives. The Contractor shall also be expected to interview key District personnel concerning their knowledge of the project, including the Project Manager, Lead Engineer, Lead Planner, District Archeologist, and Construction Representatives. The Contractor also should attempt to interview consultants whom actually performed preservation activities. The goal of this collection

shall be to create a documented record that clearly and comprehensively describes all preservation activities, including detailed information on the methods and results of these activities. All data collected shall be digitized for inclusion in Tasks C and D.

C. Technical Reporting: Collected data shall be assembled into a technical report. Minimally, the report shall include sections with the following data.

1. Management Summary / Abstract.

2. Title Page minimally containing:
   a. A tile of the report;
   b. The contract and task order numbers;
   c. All authors and contributors;
   d. Full contact information for the Contractor; and
   e. The Huntington District as the Sponsor.

3. Comprehensive Table of Contents.

4. Introduction and description of the study, its background and purpose.

5. A clear and concise section on the methods employed for this study.

6. Maps and photographs charting and describing the extent of the Jenkins House.

7. A comprehensive summary discussion of previous cultural resource research prior to the initiation of preservation activities.

8. A comprehensive summary of the results of Task B that is topically and chronologically organized and utilizes collected photographs and maps to supplement the readers understanding of the preservation achievements. This section should include detailed descriptions of the efforts, methods and results of all preservation activities, including studies undertaken to support those activities.

9. Summary conclusions regarding the results of preservation activities.

10. A comprehensive referenced cited section.

The report shall also have appendices containing the following documentation:

a. Archival gold CD-Rs or DVD-Rs containing all digitized data collected under Task B. This data shall be clearly organized to reflect the nature

of the collected data. This data shall be referred to in the body of the technical report and clearly referenced as to its location.

b. Resume's for the Contractor's principal project personnel.

c. A copy of this scope of work.

The report shall be printed on 8 ½-x-11-inch paper with 1-inch top and bottom margins and a 1 ¼-inch binding margin. Photographs and illustrations shall be included when appropriate. Oversized figures shall be formatted to an 11-x-17-inch page size with adequate margins and folded to fit within the bound report. If larger figures formats are required, the District shall be consulted prior to production. The report shall be reviewed and signed by the Contractor's principal investigator(s).

D. Public Outreach Document: The Contractor shall utilize data achieved from Tasks A-C to create a small bi-fold or tri-fold pamphlet that accurately captures the results of preservation activities in colorful graphical format that is visually pleasing. This document shall be designed to reach a potentially broad audience, including but not limited to: primary, secondary-age, college-age, and post-graduate students; avocational historians and local historical societies/organizations; the media, and; the general public. This document should be highly-produced, simply reproduced, and easily distributable.

SCHEDULE FOR PRODUCTION, REVIEW, AND DISTRIBUTION OF DELIVERABLES

All deliverables shall be carefully proofread and edited by the Contractor to be reasonably free of error. A draft submittal that is not complete or has substantial editorial problems will not be accepted as an official draft and will be returned for revision.

The production, review, and distribution of the Technical Report required by Task C shall occur as follows:

1. The Contractor shall submit three (3) first draft color hard copies and three (3) first draft digital color hard copies of the Technical Report to the District and for review and comment no later than forty-five (45) days following the completion of Tasks A-B.

2. After making revisions to the first draft of the Technical Report that take into account District comments; the Contractor shall submit five (5) second draft color hard copies and five (5) second draft color digital copies of the Technical Report to the District for distribution to the WVDCH for review and comment. These second draft color copies must be submitted to the District no later than thirty (30) days following receipt of the District's comments on the first draft.

4. After making revisions to the second draft Technical Report that take into account District and WVDCH comments, the Contractor shall submit seven (7) color hard copies and seven (7) color digital copies of the final Technical Report to the District no later than thirty (30) days following receipt of District and WVDCH comments.

The production, review, and distribution of the Public Outreach Document required by Task D shall occur as follows:

1. The Contractor shall submit three (3) first draft color hard copies and three (3) draft color digital copies of the Public Outreach Document to the District and for review and comment no later than forty-five (45) days following the completion of Tasks A-B.

2. After making revisions to the draft document that take into account District comments, the Contractor shall submit two-hundred (200) color hard copies and ten (10) color digital copies of the final Public Outreach Document to the District no later than sixty (60) days following receipt of District comments.

PRODUCT OWNERSHIP

All reports, drawings, maps, photographs, notes and other works and materials developed in the performance of this contract shall become the sole property of the Government and may be used on any other work without additional compensation to the Contractor. All collected data from the District is and shall remain the property of the Government. The Contractor agrees not to assert or authorize others to assert any rights nor establish any claim under the patent, copyright or other laws with respect to such works or materials.

PUBLISHING RESTRICTIONS

Neither the Contractor nor its representatives shall release or publish any sketch, photograph, report or other material of any nature obtained or prepared under this task order without express written approval of the Contracting Officer or his/her authorized representative.

MATERIALS PROVIDED BY THE GOVERNMENT

The Huntington District will provide the Contractor the following:

A. Access to the pertinent information on file at the District as available; and

B. Information for appropriate Points of Contact (POCs) in the Huntington District and is consultants

SCHEDULE OF WORK

The Contractor shall follow this schedule:

TIME TO COMPLETE	TASK
No later than October 15, 2010	Tasks A-B
No Later Than May December 1, 2010	First Draft of Deliverables Under Tasks C and D.
No Later Than February 1, 2011	Second Draft of Deliverables Under Task C.
No Later Than March 1, 2011	Final Copies of Deliverables Under Task D.
No Later Than April 1, 2011	Final Copies of Deliverables Under Task C.

Section H - Special Contract Requirements

WAGE DETERMINATION 05-2573 (Revision 11)

WD 05-2573 (Rev.-11) was first posted on www.wdol.gov on 06/22/2010
****

REGISTER OF WAGE DETERMINATIONS UNDER THE SERVICE CONTRACT ACT By direction of the Secretary of Labor	U.S. DEPARTMENT OF LABOR EMPLOYMENT STANDARDS ADMINISTRATION WAGE AND HOUR DIVISION WASHINGTON D.C. 20210
Shirley F. Ebbesen Division of Director Wage Determinations	Wage Determination No.: 2005-2573 Revision No.: 11 Date Of Revision: 06/15/2010

States: Kentucky, Ohio, West Virginia

Area: Kentucky Counties of Boyd, Carter, Elliott, Floyd, Greenup, Johnson, Lawrence, Lewis, Magoffin, Martin, Pike
Ohio Counties of Monroe, Morgan, Noble, Washington
West Virginia - All Counties except : Berkeley, Jefferson
Note: West Virginia include all counties except Berkeley and Jefferson counties.

Fringe Benefits Required Follow the Occupational Listing

OCCUPATION CODE - TITLE	FOOTNOTE	RATE
01000 - Administrative Support And Clerical Occupations		
01011 - Accounting Clerk I		12.43
01012 - Accounting Clerk II		18.04
01013 - Accounting Clerk III		20.19
01020 - Administrative Assistant		18.16
01040 - Court Reporter		20.89
01051 - Data Entry Operator I		11.51
01052 - Data Entry Operator II		12.56
01060 - Dispatcher, Motor Vehicle		14.02
01070 - Document Preparation Clerk		11.19
01090 - Duplicating Machine Operator		11.19
01111 - General Clerk I		10.56
01112 - General Clerk II		12.02
01113 - General Clerk III		13.50
01120 - Housing Referral Assistant		14.85
01141 - Messenger Courier		10.02
01191 - Order Clerk I		11.17
01192 - Order Clerk II		13.28
01261 - Personnel Assistant (Employment) I		15.68
01262 - Personnel Assistant (Employment) II		17.53
01263 - Personnel Assistant (Employment) III		19.56
01270 - Production Control Clerk		17.47
01280 - Receptionist		9.45
01290 - Rental Clerk		11.99
01300 - Scheduler, Maintenance		11.99
01311 - Secretary I		11.99
01312 - Secretary II		13.41
01313 - Secretary III		14.63

01320 - Service Order Dispatcher	13.19
01410 - Supply Technician	18.16
01420 - Survey Worker	13.41
01531 - Travel Clerk I	12.34
01532 - Travel Clerk II	13.18
01533 - Travel Clerk III	14.04
01611 - Word Processor I	13.01
01612 - Word Processor II	14.61
01613 - Word Processor III	16.34
05000 - Automotive Service Occupations	
05005 - Automobile Body Repairer, Fiberglass	15.24
05010 - Automotive Electrician	14.72
05040 - Automotive Glass Installer	14.22
05070 - Automotive Worker	14.22
05110 - Mobile Equipment Servicer	13.17
05130 - Motor Equipment Metal Mechanic	15.24
05160 - Motor Equipment Metal Worker	14.22
05190 - Motor Vehicle Mechanic	15.24
05220 - Motor Vehicle Mechanic Helper	12.61
05250 - Motor Vehicle Upholstery Worker	13.72
05280 - Motor Vehicle Wrecker	14.22
05310 - Painter, Automotive	14.72
05340 - Radiator Repair Specialist	14.22
05370 - Tire Repairer	12.55
05400 - Transmission Repair Specialist	15.25
07000 - Food Preparation And Service Occupations	
07010 - Baker	9.39
07041 - Cook I	8.97
07042 - Cook II	9.70
07070 - Dishwasher	7.25
07130 - Food Service Worker	7.79
07210 - Meat Cutter	12.01
07260 - Waiter/Waitress	8.03
09000 - Furniture Maintenance And Repair Occupations	
09010 - Electrostatic Spray Painter	14.72
09040 - Furniture Handler	11.58
09080 - Furniture Refinisher	14.72
09090 - Furniture Refinisher Helper	12.62
09110 - Furniture Repairer, Minor	13.71
09130 - Upholsterer	14.72
11000 - General Services And Support Occupations	
11030 - Cleaner, Vehicles	7.89
11060 - Elevator Operator	8.73
11090 - Gardener	10.47
11122 - Housekeeping Aide	9.27
11150 - Janitor	9.38
11210 - Laborer, Grounds Maintenance	8.46
11240 - Maid or Houseman	7.66
11260 - Pruner	8.73
11270 - Tractor Operator	9.68
11330 - Trail Maintenance Worker	8.46
11360 - Window Cleaner	9.43
12000 - Health Occupations	
12010 - Ambulance Driver	12.02
12011 - Breath Alcohol Technician	14.47
12012 - Certified Occupational Therapist Assistant	20.38
12015 - Certified Physical Therapist Assistant	18.18
12020 - Dental Assistant	12.57
12025 - Dental Hygienist	21.90
12030 - EKG Technician	17.19

12035 - Electroneurodiagnostic Technologist		17.19
12040 - Emergency Medical Technician		12.02
12071 - Licensed Practical Nurse I		12.94
12072 - Licensed Practical Nurse II		14.47
12073 - Licensed Practical Nurse III		16.14
12100 - Medical Assistant		10.26
12130 - Medical Laboratory Technician		15.09
12160 - Medical Record Clerk		10.77
12190 - Medical Record Technician		13.54
12195 - Medical Transcriptionist		11.66
12210 - Nuclear Medicine Technologist		27.32
12221 - Nursing Assistant I		9.16
12222 - Nursing Assistant II		10.30
12223 - Nursing Assistant III		11.24
12224 - Nursing Assistant IV		12.62
12235 - Optical Dispenser		14.94
12236 - Optical Technician		11.02
12250 - Pharmacy Technician		13.41
12280 - Phlebotomist		12.62
12305 - Radiologic Technologist		20.10
12311 - Registered Nurse I		19.44
12312 - Registered Nurse II		23.78
12313 - Registered Nurse II, Specialist		23.78
12314 - Registered Nurse III		28.77
12315 - Registered Nurse III, Anesthetist		28.77
12316 - Registered Nurse IV		34.49
12317 - Scheduler (Drug and Alcohol Testing)		17.93
13000 - Information And Arts Occupations		
13011 - Exhibits Specialist I		14.73
13012 - Exhibits Specialist II		18.25
13013 - Exhibits Specialist III		22.33
13041 - Illustrator I		14.73
13042 - Illustrator II		18.25
13043 - Illustrator III		22.33
13047 - Librarian		20.22
13050 - Library Aide/Clerk		8.42
13054 - Library Information Technology Systems Administrator		18.25
13058 - Library Technician		13.41
13061 - Media Specialist I		13.17
13062 - Media Specialist II		14.73
13063 - Media Specialist III		16.43
13071 - Photographer I		13.62
13072 - Photographer II		15.23
13073 - Photographer III		18.87
13074 - Photographer IV		23.08
13075 - Photographer V		27.93
13110 - Video Teleconference Technician		12.63
14000 - Information Technology Occupations		
14041 - Computer Operator I		13.53
14042 - Computer Operator II		15.13
14043 - Computer Operator III		16.86
14044 - Computer Operator IV		18.74
14045 - Computer Operator V		21.11
14071 - Computer Programmer I	(see 1)	17.08
14072 - Computer Programmer II	(see 1)	21.15
14073 - Computer Programmer III	(see 1)	25.89
14074 - Computer Programmer IV	(see 1)	
14101 - Computer Systems Analyst I	(see 1)	27.46
14102 - Computer Systems Analyst II	(see 1)	

14103 - Computer Systems Analyst III (see 1)	
14150 - Peripheral Equipment Operator	13.53
14160 - Personal Computer Support Technician	18.74
15000 - Instructional Occupations	
15010 - Aircrew Training Devices Instructor (Non-Rated)	26.49
15020 - Aircrew Training Devices Instructor (ted)	32.05
15030 - Air Crew Training Devices Instructor (Pilot)	37.99
15050 - Computer Based Training Specialist / Instructor	25.55
15060 - Educational Technologist	22.62
15070 - Flight Instructor (Pilot)	37.99
15080 - Graphic Artist	18.11
15090 - Technical Instructor	17.34
15095 - Technical Instructor/Course Developer	21.22
15110 - Test Proctor	13.98
15120 - Tutor	13.98
16000 - Laundry, Dry-Cleaning, Pressing And Related Occupations	
16010 - Assembler	8.93
16030 - Counter Attendant	8.93
16040 - Dry Cleaner	11.31
16070 - Finisher, Flatwork, Machine	8.93
16090 - Presser, Hand	8.93
16110 - Presser, Machine, Drycleaning	8.93
16130 - Presser, Machine, Shirts	8.93
16160 - Presser, Machine, Wearing Apparel, Laundry	8.93
16190 - Sewing Machine Operator	12.09
16220 - Tailor	12.84
16250 - Washer, Machine	9.66
19000 - Machine Tool Operation And Repair Occupations	
19010 - Machine-Tool Operator (Tool Room)	16.78
19040 - Tool And Die Maker	19.14
21000 - Materials Handling And Packing Occupations	
21020 - Forklift Operator	15.30
21030 - Material Coordinator	17.47
21040 - Material Expediter	17.47
21050 - Material Handling Laborer	9.75
21071 - Order Filler	10.71
21080 - Production Line Worker (Food Processing)	15.30
21110 - Shipping Packer	13.73
21130 - Shipping/Receiving Clerk	13.73
21140 - Store Worker I	11.74
21150 - Stock Clerk	15.78
21210 - Tools And Parts Attendant	15.30
21410 - Warehouse Specialist	15.30
23000 - Mechanics And Maintenance And Repair Occupations	
23010 - Aerospace Structural Welder	23.20
23021 - Aircraft Mechanic I	22.05
23022 - Aircraft Mechanic II	23.20
23023 - Aircraft Mechanic III	24.21
23040 - Aircraft Mechanic Helper	17.81
23050 - Aircraft, Painter	20.59
23060 - Aircraft Servicer	19.35
23080 - Aircraft Worker	20.06
23110 - Appliance Mechanic	17.29
23120 - Bicycle Repairer	12.72
23125 - Cable Splicer	24.87
23130 - Carpenter, Maintenance	17.29
23140 - Carpet Layer	16.23
23160 - Electrician, Maintenance	21.25
23181 - Electronics Technician Maintenance I	14.12
23182 - Electronics Technician Maintenance II	21.96

23183 - Electronics Technician Maintenance III	23.04
23260 - Fabric Worker	15.42
23290 - Fire Alarm System Mechanic	18.13
23310 - Fire Extinguisher Repairer	15.15
23311 - Fuel Distribution System Mechanic	19.94
23312 - Fuel Distribution System Operator	15.50
23370 - General Maintenance Worker	16.23
23380 - Ground Support Equipment Mechanic	22.05
23381 - Ground Support Equipment Servicer	19.35
23382 - Ground Support Equipment Worker	20.06
23391 - Gunsmith I	14.34
23392 - Gunsmith II	16.45
23393 - Gunsmith III	18.38
23410 - Heating, Ventilation And Air-Conditioning Mechanic	18.13
23411 - Heating, Ventilation And Air Contditioning Mechanic (Research Facility)	19.08
23430 - Heavy Equipment Mechanic	17.81
23440 - Heavy Equipment Operator	18.13
23460 - Instrument Mechanic	19.65
23465 - Laboratory/Shelter Mechanic	17.52
23470 - Laborer	9.75
23510 - Locksmith	17.29
23530 - Machinery Maintenance Mechanic	19.62
23550 - Machinist, Maintenance	18.31
23580 - Maintenance Trades Helper	13.15
23591 - Metrology Technician I	19.65
23592 - Metrology Technician II	20.54
23593 - Metrology Technician III	21.23
23640 - Millwright	19.65
23710 - Office Appliance Repairer	17.29
23760 - Painter, Maintenance	17.29
23790 - Pipefitter, Maintenance	20.20
23810 - Plumber, Maintenance	19.50
23820 - Pneudraulic Systems Mechanic	18.38
23850 - Rigger	19.65
23870 - Scale Mechanic	16.45
23890 - Sheet-Metal Worker, Maintenance	18.81
23910 - Small Engine Mechanic	16.23
23931 - Telecommunications Mechanic I	22.31
23932 - Telecommunications Mechanic II	23.10
23950 - Telephone Lineman	24.18
23960 - Welder, Combination, Maintenance	18.13
23965 - Well Driller	19.20
23970 - Woodcraft Worker	18.38
23980 - Woodworker	15.46
24000 - Personal Needs Occupations	
24570 - Child Care Attendant	7.50
24580 - Child Care Center Clerk	8.91
24610 - Chore Aide	7.26
24620 - Family Readiness And Support Services Coordinator	8.74
24630 - Homemaker	9.48
25000 - Plant And System Operations Occupations	
25010 - Boiler Tender	19.69
25040 - Sewage Plant Operator	16.85
25070 - Stationary Engineer	19.69
25190 - Ventilation Equipment Tender	14.03
25210 - Water Treatment Plant Operator	16.19
27000 - Protective Service Occupations	

27004 - Alarm Monitor		10.25
27007 - Baggage Inspector		9.08
27008 - Corrections Officer		13.74
27010 - Court Security Officer		15.06
27030 - Detection Dog Handler		10.28
27040 - Detention Officer		13.74
27070 - Firefighter		16.40
27101 - Guard I		9.08
27102 - Guard II		10.28
27131 - Police Officer I		16.44
27132 - Police Officer II		18.26
28000 - Recreation Occupations		
28041 - Carnival Equipment Operator		9.41
28042 - Carnival Equipment Repairer		9.85
28043 - Carnival Equpment Worker		7.70
28210 - Gate Attendant/Gate Tender		12.36
28310 - Lifeguard		11.34
28350 - Park Attendant (Aide)		13.66
28510 - Recreation Aide/Health Facility Attendant		10.09
28515 - Recreation Specialist		13.35
28630 - Sports Official		10.67
28690 - Swimming Pool Operator		13.18
29000 - Stevedoring/Longshoremen Occupational Services		
29010 - Blocker And Bracer		15.68
29020 - Hatch Tender		15.68
29030 - Line Handler		15.68
29041 - Stevedore I		14.70
29042 - Stevedore II		15.87
30000 - Technical Occupations		
30010 - Air Traffic Control Specialist, Center (HFO)	(see 2)	35.15
30011 - Air Traffic Control Specialist, Station (HFO)	(see 2)	24.24
30012 - Air Traffic Control Specialist, Terminal (HFO)	(see 2)	26.69
30021 - Archeological Technician I		17.50
30022 - Archeological Technician II		18.94
30023 - Archeological Technician III		24.25
30030 - Cartographic Technician		24.25
30040 - Civil Engineering Technician		17.69
30061 - Drafter/CAD Operator I		17.50
30062 - Drafter/CAD Operator II		20.47
30063 - Drafter/CAD Operator III		21.83
30064 - Drafter/CAD Operator IV		24.82
30081 - Engineering Technician I		15.68
30082 - Engineering Technician II		17.59
30083 - Engineering Technician III		20.82
30084 - Engineering Technician IV		25.79
30085 - Engineering Technician V		31.55
30086 - Engineering Technician VI		38.17
30090 - Environmental Technician		17.30
30210 - Laboratory Technician		25.55
30240 - Mathematical Technician		24.49
30361 - Paralegal/Legal Assistant I		16.61
30362 - Paralegal/Legal Assistant II		19.41
30363 - Paralegal/Legal Assistant III		23.76
30364 - Paralegal/Legal Assistant IV		28.75
30390 - Photo-Optics Technician		24.54
30461 - Technical Writer I		19.43
30462 - Technical Writer II		23.77
30463 - Technical Writer III		28.76
30491 - Unexploded Ordnance (UXO) Technician I		22.34
30492 - Unexploded Ordnance (UXO) Technician II		27.03

30493 - Unexploded Ordnance (UXO) Technician III		32.40
30494 - Unexploded (UXO) Safety Escort		22.34
30495 - Unexploded (UXO) Sweep Personnel		22.34
30620 - Weather Observer, Combined Upper Air Or Surface Programs	(see 2)	21.55
30621 - Weather Observer, Senior	(see 2)	23.96
31000 - Transportation/Mobile Equipment Operation Occupations		
31020 - Bus Aide		8.45
31030 - Bus Driver		11.58
31043 - Driver Courier		9.72
31260 - Parking and Lot Attendant		8.02
31290 - Shuttle Bus Driver		10.51
31310 - Taxi Driver		8.48
31361 - Truckdriver, Light		10.49
31362 - Truckdriver, Medium		12.69
31363 - Truckdriver, Heavy		14.43
31364 - Truckdriver, Tractor-Trailer		14.43
99000 - Miscellaneous Occupations		
99030 - Cashier		7.25
99050 - Desk Clerk		7.53
99095 - Embalmer		20.91
99251 - Laboratory Animal Caretaker I		8.83
99252 - Laboratory Animal Caretaker II		9.51
99310 - Mortician		30.90
99410 - Pest Controller		12.69
99510 - Photofinishing Worker		10.09
99710 - Recycling Laborer		11.68
99711 - Recycling Specialist		13.46
99730 - Refuse Collector		10.58
99810 - Sales Clerk		9.93
99820 - School Crossing Guard		10.14
99830 - Survey Party Chief		16.83
99831 - Surveying Aide		10.41
99832 - Surveying Technician		14.29
99840 - Vending Machine Attendant		11.40
99841 - Vending Machine Repairer		12.83
99842 - Vending Machine Repairer Helper		11.40

ALL OCCUPATIONS LISTED ABOVE RECEIVE THE FOLLOWING BENEFITS:

HEALTH & WELFARE: $3.50 per hour or $140.00 per week or $606.67 per month

VACATION: 2 weeks paid vacation after 1 year of service with a contractor or successor; 3 weeks after 8 years, and 4 weeks after 15 years. Length of service includes the whole span of continuous service with the present contractor or successor, wherever employed, and with the predecessor contractors in the performance of similar work at the same Federal facility. (Reg. 29 CFR 4.173)

HOLIDAYS: A minimum of ten paid holidays per year, New Year's Day, Martin Luther King Jr's Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving Day, and Christmas Day. (A contractor may substitute for any of the named holidays another day off with pay in accordance with a plan communicated to the employees involved.) (See 29 CFR 4174)

THE OCCUPATIONS WHICH HAVE NUMBERED FOOTNOTES IN PARENTHESES RECEIVE THE FOLLOWING:

1) Does not apply to employees employed in a bona fide executive, administrative, or professional capacity as defined and delineated in 29 CFR 541. (See CFR 4.156)

2) AIR TRAFFIC CONTROLLERS AND WEATHER OBSERVERS - NIGHT PAY & SUNDAY PAY: If you work at night as part of a regular tour of duty, you will earn a night differential and receive an additional 10% of basic pay for any hours worked between 6pm and 6am.
If you are a full-time employed (40 hours a week) and Sunday is part of your regularly scheduled workweek, you are paid at your rate of basic pay plus a Sunday premium of 25% of your basic rate for each hour of Sunday work which is not overtime (i.e. occasional work on Sunday outside the normal tour of duty is considered overtime work).

HAZARDOUS PAY DIFFERENTIAL: An 8 percent differential is applicable to employees employed in a position that represents a high degree of hazard when working with or in close proximity to ordinance, explosives, and incendiary materials. This includes work such as screening, blending, dying, mixing, and pressing of sensitive ordance, explosives, and pyrotechnic compositions such as lead azide, black powder and photoflash powder. All dry-house activities involving propellants or explosives. Demilitarization, modification, renovation, demolition, and maintenance operations on sensitive ordnance, explosives and incendiary materials. All operations involving regrading and cleaning of artillery ranges.

A 4 percent differential is applicable to employees employed in a position that represents a low degree of hazard when working with, or in close proximity to ordance, (or employees possibly adjacent to) explosives and incendiary materials which involves potential injury such as laceration of hands, face, or arms of the employee engaged in the operation, irritation of the skin, minor burns and the like; minimal damage to immediate or adjacent work area or equipment being used. All operations involving, unloading, storage, and hauling of ordance, explosive, and incendiary ordnance material other than small arms ammunition. These differentials are only applicable to work that has been specifically designated by the agency for ordance, explosives, and incendiary material differential pay.

** UNIFORM ALLOWANCE **

If employees are required to wear uniforms in the performance of this contract (either by the terms of the Government contract, by the employer, by the state or local law, etc.), the cost of furnishing such uniforms and maintaining (by laundering or dry cleaning) such uniforms is an expense that may not be borne by an employee where such cost reduces the hourly rate below that required by the wage determination. The Department of Labor will accept payment in accordance with the following standards as compliance:

The contractor or subcontractor is required to furnish all employees with an adequate number of uniforms without cost or to reimburse employees for the actual cost of the uniforms. In addition, where uniform cleaning and maintenance is made the responsibility of the employee, all contractors and subcontractors subject to this wage determination shall (in the absence of a bona fide collective bargaining agreement providing for a different amount, or the furnishing of contrary affirmative proof as to the actual cost), reimburse all employees for such cleaning and maintenance at a rate of $3.35 per week (or $.67 cents per day). However, in those instances where the uniforms furnished are made of "wash and wear" materials, may be routinely washed and dried with other personal garments, and do not require any special treatment

such as dry cleaning, daily washing, or commercial laundering in order to meet the cleanliness or appearance standards set by the terms of the Government contract, by the contractor, by law, or by the nature of the work, there is no requirement that employees be reimbursed for uniform maintenance costs.

The duties of employees under job titles listed are those described in the "Service Contract Act Directory of Occupations", Fifth Edition, April 2006, unless otherwise indicated. Copies of the Directory are available on the Internet. A links to the Directory may be found on the WHD home page at http://www.dol.gov/esa/whd/ or through the Wage Determinations On-Line (WDOL) Web site at http://wdol.gov/.

REQUEST FOR AUTHORIZATION OF ADDITIONAL CLASSIFICATION AND WAGE RATE {Standard Form 1444 (SF 1444)}

Conformance Process:

The contracting officer shall require that any class of service employee which is not listed herein and which is to be employed under the contract (i.e., the work to be performed is not performed by any classification listed in the wage determination), be classified by the contractor so as to provide a reasonable relationship (i.e., appropriate level of skill comparison) between such unlisted classifications and the classifications listed in the wage determination. Such conformed classes of employees shall be paid the monetary wages and furnished the fringe benefits as are determined. Such conforming process shall be initiated by the contractor prior to the performance of contract work by such unlisted class(es)of employees. The conformed classification, wage rate, and/or fringe benefits shall be retroactive to the commencement date of the contract. {See Section 4.6 (C)(vi)} When multiple wage determinations are included in a contract, a separate SF 1444 should be prepared for each wage determination to which a class(es) is to be conformed.

The process for preparing a conformance request is as follows:

1) When preparing the bid, the contractor identifies the need for a conformed occupation(s) and computes a proposed rate(s).

2) After contract award, the contractor prepares a written report listing in order proposed classification title(s), a Federal grade equivalency (FGE) for each proposed classification(s), job description(s), and rationale for proposed wage rate(s), including information regarding the agreement or disagreement of the authorized representative of the employees involved, or where there is no authorized representative, the employees themselves. This report should be submitted to the contracting officer no later than 30 days after such unlisted class(es) of employees performs any contract work.

3) The contracting officer reviews the proposed action and promptly submits a report of the action, together with the agency's recommendations and pertinent information including the position of the contractor and the employees, to the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, for review. (See section 4.6(b)(2) of Regulations 29 CFR Part 4).

4) Within 30 days of receipt, the Wage and Hour Division approves, modifies, or disapproves the action via transmittal to the agency contracting officer, ornotifies the contracting officer that additional time will be required to process the request.

5) The contracting officer transmits the Wage and Hour decision to the contractor.

6) The contractor informs the affected employees.

Information required by the Regulations must be submitted on SF 1444 or bond paper.

When preparing a conformance request, the "Service Contract Act Directory of Occupations" (the Directory) should be used to compare job definitions to insure that duties requested are not performed by a classification already listed in the wage determination. Remember, it is not the job title, but the required tasks that determine whether a class is included in an established wage determination. Conformances may not be used to artificially split, combine, or subdivide classifications listed in the wage determination.

Section I - Contract Clauses

52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (JUL 2010)

(a) Definitions. As used in this clause:

Executive means officers, managing partners, or any other employees in management positions.

First-tier subcontract means a subcontract awarded directly by a Contractor to furnish supplies or services (including construction) for performance of a prime contract, but excludes supplier agreements with vendors, such as long-term arrangements for materials or supplies that would normally be applied to a Contractor's general and administrative expenses or indirect cost.

Total compensation means the cash and noncash dollar value earned by the executive during the Contractor's preceding fiscal year and includes the following (for more information see 17 CFR 229.402(c)(2)):

(1) Salary and bonus.

(2) Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.

(3) Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.

(4) Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.

(5) Above-market earnings on deferred compensation which is not tax-qualified.

(6) Other compensation, if the aggregate value of all such other compensation (e.g., severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds $10,000.

(b) Section 2(d)(2) of the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109-282), as amended by section 6202 of the Government Funding Transparency Act of 2008 (Pub. L. 110-252), requires the Contractor to report information on subcontract awards. The law requires all reported information be made public, therefore, the Contractor is responsible for notifying its subcontractors that the required information will be made public.

(c)(1) Unless otherwise directed by the contracting officer, by the end of the month following the month of award of a first-tier subcontract with a value of $25,000 or more, (and any modifications to these subcontracts that change previously reported data), the Contractor shall report the following information at http://www.fsrs.gov for each first-tier subcontract. (The Contractor shall follow the instructions at http://www.fsrs.gov to report the data.)

(i) Unique identifier (DUNS Number) for the subcontractor receiving the award and for the subcontractor's parent company, if the subcontractor has a parent company.

(ii) Name of the subcontractor.

(iii) Amount of the subcontract award.

(iv) Date of the subcontract award.

(v) A description of the products or services (including construction) being provided under the subcontract, including the overall purpose and expected outcomes or results of the subcontract.

(vi) Subcontract number (the subcontract number assigned by the Contractor).

(vii) Subcontractor's physical address including street address, city, state, and country. Also include the nine-digit zip code and congressional district.

(viii) Subcontractor's primary performance location including street address, city, state, and country. Also include the nine-digit zip code and congressional district.

(ix) The prime contract number, and order number if applicable.

(x) Awarding agency name and code.

(xi) Funding agency name and code.

(xii) Government contracting office code.

(xiii) Treasury account symbol (TAS) as reported in FPDS.

(xiv) The applicable North American Industry Classification System code (NAICS).

(2) By the end of the month following the month of a contract award, and annually thereafter, the Contractor shall report the names and total compensation of each of the five most highly compensated executives for the Contractor's preceding completed fiscal year at http://www.ccr.gov, if--

(i) In the Contractor's preceding fiscal year, the Contractor received--

(A) 80 percent or more of its annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements; and

(B) $25,000,000 or more in annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements; and

(ii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at http://www.sec.gov/answers/execomp.htm.)

(3) Unless otherwise directed by the contracting officer, by the end of the month following the month of a first-tier subcontract with a value of $25,000 or more, and annually thereafter, the Contractor shall report the names and total compensation of each of the five most highly compensated executives for each first-tier subcontractor for the subcontractor's preceding completed fiscal year at http://www.fsrs.gov, if--

(i) In the subcontractor's preceding fiscal year, the subcontractor received--

(A) 80 percent or more of its annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements; and

(B) $25,000,000 or more in annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements; and

(ii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at http://www.sec.gov/answers/execomp.htm.)

(d)(1) If the Contractor in the previous tax year had gross income, from all sources, under $300,000, the Contractor is exempt from the requirement to report subcontractor awards.

(2) If a subcontractor in the previous tax year had gross income from all sources under $300,000, the Contractor does not need to report awards to that subcontractor.

(e) Phase-in of reporting of subcontracts of $25,000 or more.

(1) Until September 30, 2010, any newly awarded subcontract must be reported if the prime contract award amount was $20,000,000 or more.

(2) From October 1, 2010, until February 28, 2011, any newly awarded subcontract must be reported if the prime contract award amount was $550,000 or more.

(3) Starting March 1, 2011, any newly awarded subcontract must be reported if the prime contract award amount was $25,000 or more.

(End of clause)

52.204-7 CENTRAL CONTRACTOR REGISTRATION (APR 2008)

(a) Definitions. As used in this clause--

Central Contractor Registration (CCR) database means the primary Government repository for Contractor information required for the conduct of business with the Government.

Data Universal Numbering System (DUNS) number means the 9-digit number assigned by Dun and Bradstreet, Inc. (D&B) to identify unique business entities.

Data Universal Numbering System +4 (DUNS+4) number means the DUNS number assigned by D&B plus a 4-character suffix that may be assigned by a business concern. (D&B has no affiliation with this 4-character suffix.) This 4-character suffix may be assigned at the discretion of the business concern to establish additional CCR records for identifying alternative Electronic Funds Transfer (EFT) accounts (see the FAR at Subpart 32.11) for the same parent concern.

Registered in the CCR database means that--

(1) The Contractor has entered all mandatory information, including the DUNS number or the DUNS+4 number, into the CCR database; and

(2) The Government has validated all mandatory data fields, to include validation of the Taxpayer Identification Number (TIN) with the Internal Revenue Service (IRS), and has marked the record ``Active". The Contractor will be required to provide consent for TIN validation to the Government as a part of the CCR registration process.

(b)(1) By submission of an offer, the offeror acknowledges the requirement that a prospective awardee shall be registered in the CCR database prior to award, during performance, and through final payment of any contract, basic agreement, basic ordering agreement, or blanket purchasing agreement resulting from this solicitation.

(2) The offeror shall enter, in the block with its name and address on the cover page of its offer, the annotation "DUNS" or "DUNS +4" followed by the DUNS or DUNS +4 number that identifies the offeror's name and address exactly as stated in the offer. The DUNS number will be used by the Contracting Officer to verify that the offeror is registered in the CCR database.

(c) If the offeror does not have a DUNS number, it should contact Dun and Bradstreet directly to obtain one.

(1) An offeror may obtain a DUNS number--

(i) Via the Internet at http://fedgov.dnb.com/webform or if the offeror does not have internet access, it may call Dun and Bradstreet at 1-866-705-5711 if located within the United States; or

(ii) If located outside the United States, by contacting the local Dun and Bradstreet office. The offeror should indicate that it is an offeror for a U.S. Government contract when contacting the local Dun and Bradstreet office.

(2) The offeror should be prepared to provide the following information:

(i) Company legal business.

(ii) Tradestyle, doing business, or other name by which your entity is commonly recognized.

(iii) Company Physical Street Address, City, State, and Zip Code.

(iv) Company Mailing Address, City, State and Zip Code (if separate from physical).

(v) Company Telephone Number.

(vi) Date the company was started.

(vii) Number of employees at your location.

(viii) Chief executive officer/key manager.

(ix) Line of business (industry).

(x) Company Headquarters name and address (reporting relationship within your entity).

(d) If the Offeror does not become registered in the CCR database in the time prescribed by the Contracting Officer, the Contracting Officer will proceed to award to the next otherwise successful registered Offeror.

(e) Processing time, which normally takes 48 hours, should be taken into consideration when registering. Offerors who are not registered should consider applying for registration immediately upon receipt of this solicitation.

(f) The Contractor is responsible for the accuracy and completeness of the data within the CCR database, and for any liability resulting from the Government's reliance on inaccurate or incomplete data. To remain registered in the CCR database after the initial registration, the Contractor is required to review and update on an annual basis from the date of initial registration or subsequent updates its information in the CCR database to ensure it is current, accurate and complete. Updating information in the CCR does not alter the terms and conditions of this contract and is not a substitute for a properly executed contractual document.

(g)(1)(i) If a Contractor has legally changed its business name, "doing business as" name, or division name (whichever is shown on the contract), or has transferred the assets used in performing the contract, but has not completed the necessary requirements regarding novation and change-of-name agreements in Subpart 42.12, the Contractor shall provide the responsible Contracting Officer a minimum of one business day's written notification of its intention to (A) change the name in the CCR database; (B) comply with the requirements of Subpart 42.12 of the FAR; and (C) agree in writing to the timeline and procedures specified by the responsible Contracting Officer. The Contractor must provide with the notification sufficient documentation to support the legally changed name.

(ii) If the Contractor fails to comply with the requirements of paragraph (g)(1)(i) of this clause, or fails to perform the agreement at paragraph (g)(1)(i)(C) of this clause, and, in the absence of a properly executed novation or change-of-name agreement, the CCR information that shows the Contractor to be other than the Contractor indicated in the contract will be considered to be incorrect information within the meaning of the "Suspension of Payment" paragraph of the electronic funds transfer (EFT) clause of this contract.

(2) The Contractor shall not change the name or address for EFT payments or manual payments, as appropriate, in the CCR record to reflect an assignee for the purpose of assignment of claims (see FAR Subpart 32.8, Assignment of Claims). Assignees shall be separately registered in the CCR database. Information provided to the Contractor's CCR record that indicates payments, including those made by EFT, to an ultimate recipient other than that Contractor will be considered to be incorrect information within the meaning of the "Suspension of payment" paragraph of the EFT clause of this contract.

(h) Offerors and Contractors may obtain information on registration and annual confirmation requirements via the internet at http://www.ccr.gov or by calling 1-888-227-2423, or 269-961-5757.

(End of clause)

52.213-4 TERMS AND CONDITIONS--SIMPLIFIED ACQUISITIONS (OTHER THAN COMMERCIAL ITEMS) (JUL 2010)

(a) The Contractor shall comply with the following Federal Acquisition Regulation (FAR) clauses that are incorporated by reference:

(1) The clauses listed below implement provisions of law or Executive order:

(i) 52.222-3, Convict Labor (June 2003) (E.O. 11755).

(ii) 52.222-21, Prohibition of Segregated Facilities (Feb 1999) (E.O. 11246).

(iii) 52.222-26, Equal Opportunity (MAR 2007) (E.O. 11246).

(iv) 52.222-50, Combating Trafficking in Persons (FEB 2009) (22 U.S.C. 7104(g)).

(v) 52.225-13, Restrictions on Certain Foreign Purchases (FEB 2006) (E.o.s, proclamations, and statutes administered by the Office of Foreign Assets Control of the Department of the Treasury).

(vi) 52.233-3, Protest After Award (Aug 1996) (31 U.S.C. 3553).

(vii) 52.233-4, Applicable Law for Breach of Contract Claim (OCT 2004) (Pub. L. 108-77, 108-78).

(2) Listed below are additional clauses that apply:

(i) 52.204-10 Reporting Executive Compensation and First-Tier Subcontract Awards (JUL 2010) (Pub. L. 109-282) (31 U.S.C. 6101 note).

(ii) 52.232-1, Payments (Apr 1984).

(iii) 52.232-8, Discounts for Prompt Payment (Feb 2002).

(iv) 52.232-11, Extras (Apr 1984).

(v) 52.232-25, Prompt Payment (OCT 2008).

(vi) 52.233-1, Disputes (JUN 2008).

(vii) 52.244-6, Subcontracts for Commercial Items (JUN 2010).

(viii) 52.253-1, Computer Generated Forms (Jan 1991).

(b) The Contractor shall comply with the following FAR clauses, incorporated by reference, unless the circumstances do not apply:

(1) The clauses listed below implement provisions of law or Executive order:

(i) 52.222-19, Child Labor--Cooperation with Authorities and Remedies (JUL 2010) (E.O. 13126).

(ii) 52.222-20, Walsh-Healey Public Contracts Act (DEC 1996) (41 U.S.C. 35-45) (Applies to supply contracts over $10,000 in the United States, Puerto Rico, or the U.S. Virgin Islands).

(iii) 52.222-35, Equal Opportunity for Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans (Sept 2006) (38 U.S.C. 4212) (Applies to contracts of $100,000 or more).

(iv) 52.222-35, Equal Opportunity for Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans (SEP 2006) (38 U.S.C. 4212) (Applies to contracts of $100,000 or more).

(v) 52.222-36, Affirmative Action for Workers with Disabilities (JUN 1998) (29 U.S.C. 793) (Applies to contracts over $30,000, unless the work is to be performed outside the United States by employees recruited outside the United States.) (For purposes of this clause, United States includes the 50 States, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, Guam, the U.S. Virgin Islands, and Wake Island.).

(v) 52.222-37, Employment Reports on Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans (SEP 2006) (38 U.S.C. 4212) (Applies to contracts over $100,000).

(vi) 52.222-41, Service Contract Act of 1965 (Nov 2007) (41 U.S.C. 351, et seq.) (Applies to service contracts over $2,500 that are subject to the Service Contract Act and will be performed in the United States, District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, Guam, the U.S. Virgin Islands, Johnston Island, Wake Island, or the outer continental shelf lands.).

(vii) 52.223-5, Pollution Prevention and Right-to-Know Information (Aug 2003) (E.O. 13148) (Applies to services performed on Federal facilities).

(viii) 52.223-15, Energy Efficiency in Energy-Consuming Products (DEC 2007) (42 U.S.C. 8259b) (Unless exempt pursuant to 23.204, applies to contracts when energy-consuming products listed in the ENERGY STAR Program or Federal Energy Management Program (FEMP) will be--

(A) Delivered;

(B) Acquired by the Contractor for use in performing services at a Federally-controlled facility;

(C) Furnished by the Contractor for use by the Government; or

(D) Specified in the design of a building or work, or incorporated during its construction, renovation, or maintenance.)

(ix) 52.225-1, Buy American Act--Supplies (FEB 2009) (41 U.S.C. 10a-10d) (Applies to contracts for supplies, and to contracts for services involving the furnishing of supplies, for use in the United States or its outlying areas, if the value of the supply contract or supply portion of a service contract exceeds the micro-purchase threshold and the acquisition--

(A) Is set aside for small business concerns; or

(B) Cannot be set aside for small business concerns (see 19.502-2), and does not exceed $25,000.)

(x) 52.232-33, Payment by Electronic Funds Transfer--Central Contractor Registration (May 1999). (Applies when the payment will be made by electronic funds transfer (EFT) and the payment office uses the Central Contractor Registration (CCR) database as its source of EFT information.)

(xi) 52.232-34, Payment by Electronic Funds Transfer--Other than Central Contractor Registration (Oct 2003). (Applies when the payment will be made by EFT and the payment office does not use the CCR database as its source of EFT information.)

(xii) 52.247-64, Preference for Privately Owned U.S.-Flag Commercial Vessels (FEB 2006) (46 U.S.C. Appx 1241). (Applies to supplies transported by ocean vessels (except for the types of subcontracts listed at 47.504(d).)

(2) Listed below are additional clauses that may apply:

(i) 52.209-6, Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment (SEP 2006) (Applies to contracts over $30,000).

(ii) 52.211-17, Delivery of Excess Quantities (SEPT 1989) (Applies to fixed-price supplies).

(iii) 52.226-6, Promoting Excess Food Donation to Nonprofit Organizations. (MAR 2009) (Pub. L. 110-247) (Applies to contracts greater than $25,000 that provide for the provision, the service, or the sale of food in the United States.)

(iv) 52.247-29, F.o.b. Origin (FEB 2006) (Applies to supplies if delivery is f.o.b. origin).

(v) 52.247-34, F.o.b. Destination (NOV 1991) (Applies to supplies if delivery is f.o.b. destination).

(c) FAR 52.252-2, Clauses Incorporated by Reference (FEB 1998). This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these address(es):

www.acquisition.gov/far/

(d) Inspection/Acceptance. The Contractor shall tender for acceptance only those items that conform to the requirements of this contract. The Government reserves the right to inspect or test any supplies or services that have been tendered for acceptance. The Government may require repair or replacement of nonconforming supplies or

reperformance of nonconforming services at no increase in contract price. The Government must exercise its postacceptance rights--

(1) Within a reasonable period of time after the defect was discovered or should have been discovered; and

(2) Before any substantial change occurs in the condition of the item, unless the change is due to the defect in the item.

(e) Excusable delays. The Contractor shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of the Contractor and without its fault or negligence, such as acts of God or the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. The Contractor shall notify the Contracting Officer in writing as soon as it is reasonably possible after the commencement of any excusable delay, setting forth the full particulars in connection therewith, shall remedy such occurrence with all reasonable dispatch, and shall promptly give written notice to the Contracting Officer of the cessation of such occurrence.

(f) Termination for the Government's convenience. The Government reserves the right to terminate this contract, or any part hereof, for its sole convenience. In the event of such termination, the Contractor shall immediately stop all work hereunder and shall immediately cause any and all of its suppliers and subcontractors to cease work. Subject to the terms of this contract, the Contractor shall be paid a percentage of the contract price reflecting the percentage of the work performed prior to the notice of termination, plus reasonable charges that the Contractor can demonstrate to the satisfaction of the Government, using its standard record keeping system, have resulted from the termination. The Contractor shall not be required to comply with the cost accounting standards or contract cost principles for this purpose. This paragraph does not give the Government any right to audit the Contractor's records. The Contractor shall not be paid for any work performed or costs incurred that reasonably could have been avoided.

(g) Termination for cause. The Government may terminate this contract, or any part hereof, for cause in the event of any default by the Contractor, or if the Contractor fails to comply with any contract terms and conditions, or fails to provide the Government, upon request, with adequate assurances of future performance. In the event of termination for cause, the Government shall not be liable to the Contractor for any amount for supplies or services not accepted, and the Contractor shall be liable to the Government for any and all rights and remedies provided by law. If it is determined that the Government improperly terminated this contract for default, such termination shall be deemed a termination for convenience.

(h) Warranty. The Contractor warrants and implies that the items delivered hereunder are merchantable and fit for use for the particular purpose described in this contract.

(End of clause)

52.243-1 CHANGES--FIXED-PRICE (AUG 1987) - ALTERNATE I (APR 1984)

(a) The Contracting Officer may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this contract in any one or more of the following:

(1) Description of services to be performed.

(2) Time of performance (*i.e.,* hours of the day, days of the week, etc.).

(3) Place of performance of the services.

(b) If any such change causes an increase or decrease in the cost of, or the time required for, performance of any part of the work under this contract, whether or not changed by the order, the Contracting Officer shall make an equitable adjustment in the contract price, the delivery schedule, or both, and shall modify the contract.

(c) The Contractor must assert its right to an adjustment under this clause within 30 days from the date of receipt of the written order. However, if the Contracting Officer decides that the facts justify it, the Contracting Officer may receive and act upon a proposal submitted before final payment of the contract.

(d) If the Contractor's proposal includes the cost of property made obsolete or excess by the change, the Contracting Officer shall have the right to prescribe the manner of the disposition of the property.

(e) Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, nothing in this clause shall excuse the Contractor from proceeding with the contract as changed.

(End of clause)

252.204-7004 CENTRAL CONTRACTOR REGISTRATION (52.204-7) ALTERNATE A (SEP 2007)

(a) Definitions. As used in this clause--

"Central Contractor Registration (CCR) database" means the primary Government repository for contractor information required for the conduct of business with the Government.

"Commercial and Government Entity (CAGE) code" means--

(1) A code assigned by the Defense Logistics Information Service (DLIS) to identify a commercial or Government entity; or

(2) A code assigned by a member of the North Atlantic Treaty Organization that DLIS records and maintains in the CAGE master file. This type of code is known as an "NCAGE code."

"Data Universal Numbering System (DUNS) number" means the 9-digit number assigned by Dun and Bradstreet, Inc. (D&B) to identify unique business entities.

"Data Universal Numbering System +4 (DUNS+4) number" means the DUNS number assigned by D&B plus a 4-character suffix that may be assigned by a business concern. (D&B has no affiliation with this 4-character suffix.) This 4-character suffix may be assigned at the discretion of the business concern to establish additional CCR records for identifying alternative Electronic Funds Transfer (EFT) accounts (see Subpart 32.11 of the Federal Acquisition Regulation) for the same parent concern.

"Registered in the CCR database" means that--

(1) The Contractor has entered all mandatory information, including the DUNS number or the DUNS+4 number, into the CCR database;

(2) The Contractor's CAGE code is in the CCR database; and

(3) The Government has validated all mandatory data fields, to include validation of the Taxpayer Identification Number (TIN) with the Internal Revenue Service, and has marked the records ``Active." The Contractor will be required to provide consent for TIN validation to the Government as part of the CCR registration process.

(b)(1) By submission of an offer, the offeror acknowledges the requirement that a prospective awardee shall be registered in the CCR database prior to award, during performance, and through final payment of any contract, basic agreement, basic ordering agreement, or blanket purchasing agreement resulting from this solicitation.

(2) The offeror shall enter, in the block with its name and address on the cover page of its offer, the annotation "DUNS" or "DUNS +4" followed by the DUNS or DUNS +4 number that identifies the offeror's name and address

exactly as stated in the offer. The DUNS number will be used by the Contracting Officer to verify that the offeror is registered in the CCR database.

(c) If the offeror does not have a DUNS number, it should contact Dun and Bradstreet directly to obtain one.

(1) An offeror may obtain a DUNS number-

(i) If located within the United States, by calling Dun and Bradstreet at 1-866-705-5711 or via the Internet at http://www.dnb.com; or

(ii) If located outside the United States, by contacting the local Dun and Bradstreet office.

(2) The offeror should be prepared to provide the following information:

(i) Company legal business.

(ii) Tradestyle, doing business, or other name by which your entity is commonly recognized.

(iii) Company Physical Street Address, City, State, and Zip Code.

(iv) Company Mailing Address, City, State and Zip Code (if separate from physical).

(v) Company Telephone Number.

(vi) Date the company was started.

(vii) Number of employees at your location.

(viii) Chief executive officer/key manager.

(ix) Line of business (industry).

(x) Company Headquarters name and address (reporting relationship within your entity).

(d) If the Offeror does not become registered in the CCR database in the time prescribed by the Contracting Officer, the Contracting Officer will proceed to award to the next otherwise successful registered Offeror.

(e) Processing time, which normally takes 48 hours, should be taken into consideration when registering. Offerors who are not registered should consider applying for registration immediately upon receipt of this solicitation.

(f) The Contractor is responsible for the accuracy and completeness of the data within the CCR database, and for any liability resulting from the Government's reliance on inaccurate or incomplete data. To remain registered in the CCR database after the initial registration, the Contractor is required to review and update on an annual basis from the date of initial registration or subsequent updates its information in the CCR database to ensure it is current, accurate and complete. Updating information in the CCR does not alter the terms and conditions of this contract and is not a substitute for a properly executed contractual document.

(g)
(1)
(i) If a Contractor has legally changed its business name, "doing business as" name, or division name (whichever is shown on the contract), or has transferred the assets used in performing the contract, but has not completed the necessary requirements regarding novation and change-of-name agreements in Subpart 42.12, the Contractor shall provide the responsible Contracting Officer a minimum of one business day's written notification of its intention to (A) change the name in the CCR database; (B) comply with the requirements of Subpart 42.12 of the FAR; and (C)

agree in writing to the timeline and procedures specified by the responsible Contracting Officer. The Contractor must provide with the notification sufficient documentation to support the legally changed name.

(ii) If the Contractor fails to comply with the requirements of paragraph (g)(1)(i) of this clause, or fails to perform the agreement at paragraph (g)(1)(i)(C) of this clause, and, in the absence of a properly executed novation or change-of-name agreement, the CCR information that shows the Contractor to be other than the Contractor indicated in the contract will be considered to be incorrect information within the meaning of the "Suspension of Payment" paragraph of the electronic funds transfer (EFT) clause of this contract.

(2) The Contractor shall not change the name or address for EFT payments or manual payments, as appropriate, in the CCR record to reflect an assignee for the purpose of assignment of claims (see FAR Subpart 32.8, Assignment of Claims). Assignees shall be separately registered in the CCR database. Information provided to the Contractor's CCR record that indicates payments, including those made by EFT, to an ultimate recipient other than that Contractor will be considered to be incorrect information within the meaning of the "Suspension of payment" paragraph of the EFT clause of this contract.

(h) Offerors and Contractors may obtain information on registration and annual confirmation requirements via the internet at http://www.ccr.gov or by calling 1-888-227-2423, or 269-961-5757.

(End of clause)

Appendix B:
Resumes of Project Personnel

KATHERINE LARSON FARNHAM
Principal Architectural Historian
John Milner Associates, Inc.
The Barclay
535 North Church Street
West Chester, PA 19380
(610) 436-9000 (phone)
(610) 436-8468 (fax)
kfarnham@johnmilnerassociates.com

EDUCATION

M.S.	University of Vermont	Historic Preservation	1999
B.A.	Kenyon College	Art History and English	1994

EXPERIENCE PROFILE

Katherine Farnham has thirteen years of professional experience in architectural history and historic preservation. As a graduate student, she won the 1998 Sally Kress Tompkins Fellowship in Architectural History and later worked as a historian for the Historic American Engineering Record (HAER), National Park Service. Since joining JMA in 2000, Ms. Farnham has gained extensive experience with architectural survey and documentation, National Register eligibility assessments, architectural recordation, researching and developing historic overviews and contexts, and performing urban, rural, and institutional property research for cultural resource investigations. She is also a key member of JMA's preservation planning staff, preparing historic preservation master plans, environmental assessments, design guidelines, and treatment recommendations. Ms. Farnham has a solid knowledge of American architecture and history, and has worked throughout the Mid-Atlantic and New England regions.

KEY PROJECTS

2010-2011 **General Albert Gallatin Jenkins House, Green Bottom, Cabell County, WV.** Documentation of preservation activities. U.S. Army Corps of Engineers (Huntington District).

2010 **Gateway National Recreation Area (Jamaica Bay and Great Kills Units), New York, NY**. Archeological overview and assessment. National Park Service.

2010 **Birch Hill Dam Reservoir, Towns of Royalston, Templeton, and Winchendon, Worcester County, MA.** Cultural resources investigation and property research. U.S. Army Corps of Engineers (New England District).

2010 **North Atlantic Coast (Maine, New Hampshire, Massachusetts, and Rhode Island).** Research and field documentation of cultural resources that could be affected by future off-shore energy projects. U.S. Department of the Interior, Bureau of Ocean Energy Management, Regulation and Enforcement (BOEMRE).

2010 **Upper Housatonic Valley National Heritage Area (Massachusetts and Connecticut).** Environmental assessment. Housatonic Heritage, Inc.

2009 **Moravian College, Bethlehem, PA.** Historic preservation master plan. Moravian College.

2009 **Eight City-owned Historic Buildings, Norwalk, CT.** Feasibility study and conditions assessment. City of Norwalk, CT.

2009 **Red Line Transit Study, City of Baltimore and Baltimore County, Maryland.** Intensive architectural survey, historic context preparation, and Section 106 documentation. Rummel, Klepper & Kahl, LLP and Maryland Mass Transit Administration.

2009 **Aberdeen MARC Station, Aberdeen vicinity, Maryland.** Survey and DOE documentation, Rummel, Klepper & Kahl, LLP and Maryland Mass Transit Administration.

2008 **Perry Point Village, Perryville, Maryland.** Intensive-level survey and DOE documentation. Polt Design Group and VA Maryland Health Care System.

2008 **Elizabeth Lowry House, Westminster, Maryland.** Phase III property research and historic context preparation. Maryland State Highway Administration.

2008 **City of Baltimore, MD.** Historic district guidelines. Commission for Historic and Architectural Preservation, City of Baltimore.

2007 **Town of Wethersfield, CT.** Historic preservation master plan. Town of Wethersfield.

2007 **Tredyffrin Township, Chester County, PA.** Historic context for historic preservation master plan. Tredyffrin Township.

2007 **Former Koppers Property, New Castle County, Delaware.** Phase II background and property research. Langan Engineering & Environmental Services, Inc.

2007 **Anne Arundel Hall and Margaret Brent Hall, St. Mary's College of Maryland, St. Mary's City, Maryland.** Determination of National Register eligibility. St. Mary's College of Maryland.

2006 **St. Mary's College of Maryland, St. Mary's City, Maryland.** Historic overview and contexts for master plan. St. Mary's College of Maryland.

2006 **U.S. Route 113 North-South Study, Kent and Sussex Counties, Delaware.** Intensive architectural survey, property research, context development, form completion, and property report summaries. Delaware Department of Transportation.

2005 **I-295 from I-95 to Landers Lane, New Castle County, Delaware.** Cultural resources reconnaissance and historic contexts for Phase IA investigation. Rummel, Klepper & Kahl, LLP and Delaware River and Bay Authority.

2005 **CSX Masonry Retaining Wall "A," Baltimore City and Baltimore County, Maryland.** Architectural recordation. HDR Engineering, Inc.

2005 **West Louisville (City) HUD Zone D, Louisville, KY.** Historic architectural survey. Louisville Metro Department of Housing and Community Development.

2004 **Nos. 300 and 314 South 34th Street, Louisville, KY.** HABS-level architectural recordation. TROZZ LLC.

2004 **Quantico Marine Corps Base, Quantico, Virginia.** HABS-level architectural recordation of eight cottages and preparation of historic district documentary video. U.S. Navy.

2004 **Torreyson-Reeves Farm (Reevesland), Arlington, Virginia.** Documentary history. Arlington County Office of Parks, Recreation, and Community Resources.

2003 **Proposed Maglev System in Washington, D.C.; Baltimore, Maryland; and Prince George's, Anne Arundel, and Baltimore Counties, Maryland.** Section 106 corridor survey, historic context, survey report, environmental impact statement, and Section 4(f) evaluation. KCI Technologies/Parsons Brinckerhoff/Quade & Douglas Joint Venture and Maryland Mass Transit Administration.

2003 **Tate Family Cemetery, Hanover County, Virginia.** Phase II documentary property research, historic context, and genealogical investigation to identify burials. Hanover County, Virginia.

2003 **National Zoological Park, Smithsonian Institution, Washington, D.C.** Historic context for a Phase I survey associated with the Asia Trail Project. EDAW Inc.

2003 **Proposed Capitol Remote Delivery Facility Site, Washington, D.C.** Historic context for Phase IA survey. EDAW, Inc. and U.S. Navy.

2003 **Chase's Wharf Lots, Fell's Point, City of Baltimore, MD.** Historic context and intensive-level documentary property research. Living Classrooms Foundation, Inc.

2003 **Fort Dix, Burlington and Ocean Counties, New Jersey.** Architectural survey of 599 pre-1960 buildings. Foster Wheeler Environmental Corp.

2002 **MD Route 506 over Battle Creek, Calvert County, Maryland.** Phase I historic context and property research for bridge replacement. Maryland Department of Transportation.

2002 **Fell's Point, City of Baltimore, Maryland.** Historic context and intensive-level documentary property research for ten historic urban properties and lots. Society for the Preservation of Federal Hill and Fell's Point, Inc.

2001 **Nos. 1109, 1111-1115, 1117, and 1119-1121 Chapline Street, City of Wheeling, Ohio County, West Virginia.** HABS-level architectural recordation. HLM Design and U.S. General Services Administration.

2001 **Todd's Inheritance, Baltimore County, Maryland.** Phase I historic context. Friends of Todd's Inheritance, Inc.

RICHARD MEYER
Senior Project Manager
John Milner Associates, Inc.
The Barclay
535 North Church Street
West Chester, PA 19380
(610) 436-9000 (phone)
(610) 436-8468 (fax)
rmeyer@johnmilnerassociates.com

EDUCATION

M.A.	Cornell University	History of Architecture (major) History of Urban Development (minor)	1981
B.A.	Valparaiso University	Geography	1974

EXPERIENCE PROFILE

Richard Meyer specializes in the application of physical and documentary evidence to the interpretation of buildings and landscapes. His comprehensive approach to the built environment has been shaped and supported by a broadly based academic background in the fields of architectural, cultural, and urban history; historical, cultural, and urban geography; and historic preservation theory and planning. He is experienced in the preparation of historic contexts, historic architectural surveys, National Register evaluations, HABS/HAER/HALS documents, Historic Structure Reports, and Cultural Landscape Reports. He is particularly skilled in the preparation of display panels, exhibits, roadside markers, brochures, and popular histories. Mr. Meyer has directed more than 400 historical investigations throughout the eastern United States.

KEY PROJECTS

2010-2011 **Jenkins House, Cabell County, West Virginia.** Documentation of preservation activities. U.S. Army Engineering District, Huntington.

2010 **Historical Documentation Pertaining to the Chicago District, Cook, DuPage, Lake, and Will Counties, Illinois; and Lake, LaPorte, and Porter Counties, Indiana.** Inventory of electronically scanned and geo-referenced historic maps and aerials. U.S. Army Corps of Engineers, St. Louis District.

2010 **Dams and Reservoirs of the Pittsburgh District, Ohio and Pennsylvania.** Technical guidance for National Register evaluations of 16 flood control complexes. U.S. Army Corps of Engineers, St. Louis District.

2009-2010 **A.B. Sawyer Greenway Whipps Mill Bike and Pedestrian Improvements, Louisville, Jefferson County, Kentucky.** Historic architectural survey and evaluation and effects assessment. Corn Island Archaeology, LLC.

2009 **Hydroelectric Power Plant at the Meldahl Locks and Dam Facility, Bracken County, Kentucky; and Clermont County, Ohio.** Historic architectural survey and evaluation and effects assessment. Corn Island Archaeology, LLC.

2007-2009 **Floyds Fork Greenway Project, Jefferson County, Kentucky.** Historic architectural survey and effects assessment. 21st Century Parks.

2007-2008 **Rockies Express East Pipeline Project, Vermillion, Parke, Putnam, and Hendricks Counties, Indiana.** Historic architectural survey and effects assessment. Natural Resource Group, Inc.

2006-2008 **Stewart Street Bridge over the Great Miami River, Dayton, Ohio.** Effects assessment, Memorandum of Agreement, Programmatic Section 4(f) evaluation, and HAER Level II documentation associated with a proposed bridge replacement. Woolpert, Inc.

2007 **Lewisburg Cemetery Gatehouse, Lewisburg, Pennsylvania**. Historical documentation. Bucknell University.

2006 **Louisville-Southern Indiana Ohio River Bridges Project, Jefferson County, Kentucky.** Technical guidance for preparation of a historic preservation plan. H.M. Lochner.

2005-2006 **Renaissance Plan Transportation Needs and Solutions Study, Dayton, Montgomery County, Ohio.** Intensive-level historic architectural survey. Miami Valley Regional Planning Commission.

2002-2003 **Howard-Hardy House, 429 South Second Street, Louisville, Jefferson County, Kentucky.** National Register nomination. Christ Church Cathedral.

2002-2003 **S.R. 141/S.R. 100 to Alapocas Drive (Tyler McConnell Bridge) Transportation Improvements Study, New Castle County, Delaware.** Cultural resources survey, effects assessment, and technical guidance. Delaware Department of Transportation (2002 Outstanding Special Project Award recipient [for excellence in cultural resource coordination], Delaware Department of Transportation).

2000-2003 **Harrisburg International Airport, Middletown, Pennsylvania.** Cultural resources survey, effects assessment, state-level documentation of the former Middletown Air Depot, and an indoor display panel in conjunction with terminal expansion. Susquehanna Area Regional Airport Authority.

2001 A**nnex to the U.S. Federal Building and Courthouse, Wheeling, West Virginia.** Phase IA archeological documentary survey and historic architectural recordation of Nos. 1109, 1111-1115, 1117, and 1119-1121 Chapline Street. U.S. General Services Administration, Mid-Atlantic Region.

1999-2001 **Ohio River Navigation System, Pennsylvania, West Virginia, Ohio, Kentucky, Indiana, an Illinois.** Historic engineering documentation. U.S. Army Corps of Engineers, Pittsburgh District.

1998-2000 **Monongahela River Navigation System, Pennsylvania and West Virginia.** Historical engineering study. U.S. Army Corps of Engineers, Pittsburgh District.

1998-1999 **Philadelphia Naval Shipyard, Philadelphia, Pennsylvania.** HAER and state-level documentation, outdoor display panels, and a public history document in conjunction with proposed redevelopment. Kvaerner Philadelphia Shipyard, Inc. (2001 Certificate of Commendation Award recipient, American Association for State and Local History; 2000 Quality Product Award recipient, American Cultural Resources Association).

1998-1999 **Philadelphia International Airport, Philadelphia, Pennsylvania.** National Register evaluation, effects assessment, HAER documentation, and an indoor display panel in conjunction with proposed redevelopment of a former TWA maintenance hangar site. City of Philadelphia, Division of Aviation.

1994-1999 **20+ Highway Improvement Projects in New Jersey.** Cultural resources surveys, National Register evaluations, and effects assessments. New Jersey Department of Transportation.

1992-1999 **20+ Highway Improvement Projects in Lackawanna, Luzerne, Pike, Susquehanna, and Wyoming Counties, Pennsylvania.** Cultural resources surveys, National Register evaluations, and effects assessments. Pennsylvania Department of Transportation.

1997 **Douglass House, Trenton, New Jersey**. Historical documentation for a historic structure report. City of Trenton.

1995 **Appalachian Power Company Transmission Line from Cloverdale Virginia to Oceana, West Virginia.** Technical guidance for a reconnaissance-level architectural survey. Woodward-Clyde Consultants.

1992-1994 **Route 9 Improvements, Berkeley and Jefferson Counties, West Virginia.** Reconnaissance-level architectural survey. West Virginia Department of Transportation.

1993 **Aluminum Industry in Westmoreland and Allegheny Counties, Pennsylvania.** Intensive-level historic resources survey and National Register and National Historic Landmark evaluations of factories, laboratories, and housing as part of a tourism development plan. National Park Service, Denver Service Center, Western Pennsylvania Partnerships Branch.

1993 **Anne Arundel County Courthouse, Annapolis, Maryland**. Historical documentation for a historic structure report. County of Anne Arundel.

1993 **Addison Tollhouse, Somerset County, and Searights Tollhouse, Fayette County, Pennsylvania**. Historical documentation for historic structure reports. Pennsylvania Historical and Museum Commission.

1992-1993 **Juniata Woolen Mill, Everett, Bedford County, Pennsylvania**. Historical documentation for a historic structure report. Juniata Woolen Mill, Inc.

1992 **Wagner-Ritter House, Johnstown, Pennsylvania**. Historical documentation for a historic structure report. Johnstown Area Heritage Association.

1991-1992 **Public Health Service Building (1951 Constitution Avenue), Washington, D.C.** Historical documentation for a historic structure report. General Services Administration.

1990 **Charleston County Courthouse, Charleston, South Carolina**. Historical documentation for a historic structure report. County of Charleston.

1990 **Collen Brook, Delaware County, Pennsylvania.** Historical documentation for a preliminary historic structure survey. Township of Upper Darby.

1990 **Buffalo North and Buffalo South Study Areas, Putnam County, West Virginia.** Preliminary reconnaissance-level architectural survey. American Electric Power Service Corporation.

1985 **Federal Office Building and Courthouse, Camden, New Jersey**. Historical documentation for a historic structure report. General Services Administration.

1981 **112 Operating Railroad Stations in New Jersey.** Intensive-level survey and National Register evaluations. Heritage Studies, Inc., and New Jersey Transit Corporation (1985 Preservation Honor Award recipient, National Trust for Historic Preservation).

1979-1980 **200+ Bridges and Airports in Maryland.** Intensive-level survey and National Register evaluations. Maryland Historical Trust and Maryland Department of Transportation.

Appendix C:
Preservation Actions - Notes and Drawings

SCOPE OF WORK

8 August 2008
Jenkins House Preservation Planning Phase 1
Lesage, WV
W91237-08-D-0026, WO# 0003
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to perform the required demolition at the Jenkins House Preservation Site, Lesage, W.V. as described in this Scope of Work.

The Contractor will base the required plans based on the information below:

JENKINS HOUSE PHASE 1 DEMOLITION NOTES:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND THE STRUCTURE AND SITE SHALL BE TREATED RESPECTFULLY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR DISFIGURED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. THE PROJECT IS CURRENTLY DIVIDED INTO THREE PHASES. PHASE 1 IS LIMITED TO THE DISMANTLING AND REMOVAL OF ELEMENTS OF THE EAST ADDITION ONLY. DISMANTLING INCLUDES REMOVAL OF THE FRAMED PORTION OF THE ADDITION ALONG WITH THE ELEMENTS CONTAINED WITHIN THE STONE WALLS OF THE LOWER LEVEL, AS DESCRIBED IN NOTES BELOW. UNLESS DIRECTED OTHERWISE BY THE COE, THE CONTRACTOR SHALL RESTRICT ALL DEMOLITION WORK IN PHASE 1 TO THE EAST ADDITION TO THE JENKINS HOUSE.

3. THE CONTRACTOR SHALL VISIT THE SITE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) AND THE COE PRIOR TO THE COMMENCEMENT OF DEMOLITION TO REVIEW THE SCOPE OF DISMANTLING WORK AND INSPECT CONDITIONS OF ELEMENTS TO BE REMOVED BEFORE PROCEEDING WITH ANY DISMANTLING WORK.

4. UNLESS SPECIFICALLY SCHEDULED FOR DEMOLITION, ALL EXISTING HISTORIC FABRIC, INCLUDING THAT BEING DISMANTLED FOR STORAGE OR SALVAGED FOR REUSE, SHALL BE FULLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND EQUIPMENT DURING DEMOLITION, INCLUDING DAMAGE FROM LACK OF IMPLEMENTATION OF BEST MANAGEMENT PRACTICES FOR WEATHER PROTECTION. PATCH OR REPAIR ALL SURFACES EXPOSED OR DAMAGED BY

DEMOLITION WORK WITH MATERIALS AND FINISHES TO MATCH EXISTING MATERIALS EXACTLY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL BRACING AND SHORING AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL WALLS AND FLOORS OF THE HOUSE DURING THE DISMANTLING OF WALLS, FLOORS, AND ROOF OF THE ADDITION.

7. THE CONTRACTOR SHALL REMOVE COMBUSTIBLE DEMOLITION MATERIALS FROM THE BUILDING SITE DAILY.

8. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL FRAMING, ADHESIVES, FASTENERS, ASSOCIATED ACCESSORIES, HARDWARE, AND BUILT-IN ITEMS. CLEAN ALL SURFACES TO REMAIN OF SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OTHERWISE OR DIRECTED OTHERWISE BY THE COE.

9. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ABANDONED PIPES, DUCTS, AND UTILITY SYSTEMS WITHIN THE EAST ADDITION UNLESS DIRECTED OTHERWISE BY THE COR. THE CONTRACTOR SHALL CONSULT WITH THE COR PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION TO ESTABLISH TO WHAT EXTENT ANY SYSTEMS ARE TO BE PROTECTED AND RETAINED. NO WORK ON UTILITY SYSTEMS (MECHANICAL, ELECTRICAL, FIRE PROTECTION, AND PLUMBING) IS TO BE UNDERTAKEN UNTIL THE EXISTING SYSTEMS HAVE BEEN DISCONNECTED AND ARE SAFE TO REMOVE.

10. THE CONTRACTOR SHALL PROVIDE TEMPORARY DUST PROTECTION PARTITIONS AS REQUIRED TO COMPLETELY ISOLATE THE ADJACENT AREAS OF THE BUILDING FROM THE AREAS UNDER CONSTRUCTION. DUST PARTITIONS THAT WILL BE EXPOSED TO THE BUILDING EXTERIOR SHALL COMPLETELY SEAL WALL AND DOOR OPENINGS. DUST PARTITIONS SHALL BE CONSTRUCTED OF 2x4 WOOD FRAMING @ 16" O.C. MAXIMUM SPACING AND SHALL BE FACED WITH 1/2-INCH EXTERIOR GRADE PLYWOOD FOR BUILDING SECURITY AND SHALL BE SEALED AT THE PERIMETER WITH SILICONE SEALANT FOR PROTECTION FROM THE ELEMENTS. DUST PARTITIONS SHALL BE TEMPORARILY FASTENED TO THE INSIDE FACE OF THE MASONRY OPENING. DUST PARTITIONS SHALL BE REPAIRED IMMEDIATELY IF DAMAGED DURING CONSTRUCTION. REPAIR AND CLEAN EXISTING SURFACES DAMAGED BY DUST PARTITIONS FOLLOWING REMOVAL.

11. AFTER CONSULTATION WITH THE CURRENT OCCUPANTS, COE, AND MISS UTILITY, THE CONTRACTOR SHALL LOCATE AND PROVIDE PROTECTION FOR ALL KNOWN BURIED AND EXPOSED UTILITIES INCLUDING WELL, NATURAL GAS LINES, SEPTIC AND SITE DRAINAGE. THE CONTRACTOR SHALL DISCONNECT BURIED AND EXPOSED UTILITIES INCLUDING WATER, SEWAGE, NATURAL GAS AND ELECTRIC LINES.

12. THE CONTRACTOR SHALL INSTALL TEMPORARY FREE-STANDING FRAME CHAINLINK FENCE PANELS AS SECURITY FENCING AROUND PERIMETER OF THE BUILDING. PANELS SHALL BE 8' HIGH AND 6'-12' WIDE. THE FENCE SHALL BE APPROXIMATELY

450' IN LENGTH WITH A 20' GATE OPENING. THE LOCATION OF THE SECURITY FENCING AND GATES SHALL BE APPROVED BY THE COE. SECURITY FENCING SHALL NOT DISTURB EXISTING GRADE OR BE INSTALLED WITH BELOW GRADE ATTACHMENTS.

13. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION TRAILER FOR THE PROJECT. TRAILER SHALL INCLUDE OFFICE FOR COE (10'X10'MIN.) AND CONFERENCE ROOM (10X21 APPROX.) AS WELL AS ADDITIONAL SPACE FOR CONTRACTOR—APPROXIMATE OVERALL TRAILER SIZE 10'X44'. THE OFFICE TRAILER SHALL BE PLACED ON THE HOUSE SIDE, WEST OF THE UTILITY POLE THAT IS AT THE NORTH END OF THE ENTRANCE DRIVE WHERE THE DRIVE TURNS WEST TO THE HOUSE. THE STORAGE TRAILER UNITS SHALL BE PLACED WEST OF THE OFFICE WITHIN 50' OF THE UTILITY POLE. ALL TRAILER UNITS SHALL BE PLACED ON THE NORTH SIDE OF THE EAST-WEST DRIVE. 48 HOUR ADVANCE NOTIFICATION OF DELIVERY AND SET-UP OF TRAILER UNITS SHALL BE GIVEN TO THE DISTRICT COR.

14. THE CONTRACTOR SHALL INSTALL A TEMPORARY ELECTRIC SERVICE AT THE UTILITY POLE IMMEDIATELY ADJACENT TO THE EAST ADDITION. A TEMPORARY ELECTRIC LINE TO PROVIDE POWER TO EXISTING AND RELOCATED HVAC UNITS SERVING THE JENKINS HOUSE SHALL BE INSTALLED WITH OVERSIGHT AND GUIDANCE OF ARCHEOLOGIST. 48 HOUR ADVANCE NOTIFICATION OF TRENCHING SHALL BE GIVEN TO THE DISTRICT COR.

15. ALL ELECTRIC WIRES TO BE DISCONNECTED FROM THE EXISTING PANEL BOX THAT LEAD INTO THE JENKINS HOUSE SHALL BE IDENTIFIED AND LABELED BY THE CONTRACTOR AS TO THE PART OR FEATURES OF THE HOUSE THEY SERVE. CONTRACTOR TO REMOVE WIRING AND PIPING TO INSIDE FACE OF REMAINING JENKINS HOUSE EXTERIOR WALLS. THE CONTRACTOR SHALL CAP PIPING AND SEAL OPENINGS IN WALL.

16. THE CONTRACTOR SHALL DISCONNECT, STORE, PROTECT, AND REINSTALL THE TWO EXTERIOR AIR CONDITIONING CONDENSORS THAT SERVE THE JENKINS HOUSE. THE TWO UNITS SHALL BE REINSTALLED BELOW THE ENTRY STAIRS ON THE NORTH SIDE, ON CONCRETE SLABS TO THE APPROVAL OF THE COE. FULLY RECONNECT THE UNITS TO PROVIDE HEATING AND COOLING TO THE TWO AIR HANDLING UNITS REMAINING IN THE JENKINS HOUSE. ALL UTILITY ROUTING AND CONNECTIONS SHALL BE REVIEWED AND APPROVED BY THE COE PRIOR TO INSTALLATION.

17. THE CONTRACTOR SHALL DISCONNECT, STORE, AND PROTECT THE WELL TANK AND WATER TREATMENT SYSTEM CURRENTLY SERVING THE ADDITION. THE EQUIPMENT SHALL BE STORED IN THE JENKINS HOUSE BASEMENT TO THE APPROVAL OF THE COE.

18. THE ADDITION SHALL BE CAREFULLY DISMANTLED ITEM BY ITEM BY HAND FROM THE TOP DOWN TO ENSURE PROTECTION OF THE EXISTING HISTORIC FABRIC OF THE HOUSE TO REMAIN. CAREFULLY DETACH STEP FLASHING AT ROOF OF ADDITION UNLESS INTEGRATED INTO MORTAR JOINT OF EXISTING HOUSE. CAREFULLY REMOVE ALL OTHER REMAINING FASTENERS ASSOCIATED WITH DISMANTLING OF THE EAST ADDITION. DISMANTLING AND REMOVAL INCLUDES ALL PORTIONS OF THE EAST

ADDITION WITH THE EXCEPTION OF THE LOWER LEVEL STONE WALLS AND THE CONCRETE SLAB, WHICH WILL BE ADDRESSED IN PHASE 2.

19. CONTRACTOR SHALL RECONNECT ELECTRICITY TO EXISTING SECURITY SYSTEM FOLLOWING REMOVAL OF EAST ADDITION. COE SHALL BE RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM BY THE SECURITY SYSTEM SUBCONTRACTOR.

END

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.
    - Activity Hazard Analysis for each definable feature or sub-feature of the work.
    - Site-specific supplement to the Quality Control Plan.
    - Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing condition and provide a Plan and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prier to start of work,

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

- Show sufficient detail to reflect the major activities of the project and their interdependency
- Identify the critical path of the project in accordance with specific contract requirements
- Show a logical and reasonable order of tasking
- Establish reasonable production rates for the contract requirements
- Project Start and Completion dates including "early" and "late" starts
- Show interim milestones for critical path and other definable features of work
- Show the dates and the order of submittals as required by the contract specifications, including government review period.
- Contract modifications.

8. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

9. The Contractor shall prepare and submit a Lump-sum Bid Breakdown (Schedule of Values) based on the definable features of the work and their definable sub-features. The breakdown shall include sufficient detail so that the Government can determine what work is being invoiced and the amount of work on each feature that has been completed. An updated Schedule of Values shall be submitted no later than the 7th day of each month, or may be submitted with the Contractor's monthly pay request, if any. The Schedule of Values shall show, at a minimum, the amount for each feature completed or invoiced for the current month, and the sub-total of that feature completed or invoiced to date. If a modification is awarded, the Contractor shall add information, including price, to the Schedule of Values to clearly identify the work as a separate item. The Government reserves the right to require the Contractor to revise the Schedule of Values as necessary to provide the Government with the information necessary to evaluate the Contractor's pay requests.

10. The Contractor should submit monthly requests for progress payments. Progress payment requests, when submitted, should be in the Contract Management Office by the 7th day of the month. The pay-request shall be reviewed in the field by the Contractor and the on-site Government Quality Assurance Representative prior to transmittal to the Government. The pay request must include the following information:

    - Certification that all wages have been paid from previous progress payments
    - Certification that all subcontractors have been paid from previous progress payments in accordance with contract clause 52.232.5, titled "Payment under Fixed-price Construction Contracts, September 2002," including:
        i. a listing of all sub-contractors
        ii. the total amounts of their subcontracts
        iii. a subtotal of the amounts previously paid on those sub-contracts

11. Determine Business and Occupation Tax requirements, if any. Such costs should be included and identified as such in the Contractor's proposal. Any costs resulting from the Contractor's failure to comply with the above requirement shall not be made the subject of any claim for excess costs or damages by the Contractor.

12. Correspondence between the Contractor and the Government shall be serialized. Letters shall be numbered starting from 0001. The Government's letters to the Contractor will be prefixed with "C-" (e.g.: C-0001) for general correspondence or with "RFP-" (e.g.: RFP-0001) for Requests for Proposal. Letters initiated by the Contractor's on-site office shall be prefixed with "S-." (e.g.: S-0001). Letters initiated by the Contractor's main, or home, office shall be prefixed with "H-" (e.g.: H-0001).

13. Attend a pre-construction meeting with the Corps of Engineers.

14. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

15. Layout work limits and set control stakes.

16. Work shall not begin without prior notification of the Contracting Officer or designated representative.

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

1. The Contractor shall submit daily Quality Control Reports (QCR). Reports shall be sequentially numbered, beginning with the Notice-To-Proceed Date as Day 0 (zero), through the date of final acceptance of the project by the Government. Days of no work shall be noted on the next sequential working day. A separate QC Report is required for each crew. For example, if the Contractor is working two crews on the same work day, two reports shall be submitted to the government QA representative at the end of that day (one for each crew). If the Contractor works more than one shift, this requirement applies to all shifts.

2. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

3. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for

inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

4. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are damaged during construction, the Contractor shall immediately notify, first, the owner of the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner. The Contractor shall submit a Utility Damage Report to the Contracting Officer's Representative in accordance with Contract Section 00800. In the event of damage to utilities, the location of which the Contractor knew or should have known, the Contractor shall arrange for or undertake, as appropriate, the repair and restoration of damaged utilities at no cost to the Government.

5. The Contractor shall take necessary precautions to avoid damage to neighboring properties. Any damaged items shall be repaired or replaced, as approved by the Contracting Officer, at the non-reimbursable expense of the Contractor.

6. The Contractor is responsible for the purchase and delivery of all materials except for the government furnished stone required under this delivery order, including all necessary arrangements. It will be necessary for the contractor to coordinate delivery schedules with his work and with the schools.

7. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

8. Time extensions for unusually severe weather shall be granted under the Contract Clause, DEFAULT (Fixed-price Construction), only if the following conditions are satisfied:

    a. Weather: The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

    b. Unusually Severe Weather: The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

    c. Anticipated Adverse Weather Days: The following schedule of monthly anticipated weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress

schedule shall reflect these anticipated adverse weather delays in all weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER CALENDAR DAYS

d.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
15	12	9	8	8	7	8	7	6	5	7	11

9. Calculating Impact: Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the delivery order, the Contractor will record on the daily CQC report the occurrence of adverse weather and resultant impact to normally critical activities for 50-percent or more of the Contractor's scheduled work day. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month, and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated as specified here, above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair weather work days, and issue a modification in accordance with the Contract Clause, Default (Fixed-Price Construction).

10. The Project Engineer and Contracting Officer's Representative for this project is:

Shane D. Hall, P.E.
Huntington District Office
502 8th Street
Huntington, WV 25701
304-399-5344

End of Scope of Work

CONSTRUCTION
SCOPE OF WORK

JENKINS HOUSE PHASE 1

W91237-08-D-0026, Work Order 0003
ROBINSON CONTRACTING, INC.

7 October 2008

CHANGE REQUEST 0001
Lead Abatement

Purpose

The Government tested the exterior paint on the siding of the Jenkins House Addition and it tested positive for lead. Lead abatement for exterior paint on the siding is a change to the contract. This Scope of Work is intended to implement the changes associated with the abatement.

General

The contractor shall provide all materials, equipment, labor, and supervision necessary to complete the subject change(s) listed below. Contractor shall also ensure items installed meet both compatibility, functionality, and warranty requirements individually and for the entire project collectively. Contractor shall complete the work in accordance with appropriate product specifications, industry standards, and contract work order plans and specifications.

Scope of Work

Construction tasks for this modification shall include, but not be limited to the following:

TASK 1: Lead Abatement Plan

Reference: EM 385-1-1 (Nov 2003), Lead In Paint Analysis Summary

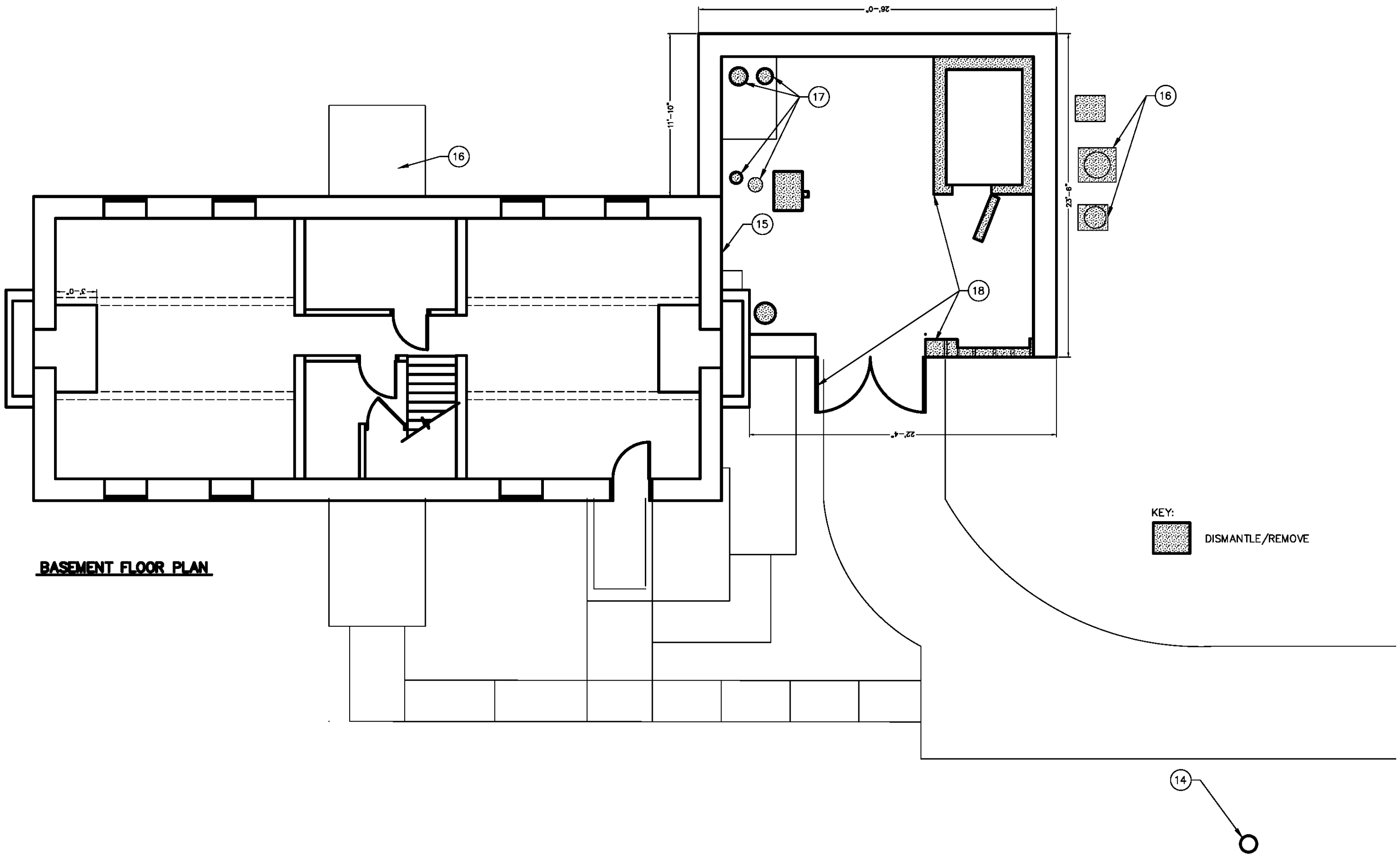
Contractor shall provide a Lead Abatement Plan Addendum to the Government as a supplemental to the Contractor's previously submitted and accepted Site Specific Safety and Accident Prevention Plan. Contractor shall provide all requirements and information as outlined in USACE EM 385-1-1 referenced above by submittal on ENG Form 4025.

TASK 2:Lead Abatement and Disposal

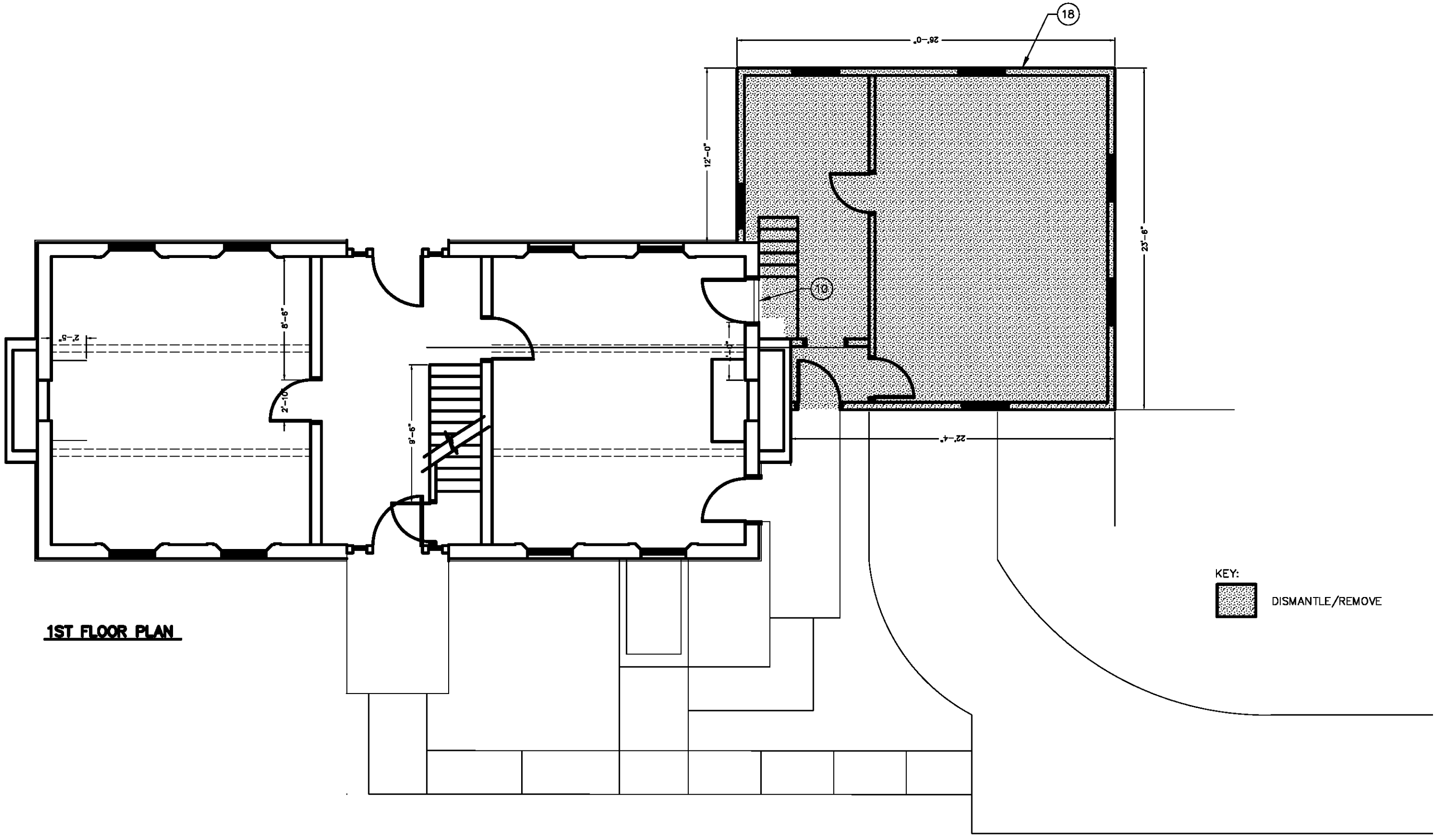
Reference: EM 385-1-1 (Nov 2003), Lead In Paint Analysis Summary

Contractor shall abate, remove, and dispose of the exterior paint on the siding located on the Jenkins House Addition, as identified in the enclosed Lead In Paint Analysis Summary, in accordance with industry standards, all previously submitted and accepted lead abatement plans, Corporate Plans and EM 385-1-1. Contractor shall notify COR if lead is found in any other place not previously identified in the original contract scope of work or this change request. Contractor shall dispose of materials in a certified disposal area, or facility, as outlined by federal, state, and local requirements. Contractor shall provide copies of manifests, disposal receipts, etc. to the Government by ENG Form 4025 indicating the acceptance of all material at the authorized facility.

Contractor shall annotate all changes herein to As-Built Drawings.



BASEMENT FLOOR PLAN



1ST FLOOR PLAN

CONSTRUCTION SCOPE OF WORK

5 November 2008
Jenkins House Preservation Planning
Lesage, West Virginia
W91237-08-D-0026, TO# 0005
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to construct the required demolition at the Jenkins House Preservation as described in this Scope of Work and Drawings.

The Contractor will base the required plans on the following information below:

JENKINS HOUSE PHASE 2 DEMOLITION NOTES:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND THE STRUCTURE AND SITE SHALL BE TREATED RESPECTFULLY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR DISFIGURED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. THE COMPLETE PROJECT IS CURRENTLY DIVIDED INTO PHASES. PHASE 1 WAS LIMITED TO THE DISMANTLING OF THE FRAMED PORTION OF THE ADDITION ALONG WITH THE ELEMENTS CONTAINED WITHIN THE STONE WALLS OF THE LOWER LEVEL OF THE ADDITION. THE CURRENT PHASE 2 WILL INCLUDE PAINT REMOVAL FROM THE BRICK MASONRY OF THE HOUSE, AS WELL AS THE DISMANTING, HANDLING, AND STORAGE OF THE WALL STONES AND CAREFUL DEMOLITION OF THE ADDITION'S CONCRETE SLAB, ALONG WITH COMPLETE REMOVAL OF ANY REMAINING PORTIONS OF THE EAST ADDITION TO THE JENKINS HOUSE NOT COVERED UNDER PHASE 1.

3. THE CONTRACTOR SHALL VISIT THE SITE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) AND THE COE PRIOR TO THE COMMENCEMENT OF DEMOLITION TO REVIEW THE SCOPE OF DISMANTLING WORK AND INSPECT CONDITIONS OF ELEMENTS TO BE REMOVED BEFORE PROCEEDING WITH ANY WORK.

4. UNLESS SPECIFICALLY SCHEDULED FOR DEMOLITION, ALL EXISTING HISTORIC FABRIC, INCLUDING THAT BEING DISMANTLED FOR STORAGE OR SALVAGED FOR REUSE, SHALL BE FULLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND EQUIPMENT DURING DEMOLITION, INCLUDING DAMAGE FROM LACK OF IMPLEMENTATION OF BEST MANAGEMENT PRACTICES FOR WEATHER PROTECTION. PATCH OR REPAIR ALL SURFACES EXPOSED OR DAMAGED BY DEMOLITION WORK WITH MATERIALS AND FINISHES TO MATCH EXISTING MATERIALS EXACTLY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL BRACING AND SHORING AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL WALLS AND FLOORS OF THE HOUSE DURING THE DISMANTLING OF STONE WALLS OF THE ADDITION.

7. THE CONTRACTOR SHALL REMOVE COMBUSTIBLE DEMOLITION MATERIALS FROM THE BUILDING SITE DAILY.

8. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY. CLEAN ALL SURFACES TO REMAIN OF MORTAR, SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OTHERWISE OR DIRECTED OTHERWISE BY THE COE.

9. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY DUST PROTECTION PARTITIONS INSTALLED IN PHASE 1. DUST PARTITIONS SHALL BE REPAIRED IMMEDIATELY IF DAMAGED DURING CONSTRUCTION. REPAIR AND CLEAN EXISTING SURFACES DAMAGED BY DUST PARTITIONS FOLLOWING REMOVAL.

10. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY FREE-STANDING FRAME CHAINLINK FENCE PANELS INSTALLED IN PHASE 1.

11. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION TRAILER INSTALLED FOR THE PROJECT IN PHASE 1.

12. CONTRACTOR SHALL REMOVE THE WOOD FRAMED STAIRS ASSOCIATED WITH THE EAST DOOR TO THE DINING ROOM OF THE JENKINS HOUSE AND THE UPPER LEVEL DOOR OF THE ADDITION.

13. CONTRACTOR SHALL REMOVE, RETAIN, STORE AND PROTECT GUTTERS AND DOWNSPOUTS PRIOR TO PAINT REMOVAL ON BRICK MASONRY. GUTTERS AND DOWNSPOUTS WILL BE REINSTALLED AS PART OF A LATER PHASE AFTER MASONRY REPAIRS AND BRICK REPOINTING ARE COMPLETE. CONTRACTOR SHALL PROVIDE FOR POSITIVE RAIN DRAINAGE AWAY FROM STRUCTURE TO DIRECT RUN-OFF WATER AWAY FROM PERIMETEER OF BUILDING. CONTRACTOR SHALL INSTALL 6 MIL. POLYETHYLENE SHEETING, FASTENED WITH MASONRY NAILS AND WASHERS TO MORTAR JOINTS ABOVE THE LEVEL OF THE BASEMENT STONE WALLS ON THE NORTH AND SOUTH ELEVATIONS. SHEETING SHALL EXTEND 8'-0" MIN. FROM EDGE OF BUILDING OUTWARD. BRICK SHALL NOT BE DAMAGED IN THIS PROCESS.

14. PAINT SHALL BE REMOVED ON ALL EXPOSED EXTERIOR BRICK SURFACES OF THE HOUSE. PAINT SHALL BE REMOVED USING A DUAL APPLICATION OF PEEL AWAY 1. EXISTING DAMAGED BRICKWORK ON THE JENKINS HOUSE WILL BE REPAIRED AND MORTAR WILL BE 100% REPOINTED IN ANOTHER PHASE OF THE PROJECT. A 3 SQUARE FOOT MIN. TEST SAMPLE AREA THAT MEETS THE APPROVAL OF THE COR AND COE SHALL SERVE AS THE STANDARD FOR THE REMAINDER OF PAINT REMOVAL. ADDITIONAL TEST PANELS MAY BE REQUIRED TO BE PREPARED IN ORDER TO MEET APPROVAL REQUIREMENTS. THE PAINT CONTAINS LEAD AND SHALL BE PROPERLY COLLECTED AND DISPOSED OF BY LEGAL MEANS ACCORDING TO FEDERAL AND LOCAL REGULATIONS. CONTRACTOR TO PROVIDE A WORK PLAN FOR LEAD PAINT COLLECTION AND DISPOSAL TO BE APPROVED BY THE COE.

15. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS AND PROJECT SPECIFICATIONS FOR THIS PRODUCT DURING PREPARATION, APPLICATION, REMOVAL, NEUTRALIZATION, PROPER COLLECTION AND DISPOSAL OF LEAD BASED PAINT RESIDUE, AND DRYING TIME. ADJACENT WOOD TRIM ELEMENTS SHALL BE PROTECTED DURING MASONRY PAINT REMOVAL USING POLYETHELENE SHEETING AND DUCT TAPE.

16. PAINT REMOVAL SHALL NOT TAKE PLACE UNLESS AMBIENT TEMPRATURES REMAIN 50 DEGREES FAHRENHEIT OR ABOVE. ALL EXTERIOR SURFACES OF BRICK SHALL BE CLEAN OF ALL PAINT AND PAINT REMOVAL TREATMENTS UPON COMPLETION.

17. UPON COMPLETION OF PAINT REMOVAL FROM BRICK, REMOVE PROTECTION NO LONGER REQUIRED. REMOVE ALL TAPE AND ADHESIVE MARKS RESULTING FROM INSTALLED PROTECTION.

18. NOT USED

19. THE STONE WALLS OF THE LOWER LEVEL OF THE ADDITION SHALL BE CAREFULLY DISMANTLED, HANDLED, AND STORED. STONES SHALL BE INDIVIDUALLY PROTECTED TO ENSURE THAT NO DAMAGE OCCURS DURING HANDLING AND STORAGE. THE CONTRACTOR IS RESPONSIBLE FOR DELIVERY AND OFF-LOADING AT THE OPERATIONS OFFICE OF THE R.C. BYRD LOCK AND DAM IN GALLIPOLIS FERRY, JUST UP STREAM FROM THE PROJECT AREA. PROPOSED METHOD OF REMOVAL, HANDLING, SHIPPING, AND STORAGE OF STONES TO BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE COE. AT PRESENT IT IS INTENDED THAT STONE FOUNDATION WALLS BE REMOVED TO JUST BELOW GRADE (4" MIN. AND 12" MAX.) AND SALVAGED BUT THAT EXISTING STONE BELOW GRADE BE LEFT TO REMAIN IN PLACE. THE CONTRACTOR AND THE COR SHALL VERIFY DEPTH AND MATERIAL COMPOSITION OF ADDITION FOUNDATIONS AND CONSULT WITH COR AND COE TO DETERMINE EXTENT OF REMOVAL.

20. THE CONCRETE SLAB WITHIN THE LOWER LEVEL OF THE ADDITION SHALL BE CAREFULLY REMOVED IN ITS ENTIRETY WITHOUT DISTURBING THE EXISTING GRADE BELOW THE SLAB. THE WORK SHALL BE DONE WITH THE OVERSIGHT

AND GUIDANCE OF THE DISTRICT ARCHEOLOGIST. 48 HOUR ADVANCE NOTIFICATION OF DEMOLITION SHALL BE GIVEN TO THE COR.

21. CAREFULLY REMOVE SECTIONS OF SIDEWALK ASSOCIATED WITH EAST ADDITION WITH OVERSIGHT AND GUIDANCE BY THE DISTRICT ARCHEOLOGIST. CONSULT WITH COR ON SECTIONS TO BE REMOVED. 48 HOUR ADVANCE NOTIFICATION OF DEMOLITION SHALL BE GIVEN TO THE COR.

22. CONTRACTOR, WITH OVERSIGHT AND GUIDANCE BY THE DISTRICT ARCHEOLOGIST, SHALL USE CLEAN SUBSOIL TO COMPLETELY FILL VOIDS LEFT BY REMOVAL OF THE FOUNDATION, CONCRETE SLAB, AND SIDEWALKS ASSOCIATED WITH THE DISMANTLING OF THE EAST ADDITION. 48 HOUR ADVANCE NOTIFICATION OF BACKFILLING SHALL BE GIVEN TO THE COR.

23. CONTRACTOR SHALL INVESTIGATE CONSTRUCTION, OPERATION, AND CONDITION OF EXISTING PLUMBING AT BASEMENT LEVEL IN LOCATION OF FORMER TOILET AND SINK. VERIFY THAT EXISTING PLUMBING SYSTEM IS OPERATIONAL AND APPROPRIATE FOR REUSE.

24. CONTRACTOR SHALL COMPLETE ANY REMAINING ABATEMENT, REMOVAL, AND DISPOSAL OF THE EXTERIOR PAINT ON THE SIDING LOCATED ON THE JENKINS HOUSE THAT WAS NOT COMPLETED DURING ANY PREVIOUS PHASES OF CONSTRUCTION, AS IDENTIFIED IN THE ENCLOSED LEAD IN PAINT ANALYSIS SUMMARY, IN ACCORDANCE WITH INDUSTRY STANDARDS, ALL PREVIOUSLY SUBMITTED AND ACCEPTED LEAD ABATEMENT PLANS, CORPORATE PLANS AND EM 385-1-1. CONTRACTOR SHALL NOTIFY COR IF LEAD IS FOUND IN ANY OTHER PLACE NOT PREVIOUSLY IDENTIFIED IN THE ORIGINAL CONTRACT SCOPE OF WORK OR THIS CHANGE REQUEST. CONTRACTOR SHALL DISPOSE OF MATERIALS IN A CERTIFIED DISPOSAL AREA, OR FACILITY, AS OUTLINED BY FEDERAL, STATE, AND LOCAL REQUIREMENTS. CONTRACTOR SHALL PROVIDE COPIES OF MANIFESTS, DISPOSAL RECEIPTS, ETC. TO THE GOVERNMENT BY ENG FORM 4025 INDICATING THE ACCEPTANCE OF ALL MATERIAL AT THE AUTHORIZED FACILITY. CONTRACTOR SHALL ANNOTATE ALL CHANGES HEREIN TO THE AS-BUILT DRAWINGS.

25. CONTRACTOR SHALL PROVIDE APPLICABLE ABATEMENT PLAN ADDENDUM(S) TO THE GOVERNMENT AS A SUPPLEMENTAL TO THE CONTRACTOR'S PREVIOUSLY SUBMITTED AND ACCEPTED SITE SPECIFIC SAFETY AND ACCIDENT PREVENTION PLAN WHICH SHALL INCLUDE A RECORD OF ABATEMENT DONE AS A PART OF ALL PREVIOUS PHASES. CONTRACTOR SHALL PROVIDE ALL REQUIREMENTS AND INFORMATION AS OUTLINED IN USACE EM 385-1-1 REFERENCED ABOVE BY SUBMITTAL ON ENG FORM 4025.

END

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.
    - Activity Hazard Analysis for each definable feature or sub-feature of the work.
    - Site-specific supplement to the Quality Control Plan.
    - Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing conditions and provide a Plan and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prior to start of work.

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

        - Show sufficient detail to reflect the major activities of the project and their interdependency
        - Identify the critical path of the project in accordance with specific contract requirements
        - Show a logical and reasonable order of tasking
        - Establish reasonable production rates for the contract requirements
        - Project Start and Completion dates including "early" and "late" starts
        - Show interim milestones for critical path and other definable features of work
        - Show the dates and the order of submittals as required by the contract specifications, including government review period.
        - Contract modifications.

4. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

5. The Contractor shall prepare and submit a Lump-sum Bid Breakdown (Schedule of Values) based on the definable features of the work and their definable sub-features. The breakdown shall include sufficient detail so that the Government can determine what work is being invoiced and the amount of work on each feature that has been completed. An updated Schedule of Values shall be submitted no later than the 7th day of each month, or may be submitted with the Contractor's monthly pay request, if any. The Schedule of Values shall show, at a minimum, the amount for each feature completed or invoiced for the current month, and the sub-total of that feature completed or invoiced to date. If a modification is awarded, the Contractor shall add information, including price, to the Schedule of Values to clearly identify the work as a separate item. The Government reserves the right to require the Contractor to revise the Schedule of Values as necessary to provide the Government with the information necessary to evaluate the Contractor's pay requests.

6. The Contractor should submit monthly requests for progress payments. Progress payment requests, when submitted, should be in the Contract Management Office by the 7th day of the month. The pay-request shall be reviewed in the field by the Contractor and the on-site Government Quality Assurance Representative prior to transmittal to the Government. The pay request must include the following information:

   - Certification that all wages have been paid from previous progress payments
   - Certification that all subcontractors have been paid from previous progress payments in accordance with contract clause 52.232.5, titled "Payment under Fixed-price Construction Contracts, September 2002," including:
     i. a listing of all sub-contractors
     ii. the total amounts of their subcontracts
     iii. a subtotal of the amounts previously paid on those sub-contracts

7. Determine Business and Occupation Tax requirements, if any. Such costs should be included and identified as such in the Contractor's proposal. Any costs resulting from the Contractor's failure to comply with the above requirement shall not be made the subject of any claim for excess costs or damages by the Contractor.

8. Correspondence between the Contractor and the Government shall be serialized. Letters shall be numbered starting from 0001. The Government's letters to the Contractor will be prefixed with "C-" (e.g.: C-0001) for general correspondence or with "RFP-" (e.g.: RFP-0001) for Requests for Proposal. Letters initiated by the Contractor's on-site office shall be prefixed with "S-." (e.g.: S-0001). Letters initiated by the Contractor's main, or home, office shall be prefixed with "H-" (e.g.: H-0001).

9. Attend a pre-construction meeting with the Corps of Engineers.

10. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

11. Layout work limits and set control stakes.

12. Work shall not begin without prior notification of the Contracting Officer or designated representative.

II. General Construction Tasks

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

1. The Contractor shall submit daily Quality Control Reports (QCR). Reports shall be sequentially numbered, beginning with the Notice-To-Proceed Date as Day 0 (zero), through the date of final acceptance of the project by the Government. Days of no work shall be noted on the next sequential working day. A separate QC Report is required for each crew. For example, if the Contractor is working two crews on the same work day, two reports shall be submitted to the government QA representative at the end of that day (one for each crew). If the Contractor works more than one shift, this requirement applies to all shifts.

2. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

3. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

4. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are damaged during construction, the Contractor shall immediately notify, first, the owner of the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner. The Contractor shall submit a Utility Damage Report to the Contracting Officer's Representative in accordance with Contract Section 00800. In the

event of damage to utilities, the location of which the Contractor knew or should have known, the Contractor shall arrange for or undertake, as appropriate, the repair and restoration of damaged utilities at no cost to the Government.

5. The Contractor shall take necessary precautions to avoid damage to neighboring properties. Any damaged items shall be repaired or replaced, as approved by the Contracting Officer, at the non-reimbursable expense of the Contractor.

6. The Contractor is responsible for the purchase and delivery of all materials except for the government furnished stone required under this delivery order, including all necessary arrangements. It will be necessary for the contractor to coordinate delivery schedules with his work and with the schools.

7. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

8. Time extensions for unusually severe weather shall be granted under the Contract Clause, DEFAULT (Fixed-price Construction), only if the following conditions are satisfied:

   a. Weather: The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

   b. Unusually Severe Weather: The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

   c. Anticipated Adverse Weather Days: The following schedule of monthly anticipated weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule shall reflect these anticipated adverse weather delays in all weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER CALENDAR DAYS

d.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	15	12	9	8	8	7	8	7	6	5	7	11

9. Calculating Impact: Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the delivery order, the Contractor will record on the daily CQC report the occurrence of adverse weather and resultant impact to normally critical activities for 50-percent or more of the Contractor's scheduled work day. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from

the first to the last day of each month, and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated as specified here, above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair weather work days, and issue a modification in accordance with the Contract Clause, Default (Fixed-Price Construction).

10. The Project Engineer and Contracting Officer's Representative for this project is:

Shane D. Hall, P.E.
Huntington District Office
502 8th Street
Huntington, WV 25701
304-399-5344

End of Scope of Work

CONSTRUCTION SCOPE OF WORK

27 April 2009
Phase 2
CH002
Jenkins House Preservation Planning
Lesage, West Virginia
W91237-08-D-0026, TO# 0005
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to apply additional paint removal product approximately (2,200 SF) at the Jenkins House Preservation as described in this Scope of Work and Drawings.

The Contractor will base the required plans on the following information below:

JENKINS HOUSE PHASE 2D NOTES:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND THE STRUCTURE AND SITE SHALL BE TREATED RESPECTFULLY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR DISFIGURED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. ADDITIONAL PAINT REMAINS SHALL BE REMOVED ON ALL EXPOSED EXTERIOR BRICK SURFACES OF THE HOUSE. PAINT SHALL BE REMOVED USING DIEDRICH 606 SYSTEM. THE PAINT CONTAINS LEAD AND SHALL BE PROPERLY COLLECTED AND DISPOSED OF BY LEGAL MEANS ACCORDING TO FEDERAL AND LOCAL REGULATIONS. CONTRACTOR TO PROVIDE A WORK PLAN FOR LEAD PAINT COLLECTION AND DISPOSAL TO BE APPROVED BY THE COE.

3. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS AND PROJECT SPECIFICATIONS FOR THIS PRODUCT DURING PREPARATION, APPLICATION, REMOVAL, NEUTRALIZATION, PROPER COLLECTION AND DISPOSAL OF LEAD BASED PAINT RESIDUE, AND DRYING TIME. ADJACENT WOOD TRIM ELEMENTS SHALL BE PROTECTED DURING MASONRY PAINT REMOVAL USING POLYETHELENE SHEETING AND DUCT TAPE.

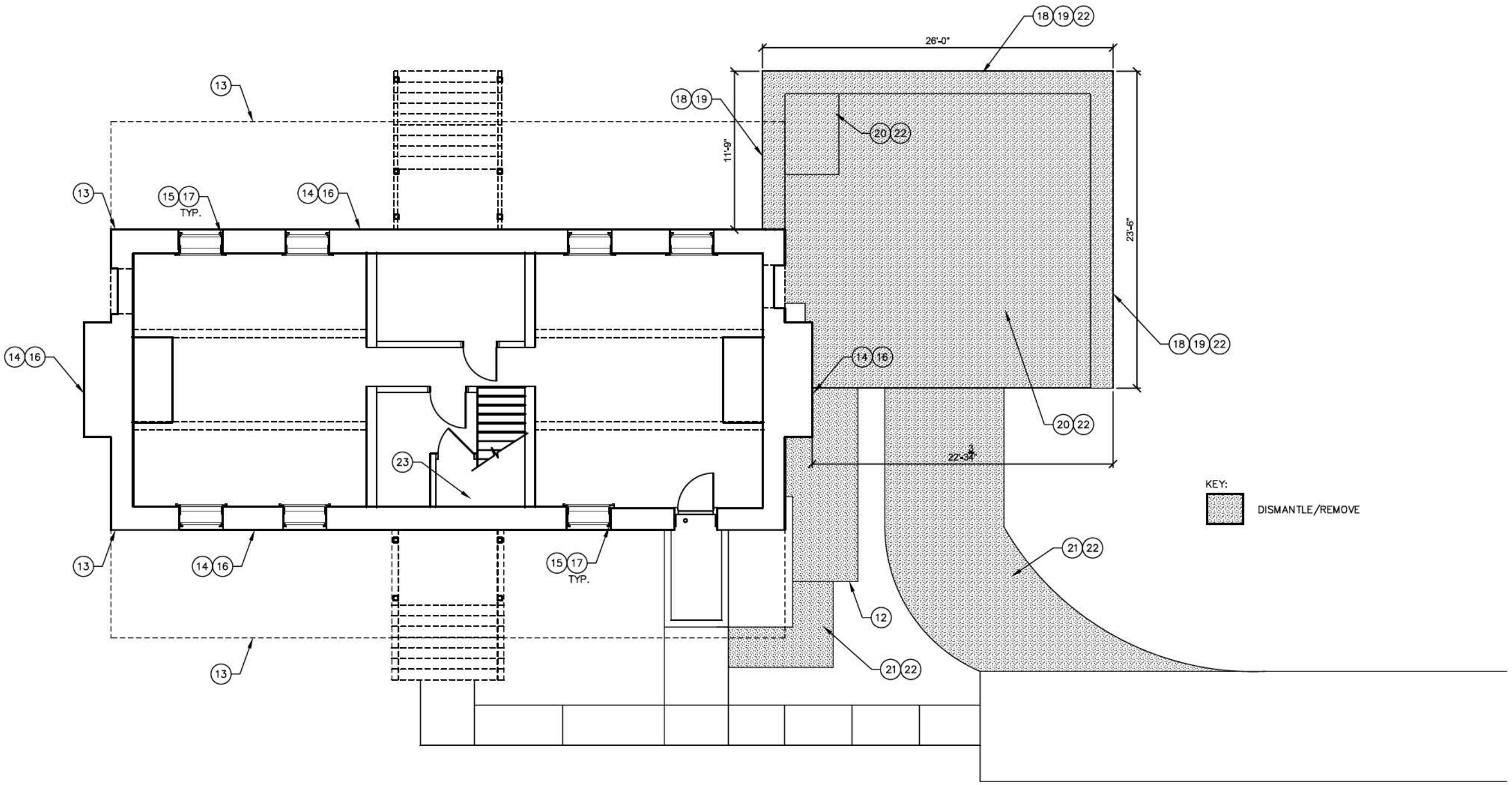
4. PAINT REMOVAL SHALL NOT TAKE PLACE UNLESS AMBIENT TEMPRATURES REMAIN 50 DEGREES FAHRENHEIT OR ABOVE. ALL EXTERIOR SURFACES OF BRICK SHALL BE CLEAN OF ALL PAINT AND PAINT REMOVAL TREATMENTS UPON COMPLETION.

5. UPON COMPLETION OF PAINT REMOVAL FROM BRICK, REMOVE PROTECTION NO LONGER REQUIRED. REMOVE ALL TAPE AND ADHESIVE MARKS RESULTING FROM INSTALLED PROTECTION.

6. CONTRACTOR SHALL COMPLETE ANY REMAINING ABATEMENT, REMOVAL, AND DISPOSAL OF THE EXTERIOR PAINT ON THE SIDING LOCATED ON THE JENKINS HOUSE THAT WAS NOT COMPLETED DURING ANY PREVIOUS PHASES OF CONSTRUCTION, AS IDENTIFIED IN THE ENCLOSED LEAD IN PAINT ANALYSIS SUMMARY THAT WAS PROVIDED IN THE ORIGINAL SCOPE OF WORK, IN ACCORDANCE WITH INDUSTRY STANDARDS, ALL PREVIOUSLY SUBMITTED AND ACCEPTED LEAD ABATEMENT PLANS, CORPORATE PLANS AND EM 385-1-1. CONTRACTOR SHALL NOTIFY COR IF LEAD IS FOUND IN ANY OTHER PLACE NOT PREVIOUSLY IDENTIFIED IN THE ORIGINAL CONTRACT SCOPE OF WORK OR THIS CHANGE REQUEST. CONTRACTOR SHALL DISPOSE OF MATERIALS IN A CERTIFIED DISPOSAL AREA, OR FACILITY, AS OUTLINED BY FEDERAL, STATE, AND LOCAL REQUIREMENTS. CONTRACTOR SHALL PROVIDE COPIES OF MANIFESTS, DISPOSAL RECEIPTS, ETC. TO THE GOVERNMENT BY ENG FORM 4025 INDICATING THE ACCEPTANCE OF ALL MATERIAL AT THE AUTHORIZED FACILITY. CONTRACTOR SHALL ANNOTATE ALL CHANGES HEREIN TO THE AS-BUILT DRAWINGS.

7. CONTRACTOR SHALL PROVIDE APPLICABLE ABATEMENT PLAN ADDENDUM(S) TO THE GOVERNMENT AS A SUPPLEMENTAL TO THE CONTRACTOR'S PREVIOUSLY SUBMITTED AND ACCEPTED SITE SPECIFIC SAFETY AND ACCIDENT PREVENTION PLAN WHICH SHALL INCLUDE A RECORD OF ABATEMENT DONE AS A PART OF ALL PREVIOUS PHASES. CONTRACTOR SHALL PROVIDE ALL REQUIREMENTS AND INFORMATION AS OUTLINED IN USACE EM 385-1-1 REFERENCED ABOVE BY SUBMITTAL ON ENG FORM 4025.

END



BASEMENT FLOOR PLAN

Revised
CONSTRUCTION SCOPE OF WORK
09 April 2009
Jenkins House Preservation Planning
Lesage, West Virginia
W91237-08-D-0026, WO# 0006
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to construct the required changes at the Jenkins House Preservation as described in this Scope of Work and Drawings.

This scope of work is to revert back to the original criteria in re-pointing the entire structure in addition to reconstruct the east chimney from the shoulders up and the top four feet of the west chimney.

The contractor shall provide a minimum of three separate quotes from qualified masonry contractors. Qualifications should be based on experience with historical structures of similar scope and materials (such as re-pointing with lime mortar). The contractor shall verify these qualifications are met before submitting proposal.

The Contractor will base the required plans on the following information below:

JENKINS HOUSE PHASE 2-A NOTES AND SCOPE OF WORK:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND THE STRUCTURE AND SITE SHALL BE TREATED RESPECTFULLY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR ALTERED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. THE COMPLETE PROJECT IS DIVIDED INTO PHASES. PHASE 1 WAS LIMITED TO THE DISMANTLING OF THE FRAMED PORTION OF THE ADDITION ALONG WITH THE ELEMENTS CONTAINED WITHIN THE STONE WALLS OF THE LOWER LEVEL OF THE ADDITION. PHASE 2 INCLUDES PAINT REMOVAL FROM THE BRICK MASONRY OF THE EXTERIOR WALLS, THE DISMANTING, HANDLING, AND STORAGE OF THE ADDITION'S FOUNDATION STONES, CAREFUL DEMOLITION OF THE ADDITION'S CONCRETE SLAB, AND THE COMPLETE REMOVAL OF ANY REMAINING PORTIONS OF THE EAST ADDITION TO THE JENKINS HOUSE NOT COVERED UNDER PHASE 1. THE CURRENT PHASE 2-A ADDRESSES THE PRESERVATION OF THE JENKINS HOUSE AND INCLUDES REMOVAL OF EXISTING POINTING, REMOVAL OF INTERIOR PLASTER AT THE LOWER LEVEL, REPAIRING AND REPOINTING THE STONE AND BRICK MASONRY OF THE HOUSE, AND REMOVAL OF SELECT INTERIOR PARTITIONS AT THE LOWER LEVEL AND ATTIC, AS INDICATED ON THE

ACCOMPANYING 11X17 DRAWINGS A-101 THROUGH A-104, A-201 THROUGH A-204, AND SK-1.

3. THE CONTRACTOR SHALL VISIT THE SITE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) AND THE COE PRIOR TO THE COMMENCEMENT OF WORK TO REVIEW THE SCOPE OF WORK AND INSPECT CONDITIONS OF ELEMENTS TO BE REMOVED AND/OR REPAIRED BEFORE PROCEEDING WITH ANY WORK.

4. UNLESS SPECIFICALLY SCHEDULED FOR DEMOLITION, ALL EXISTING HISTORIC FABRIC SHALL BE FULLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND EQUIPMENT DURING DEMOLITION, INCLUDING DAMAGE FROM LACK OF IMPLEMENTATION OF BEST MANAGEMENT PRACTICES FOR WEATHER PROTECTION. REPAIR ALL SURFACES EXPOSED OR DAMAGED BY DEMOLITION WORK WITH MATERIALS AND FINISHES TO MATCH EXISTING MATERIALS EXACTLY.

6. THE CONTRACTOR SHALL REMOVE COMBUSTIBLE DEMOLITION MATERIALS FROM THE BUILDING SITE DAILY.

7. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY. INCLUDING ALL FRAMING, ADHESIVES, FASTENERS, ASSOCIATED ACCESSORIES, HARDWARE, AND BUILT-IN ITEMS. CLEAN ALL SURFACES TO REMAIN OF SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OTHERWISE OR DIRECTED OTHERWISE BY THE COE.

8. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ABANDONED PIPES, DUCTS, AND UTILITY SYSTEMS THAT OCCUR WITH THE RELOCATION AND INSTALLATION OF NEW SYSTEMS, UNLESS DIRECTED OTHERWISE BY THE COR. THE CONTRACTOR SHALL CONSULT WITH THE COR PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION TO ESTABLISH TO WHAT EXTENT ANY SYSTEMS ARE TO BE PROTECTED AND RETAINED.

9. THE CONTRACTOR SHALL MAINTAIN TEMPORARY DUST PROTECTION PARTITIONS INSTALLED IN PHASE 1 TO COMPLETELY PROTECT THE INTERIOR AREAS OF THE BUILDING FROM THE ELEMENTS. DUST PARTITIONS SHALL BE TEMPORARILY FASTENED TO THE INSIDE FACE OF THE MASONRY OPENING. DUST PARTITIONS SHALL BE REPAIRED IMMEDIATELY IF DAMAGED DURING CONSTRUCTION. REPAIR AND CLEAN EXISTING SURFACES DAMAGED BY DUST PARTITIONS FOLLOWING REMOVAL AT TIME OF REPLACEMENT WITH RECOMMENDED MATERIALS.

10. THE TEMPORARY FREE-STANDING FRAME CHAIN LINK FENCE PANELS INSTALLED UNDER PHASE 1 AS SECURITY FENCING AROUND THE PERIMETER OF

THE BUILDING SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE COE.

11. THE TEMPORARY CONSTRUCTION TRAILER INSTALLED FOR THE PROJECT UNDER PHASE 1 SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT, UNLESS OTHERWISE DIRECTED BY THE COE.

12. CONTRACTOR SHALL REMOVE THE WOOD FRAMED PARTITIONS, DOORS, SHELVES AND CONTENTS OF BASEMENT LEVEL TOILET ROOM TO THE EXTENT OF EXISTING STAIRS AND EXISTING MASONRY WALLS AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REMOVE EXISTING EXHAUST FAN AND ASSOCIATED DUCTWORK.

13. CAREFULLY REMOVE ALL PLASTER AT WALLS OF BASEMENT INTERIOR, MINIMIZING ANY DAMAGE TO THE BRICK OR STONE SUPPORTING SURFACE WHICH IS TO BE REPOINTED AND LEFT EXPOSED. CONTRACTOR SHALL SUBMIT PLASTER REMOVAL PLAN TO COR AND COE FOR REVIEW OF MEANS AND METHODS. CONTRACTOR SHALL NOTIFY COR AND COE UPON COMPLETION OF PLASTER REMOVAL TO ASSESS CONDITIONS OF WALLS AND RECOMMEND FURTHER TREATMENT.

14. RAKE OUT THE POINTING OF THE STONE AND BRICK MASONRY OF ALL EXPOSED INTERIOR WALLS OF THE BASEMENT LEVEL TO A DEPTH OF 1-INCH USING METHODS APPROVED BY COR AND COE. REMOVAL OF EXISTING POINTING SHALL NOT DAMAGE ADJACENT BRICK.

15. REPOINT STONE AND BRICK 100% AT BASEMENT INTERIOR WITH HYDRAULIC LIME MORTAR AS PER ATTACHED SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SAMPLES FOR STONE REPOINTING AND FOR BRICK REPOINTING FOR APPROVAL BY COR AND COE.

16. REMOVE CLOSET WALL FRAMING AND FINISHES AT ATTIC LEVEL IN THEIR ENTIRETY AS INDICATED ON THE DRAWINGS.

17. THE WOOD STAIRS AND FRAMING AT THE NORTH AND SOUTH ELEVATIONS ARE FREE-STANDING AND APPEAR NOT TO BE ATTACHED TO THE BUILDING. THE FRAMING AND DECKING IMMEDIATELY ADJACENT TO THE BUIDING MAY NEED TO BE REMOVED FOR ACCESS TO COMPLETE MASONRY REPAIRS AND REPOINTING OF THE STONE AND BRICK MASONRY.

18. RAKE OUT THE POINTING OF THE STONE BASE OF THE EXISTING JENKINS HOUSE TO A DEPTH OF 2-INCHES USING METHODS APPROVED BY COR AND COE. REMOVAL OF EXISTING POINTING SHALL NOT DAMAGE ADJACENT STONE.

19. THE EXPOSED STONE MASONRY ON THE EXTERIOR OF THE LOWER LEVEL SHOWS AREAS OF SUPERFICIAL DETERIORATION BUT DOES NOT APPEAR TO REQUIRE REPAIR OR REPLACEMENT OF STONE. FURTHER INVESTIGATION IS REQUIRED. CONTRACTOR SHALL TOOL BACK SURFACE OF DETERIORATED STONES TO REMOVE SPALLING SURFACE. CONSULT WITH COR ON POSSIBLE STONES THAT

MAY NEED REPAIR. THE TYPES OF REPAIR COULD INCLUDE DUTCHMAN REPAIRS, REPLACEMENT, OR CONSOLIDATION.

20. REPLACE 12 TO 16 SPALLED BRICKS AND REPOINT BRICK AT FORMER BASEMENT OPENINGS ON WEST ELEVATION.

21. CAREFULLY REMOVE BRICK PIER AT NORTH SIDE OF EAST CHIMNEY BASE AND RETAIN BRICK FOR REUSE, WITH APPROVAL OF COR AND COE.

22. REMOVE WOOD FRAMING AND REPOINT BRICK AT FORMER BASEMENT OPENING ON EAST ELEVATION.

23. RAKE OUT THE POINTING OF THE BRICK MASONRY OF ALL EXPOSED EXTERIOR WALLS OF THE EXISTING JENKINS HOUSE TO A DEPTH OF 1-INCH USING METHODS APPROVED BY COR AND COE. REMOVAL OF EXSTING POINTING SHALL NOT DAMAGE ADJACENT BRICK. PAINT REMOVED FROM BRICK IN PHASE 2 MAY STILL REMAIN ON THE MORTAR TO BE REMOVED. REMAINING PAINT CONTAINS LEAD AND SHALL BE PROPRLY HANDLED, COLLECTED, AND DISPOSED OF BY LEGAL MEANS ACCODING TO FEDERAL AND LOCAL REGULATIONS. CONTRACTOR TO PROVIDE A WORK PLAN FOR LEAD PAINT COLLECTION AND DISPOSAL TO BE APPROVED BY THE COE.

24. CAREFULLY TOOL BACK DETERIORATED STONE TO SOUND STONE AT DOOR SILLS ON NORTH AND SOUTH ELEVATIONS AS INDICATED ON THE DRAWINGS. EXISTING SOUND STONE SHALL BE TOOLED IN A MANNER THAT PROVIDES POSITIVE DRAINAGE TO THE EXTERIOR. SILL WORK SHALL BE COORDINATED WITH WINDOW AND DOOR WORK TO BE DONE UNDER SEPARATE PHASE.

25. CAREFULLY REMOVE CONCRETE AND PATCHING MATERIAL AT EXISTING DINING ROOM DOOR SILL ON EAST ELEVATION. REPAIR WITH STONE DUTCHMAN TO MATCH EXISTING SOUND STONE AT DOOR SILL.

26. CAREFULLY REMOVE AND INDIVIDUALLY RETAIN BRICKS FROM FLAT ARCH AT EACH WINDOW OPENING AND ABOVE WINDOW OPENINGS WHERE CRACKS APPEAR. INSTALL STAINLESS STEEL LINTELS AT ALL FLAT ARCH WINDOW OPENINGS AS INDICATED ON THE DRAWINGS. STAINLESS STEEL LINTELS SHALL HAVE 4-INCH MINIMUM BEARING AT SUPPORTING BRICK JAMBS AND SHALL NOT BE VISIBLE AFTER INSTALLATION. REPLACE BRICKS IN THEIR ORIGINAL LOCATIONS. THIS WORK SHALL BE COORDINATED WITH WINDOW AND DOOR PRESERVATION UNDER A SEPARATE PHASE.

27. INSTALL BRICK MASONRY INFILL TO MATCH EXISTING EXTERIOR BRICK AT FORMER DOORWAY TO EAST ADDITION. BRICK IS TO BE TOOTHED-IN TO EXISTING COURSING AND IS TO MATCH IN COLOR, PATTERNING, AND DEPTH OF EXISTING ADJACENT BRICK IN EVERY WAY. CONTRACTOR SHALL PROVIDE SAMPLE BRICKS AND MORTAR FOR APPROVAL BY COR AND COE. INTERIOR PLASTERING AND TRIM WORK WILL TAKE PLACE UNDER SEPARATE PHASE.

28. INSTALL BRICK MASONRY INFILL TO MATCH EXISTING EXTERIOR BRICK AT FORMER STOVE PIPE FLUE PENETRATION AND JOIST POCKETS OF FORMER EAST ADDITION FIRST FLOOR. BRICK IS TO BE TOOTHED-IN TO EXISTING COURSING AND IS TO MATCH IN COLOR AND PATTERNING OF EXISTING ADJACENT BRICK IN EVERY WAY.

29. INSTALL BRICK MASONRY INFILL TO MATCH EXISTING EXTERIOR BRICK AT FORMER BASEMENT WINDOW AT TOILET ROOM. BRICK IS TO BE TOOTHED-IN TO EXISTING COURSING AND IS TO MATCH IN COLOR AND PATTERNING OF EXISTING ADJACENT BRICK IN EVERY WAY. COORDINATE WITH ELECTRIC PANEL AND METER WORK TO BE INSTALLED UNDER SEPARATE PHASE.

30. CONTRACTOR SHALL PROVIDE OPENING ON INTERIOR OF ATTIC AT EAST CHIMNEY TO ACCESS FLUE FOR REDIRECTING PLUMBING VENT STACK UNDER SEPARATE PHASE. WORK SHALL BE COORDINATED WITH PLUMBING WORK.

31. REBUILD CHIMNEY TOPS WITH ADDITIONAL COURSES TO ACCOMMODATE NEW STONE CAP FOR BOTH CHIMNEYS, AND PLUMBING VENT STACK FOR EAST CHIMNEY ONLY, AS INDICATED ON THE DRAWINGS. WORK SHALL BE COORDINATED WITH PLUMBING WORK UNDER SEPARATE PHASE.

32. REPOINT BRICK WORK 100% ON ALL EXTERIOR WALLS WITH HYDRAULIC LIME MORTAR AS PER SPECIFICATIONS.

33. CONTRACTOR SHALL REMOVE BIOLOGICAL GROWTH FROM HORIZONTAL BRICK SURFACES AND INSTALL MORTAR WASH WITH HYDRAULIC LIME AT ALL HORIZONTAL BRICK SURFACES OF CHIMNEY SHOULDERS. MORTAR WASH SHALL PROVIDE POSITIVE DRAINAGE AND MATCH PROFILE OF EXISTING MORTAR WASH.

34. **ITEMS 13, 14, AND 15 IN THIS SECTION OF THE SCOPE OF WORK SHALL BE CONSIDERED AS A SEPARATE OPTION TO THE CONTRACT THAT MAY BE INCLUDED OR EXCLUDED AT THE GOVERNMENT'S DISCRETION. CONTRACTOR SHALL INCLUDE PRICING FOR THESE ITEMS IN THEIR PROPOSAL TO ALLOW THE GOVERNMENT TO DETERMINE THE FEASIBILITY OF COMPLETING THESE TASKS DURING THIS PHASE OF WORK OR ONE IN THE FUTURE.**

END

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.
    - Activity Hazard Analysis for each definable feature or sub-feature of the work.
    - Site-specific supplement to the Quality Control Plan.
    - Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing conditions and provide a Plan and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prior to start of work.

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

        - Show sufficient detail to reflect the major activities of the project and their interdependency
        - Identify the critical path of the project in accordance with specific contract requirements
        - Show a logical and reasonable order of tasking
        - Establish reasonable production rates for the contract requirements
        - Project Start and Completion dates including "early" and "late" starts
        - Show interim milestones for critical path and other definable features of work

- Show the dates and the order of submittals as required by the contract specifications, including government review period.
- Contract modifications.

4. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

5. The Contractor shall prepare and submit a Lump-sum Bid Breakdown (Schedule of Values) based on the definable features of the work and their definable sub-features. The breakdown shall include sufficient detail so that the Government can determine what work is being invoiced and the amount of work on each feature that has been completed. An updated Schedule of Values shall be submitted no later than the 7th day of each month, or may be submitted with the Contractor's monthly pay request, if any. The Schedule of Values shall show, at a minimum, the amount for each feature completed or invoiced for the current month, and the sub-total of that feature completed or invoiced to date. If a modification is awarded, the Contractor shall add information, including price, to the Schedule of Values to clearly identify the work as a separate item. The Government reserves the right to require the Contractor to revise the Schedule of Values as necessary to provide the Government with the information necessary to evaluate the Contractor's pay requests.

6. The Contractor should submit monthly requests for progress payments. Progress payment requests, when submitted, should be in the Contract Management Office by the 7th day of the month. The pay-request shall be reviewed in the field by the Contractor and the on-site Government Quality Assurance Representative prior to transmittal to the Government. The pay request must include the following information:

   - Certification that all wages have been paid from previous progress payments
   - Certification that all subcontractors have been paid from previous progress payments in accordance with contract clause 52.232.5, titled "Payment under Fixed-price Construction Contracts, September 2002," including:
     i. a listing of all sub-contractors
     ii. the total amounts of their subcontracts
     iii. a subtotal of the amounts previously paid on those sub-contracts

7. Determine Business and Occupation Tax requirements, if any. Such costs should be included and identified as such in the Contractor's proposal. Any costs resulting from the Contractor's failure to comply with the above requirement shall not be made the subject of any claim for excess costs or damages by the Contractor.

8. Correspondence between the Contractor and the Government shall be serialized. Letters shall be numbered starting from 0001. The Government's letters to the Contractor will be prefixed with "C-" (e.g.: C-0001) for general correspondence or with "RFP-" (e.g.: RFP-0001) for Requests for Proposal. Letters initiated by the Contractor's on-site office shall be prefixed

with "S-." (e.g.: S-0001). Letters initiated by the Contractor's main, or home, office shall be prefixed with "H-" (e.g.: H-0001).

9. Attend a pre-construction meeting with the Corps of Engineers.

10. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

11. Layout work limits and set control stakes.

12. Work shall not begin without prior notification of the Contracting Officer or designated representative.

II. General Construction Tasks

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

1. The Contractor shall submit daily Quality Control Reports (QCR). Reports shall be sequentially numbered, beginning with the Notice-To-Proceed Date as Day 0 (zero), through the date of final acceptance of the project by the Government. Days of no work shall be noted on the next sequential working day. A separate QC Report is required for each crew. For example, if the Contractor is working two crews on the same work day, two reports shall be submitted to the government QA representative at the end of that day (one for each crew). If the Contractor works more than one shift, this requirement applies to all shifts.

2. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

3. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

4. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are

damaged during construction, the Contractor shall immediately notify, first, the owner of the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner. The Contractor shall submit a Utility Damage Report to the Contracting Officer's Representative in accordance with Contract Section 00800. In the event of damage to utilities, the location of which the Contractor knew or should have known, the Contractor shall arrange for or undertake, as appropriate, the repair and restoration of damaged utilities at no cost to the Government.

5. The Contractor shall take necessary precautions to avoid damage to neighboring properties. Any damaged items shall be repaired or replaced, as approved by the Contracting Officer, at the non-reimbursable expense of the Contractor.

6. The Contractor is responsible for the purchase and delivery of all materials except for the government furnished stone required under this delivery order, including all necessary arrangements. It will be necessary for the contractor to coordinate delivery schedules with his work and with the schools.
7. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

8. Time extensions for unusually severe weather shall be granted under the Contract Clause, DEFAULT (Fixed-price Construction), only if the following conditions are satisfied:

    a. Weather: The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

    b. Unusually Severe Weather: The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

    c. Anticipated Adverse Weather Days: The following schedule of monthly anticipated weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule shall reflect these anticipated adverse weather delays in all weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER CALENDAR DAYS

d. Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
15	12	9	8	8	7	8	7	6	5	7	11

9. Calculating Impact: Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the delivery order, the Contractor will record on the daily CQC report the occurrence of adverse weather and resultant impact to normally critical

activities for 50-percent or more of the Contractor's scheduled work day. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month, and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated as specified here, above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair weather work days, and issue a modification in accordance with the Contract Clause, Default (Fixed-Price Construction).

10. The Project Engineer and Contracting Officer's Representative for this project is:

Shane D. Hall, P.E.
Huntington District Office
502 8th Street
Huntington, WV 25701
304-399-5344

End of Scope of Work

CONSTRUCTION SCOPE OF WORK

JENKINS HOUSE PRESERVATION PROJECT
PHASE 2A

W91237-08-D-0026; WORK ORDER Number 0006
ROBINSON CONTRACTING, INC.

26 August 2009

CHANGE REQUEST 001
Miscellaneous Repairs – Stone & Masonry Brick Work

Purpose

The Contractor encountered a variety of changed conditions while working on site and submitted Requests for Information (RFI's) as follows:

- **RFI-008** stated that the bedding joists were not in line with the bottom of the brick coursing and required some configuration of the steel in order to keep from cutting any historic brick to make the detail work. They also requested shop drawings or steel fabrication designs for the installation of angles under the jack arches prior to the reconstruction of the brickwork.
  The Government agreed that repairs were needed and provided a "Typical Off-Set Stainless Steel Lintel" sheet illustrating the materials and method of repair.

- **RFI-009** stated that the Contractor discovered that additional reconstruction of the West end chimney was necessary. The chimney was weak down to the top of the hip and the inside wall between the window was bowed.
  The original scope of work called for the top 4 feet of the chimney to be reconstructed; however, as deconstruction was taking place, it became apparent that additional reconstruction was necessary. Therefore, the Government replied that it is necessary to deconstruct the west end (which includes the interior wall between the windows) to the shoulder and reconstruct. The Contractor was instructed to use stainless steel wall ties to connect the interior chimney partitions to the perimeter wall every third course during the reconstruction process.

- **RFI-010** stated that the East end of the building including the quarter round window needed to be removed and replaced because the chimney was twisted.
  The Government responded that deconstructing and reconstructing the east end chimney down to the shoulders is already in the scope of work. Upon further investigation, it was determined that the chimney had twisted and moved the northeast gable end wall. As a remedy, the Contractor was told that the northeast ¼ round window masonry shall be deconstructed down 19 courses of brick and then reconstructed. The chimney partitions

shall be reconstructed using stainless steel wall ties every third course for connection to the perimeter chimney walls.

- **RFI-011** stated that the dental brick at the roof line level was bowed out and loose approximately 12 courses from the top.
  The Government visited the site and discovered that the roof rafters had shifted in the past and caused the top of the masonry walls to bow. It was determined that the roof has stabilized; however, the rafters need to be shimmed and braced back to the ceiling joists in accordance with the "Rafter/ Joist Strap Reinforcement" sheet that was provided in the RFI response. The Contractor shall deconstruct and reconstruct a total of five courses of masonry.

- **RFI-012** stated that the Contractor needed to know how to proceed with North West corner of West Elevation, removing and replacing ¼ round window and brick down to 19 courses was not in the original contract.
  The Government responded that a site visit determined that this RFI mistakenly referenced the northwest corner of the structure instead of the northeast corner. The northwest ¼ round window does not need to be reconstructed. The northeast ¼ window needs to be reconstructed as stated in RFI-010.

- **RFI-013** stated that the Contractor needed to know how to proceed with North West corner of West Elevation, removing and replacing ¼ round window and brick down to 19 courses was not in the original contract.
  The Government responded that the Contractor should see the response for RFI-012.

- **RFI-015** reiterated that bricks are bowed on the inside from the roof line down to the bottle neck area of the West end chimney. It also stated that the bricks were loose, unstable, and that mortar was missing.
  The Government replied that the west chimney is to be reconstructed as discussed in RFI # 009. Additionally, any loose brick shall be secured during the reconstruction.

- **RFI-017** stated that the bedding joists were not in line with the bottom of the brick coursing and required some configuration of the steel in order to keep from cutting any historic brick to make the detail work. They also requested shop drawings or steel fabrication design for the installation of angles specified for installation under the jack arches prior to the reconstruction of the brickwork. (This RFI contained the details as RFI 008.)
  The Government determined that this RFI contained the same basic information as RFI 008. Therefore, they were told to see the response and "Typical Off-Set Stainless Steel Lintel" sheet provided with RFI 008.

- During a site visit to discuss the change work required as a result of the RFI's, it was determined that cement covered or broken bricks around the outside door frame on the NE corner of the building needed be replaced. The Government notified the Contractor that these repairs shall be included in SOW for the current change work.

The Government has determined that all of the aforementioned items are changes to the contract. The Contractor was told that they were not to begin work on any of these tasks until receiving the Notice-to-Proceed for the modifications. This Scope of Work is intended to implement the changes as noted in the aforementioned summaries.

General

The contractor shall provide all materials, equipment, labor, and supervision necessary to complete the subject change(s) listed below. Contractor shall also ensure items installed meet both compatibility, functionality, and warranty requirements individually and for the entire project collectively. Contractor shall complete the work in accordance with appropriate product specifications, industry standards, and contract plans and specifications.

Scope of Work

Construction tasks for this modification shall include, but not be limited to the following:

TASK 1: Stainless Steel Lintel Repairs
Reference: RFI-008 and RFI-017

1. The Contractor shall make repairs according to the attached "Typical Off-Set Stainless Steel Lintel" sheet. (The detail sheet was also provided in the response for RFI-008.)

TASK 2: West End Chimney Repairs
Reference: RFI-009 and RFI-015

1. The original Scope of Work called for the top 4 feet of the chimney to be reconstructed. The Contractor shall also deconstruct and reconstruct an additional 35 courses (approx. 830 bricks) of chimney on the west end (which includes the interior wall between the windows) to the shoulders. Stainless steel wall ties shall be used to connect the interior chimney partitions to the perimeter wall every third course during reconstruction.
2. The Contractor shall secure any loose brick during reconstruction.

TASK 3: North East ¼ Round Window Masonry Repairs
Reference: RFI-010, RFI-012, and RFI-013

1. The Contractor shall deconstruct the northeast ¼ round window masonry down 19 courses of brick and then reconstruct. The chimney partitions shall be reconstructed using stainless steel wall ties every third course to connect it to the perimeter chimney walls.

TASK 4: Rafter/Joist Repairs
Reference: RFI-011

1. The Contractor shall shim and brace back the rafters to the ceiling joists in accordance with the attached "Rafter/Joist Strap Reinforcement" sheet. (The detail sheet was also provided in the response for RFI 011.) Five full courses of masonry shall be deconstructed and reconstructed. An additional 6 courses of face brick shall be reconstructed. Additional wall ties will not be required. The contractor shall make the same repairs as stated above to both the north and south sides of the building as directed by the onsite Construction Representative.

TASK 5: Replace Cement Covered/Broken Bricks
Reference: Site visit 9/3/09

The Contractor shall replace fifty (50) broken or cement covered bricks around the outside door frame at the NE corner of the building and other random areas on the structure as directed by the onsite Construction Representative.

The Contractor shall annotate all changes for each task herein to As-Built Drawings.

REVISED CONSTRUCTION SCOPE OF WORK

10 December 2009
Jenkins House Preservation Planning – Phase 2A.1
Lesage, West Virginia
W91237-09-D-0028, TO# 0007
Robinson Contracting, Inc.

Purpose

This task order is to replace the deteriorated basement window headers that support the main house structure, provide temporary support of the basement joists, and to relocate the exterior HVAC heat pump units.

General

The contractor shall provide all materials, equipment, labor, and supervision necessary to complete the subject work listed below. Contractor shall also ensure items installed meet both compatibility, functionality, and warranty requirements individually and for the entire project collectively. Contractor shall complete the work in accordance with appropriate product specifications, industry standards, and contract plans and specifications.

Scope of Work

Contractor shall update and prepare As-Built Drawings for all added work per the original specifications and submit via ENG Form 4025 to the Government for review and approval NLT 30 days after project completion.

Except as noted herein, the original Scope of Work; Plans and Specifications; and drawings remain in effect in accordance with W91237-08-D-0026; TO #0006.

Construction tasks for this change request shall include, but not be limited to the following:

TASK 1: Basement Window Headers:

Reference: RFI-020 (W91237-08-D-0026; TO #0006)

1. The Contractor shall remove and repair the existing deteriorated headers with new Pressure Treated Lumber of the same size.

The Contractor shall annotate all changes for each task herein to As-Built Drawings.

TASK 2: Temporary Joist Support:

1. The Contractor shall provide temporary measures of supporting the basement joists. A total of eight (8) new adjustable pipe columns shall be provided and installed. Each pipe column shall be installed by removing just enough plaster on the beam to allow the wood in the beam to bear directly on the adjustable pipe column bearing plate. Install four screws into the beam and install four "tapcon" screws into the floor slab. There will be two pipe columns per beam with each being installed approximated 1/4 the beam length from each wall.

The Contractor shall annotate all changes for each task herein to As-Built Drawings.

TASK 3: Relocate Exterior HVAC:

1. The Contractor shall install the exterior HVAC heat pump units on the west side of the house instead of under the porch. A post shall be installed for each unit as a means to mount a disconnect. The Contractor shall install the post in the dirt that had been disturbed during the masonry work on the basement door on the west side. The line sets shall go through the brick infill (at west end of basement) and not the stone foundation.

The Contractor shall annotate all changes for each task herein to As-Built Drawings.

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.
    - Activity Hazard Analysis for each definable feature or sub-feature of the work.
    - Site-specific supplement to the Quality Control Plan.
    - Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing conditions and provide a Plan

and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prior to start of work.

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

        - Show sufficient detail to reflect the major activities of the project and their interdependency
        - Identify the critical path of the project in accordance with specific contract requirements
        - Show a logical and reasonable order of tasking
        - Establish reasonable production rates for the contract requirements
        - Project Start and Completion dates including "early" and "late" starts
        - Show interim milestones for critical path and other definable features of work
        - Show the dates and the order of submittals as required by the contract specifications, including government review period.
        - Contract modifications.

4. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

5. Attend a pre-construction meeting with the Corps of Engineers.

6. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

7. Layout work limits and set control stakes.

8. Work shall not begin without prior notification of the Contracting Officer or designated representative.

II. General Construction Tasks

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

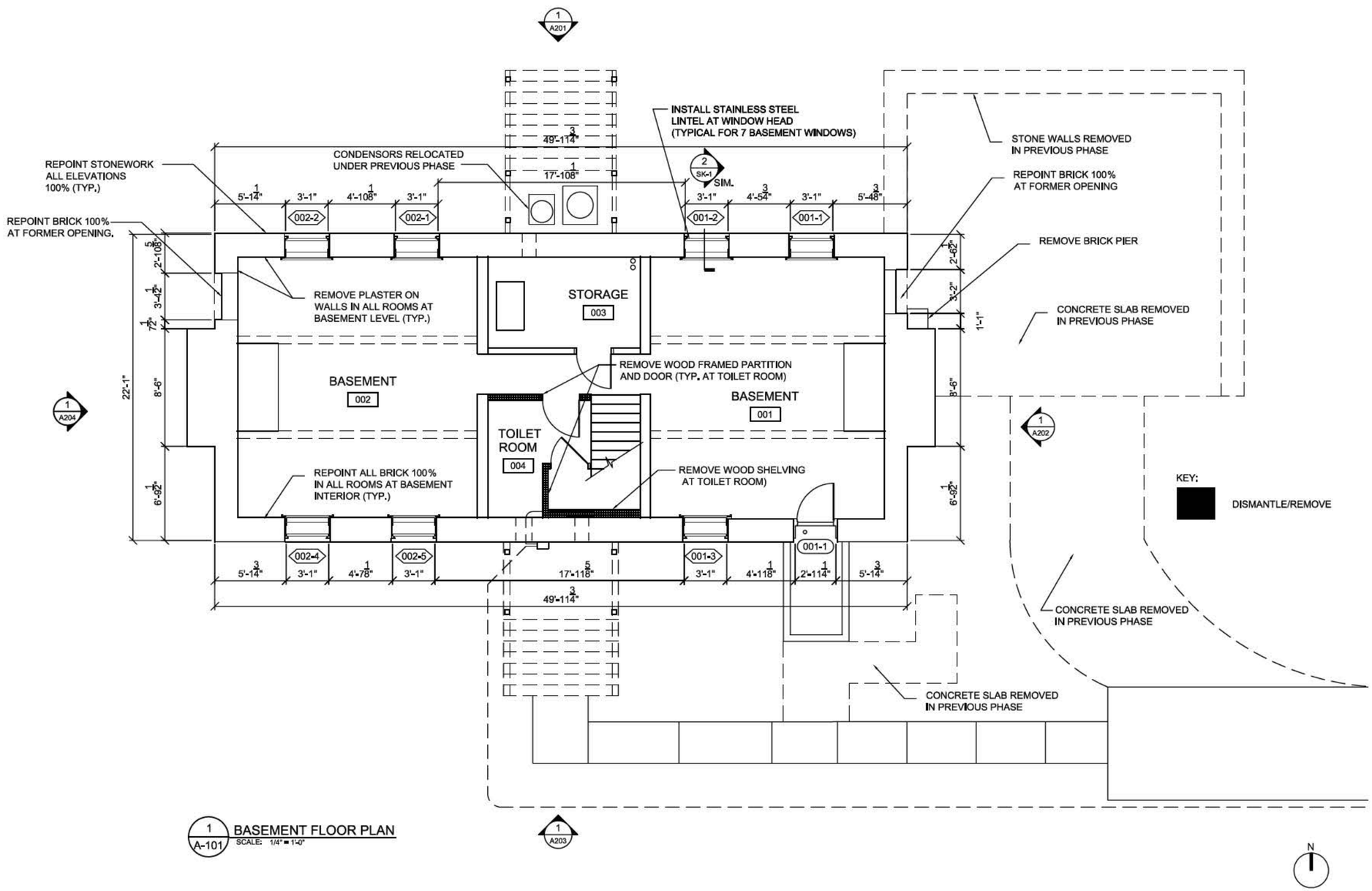
1. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

2. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

3. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are damaged during construction, the Contractor shall immediately notify, first, the owner of the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner.

4. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

End of Scope of Work



1 A-101 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

US Army Corps of Engineers®

JMA John Milner Associates, Inc.

MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
DATE: DECEMBER 10, 2008
SOLICITATION NO.: —
CONTRACT NO.: —
PLOT SCALE: AS NOTED
PLOT DATE: AS NOTED
FILE NUMBER:
SIZE: ARCH D
FILE NAME: A-101_FloorPlAn.dgn

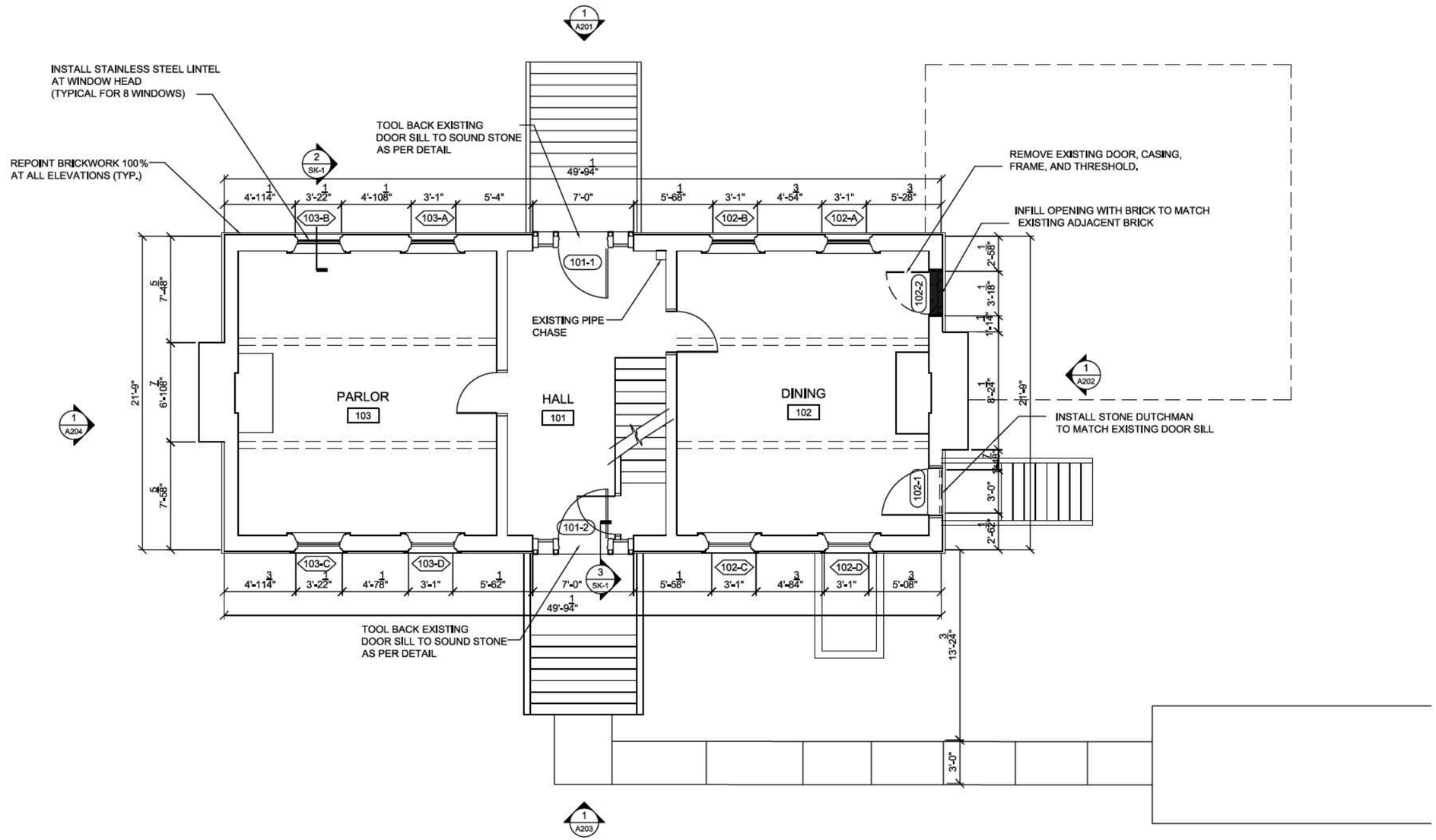
U.S. ARMY CORPS OF ENGINEERS
HUNTINGTON DISTRICT
CITY, STATE

JOHN MILNER ASSOCIATES, INC.
535 N. CHURCH STREET
WEST CHESTER, PENNSYLVANIA
19380

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

BASEMENT PLAN

SHEET IDENTIFICATION
A-101
SHEET X OF Y



1 A-102 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

US Army Corps of Engineers®

JMA John Milner Associates, Inc.

MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: –
DWN BY: –
CKD BY: –
SUBMITTED BY: –
DATE: DECEMBER 10, 2008
SOLICITATION NO.: –
CONTRACT NO.: –
PLOT SCALE: –
PLOT DATE: –
FILE NUMBER:
SIZE: ANSI D
FILE NAME: A-RELD_Grid-PW.dgn

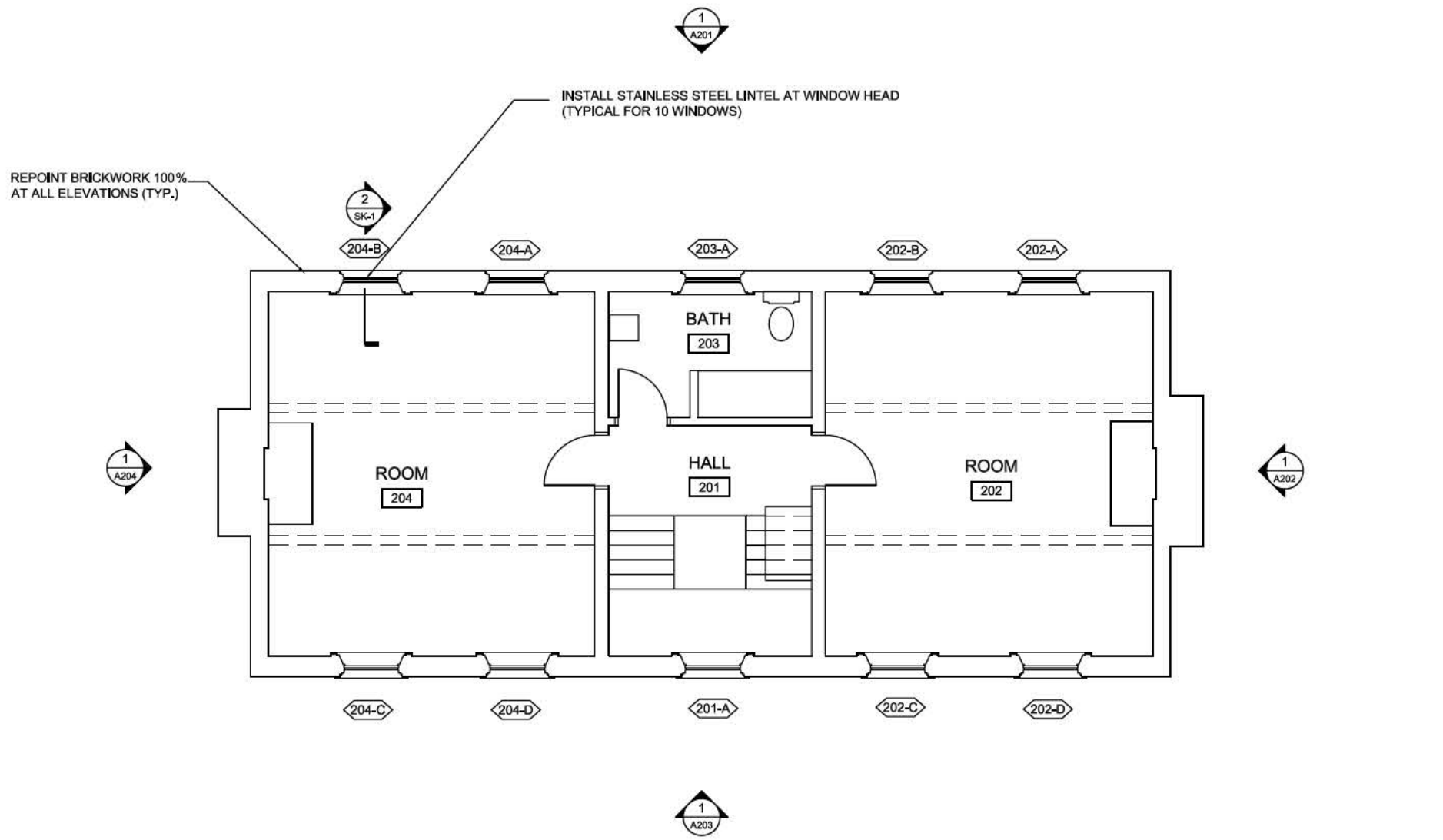
U.S. ARMY CORPS OF ENGINEERS
HUNTINGTON DISTRICT
CITY, STATE

JOHN MILNER ASSOCIATES, INC.
535 N. CHURCH STREET
WEST CHESTER, PENNSYLVANIA
19380

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

FIRST FLOOR PLAN

SHEET IDENTIFICATION
A-102
SHEET X OF Y



1 A-103 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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JMA John Milner Associates, Inc.

MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
DATE: DECEMBER 10, 2008
SOLICITATION NO.: —
CONTRACT NO.: —
PLOT SCALE: —
PLOT DATE: —
FILE NUMBER: —
SIZE: ANSI D
FILE NAME: ANSI_D_revPW.dgn

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HUNTINGTON DISTRICT
CITY, STATE

JOHN MILNER ASSOCIATES, INC.
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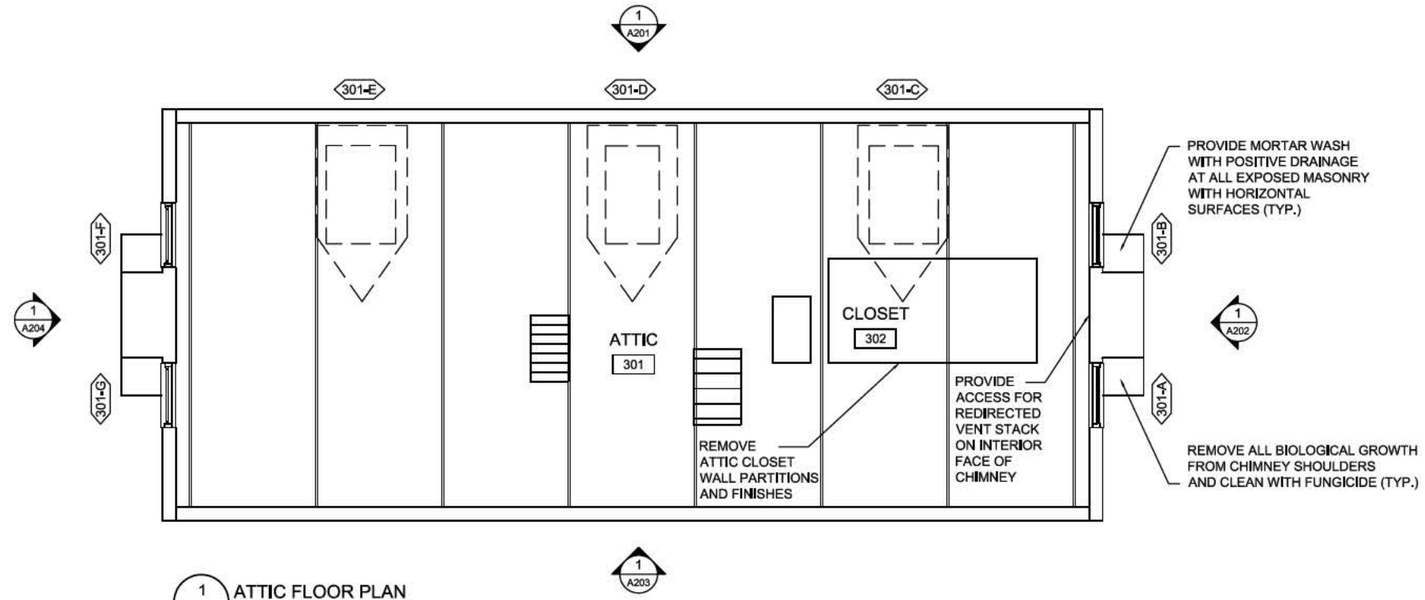
WEST CHESTER, PENNSYLVANIA
19380

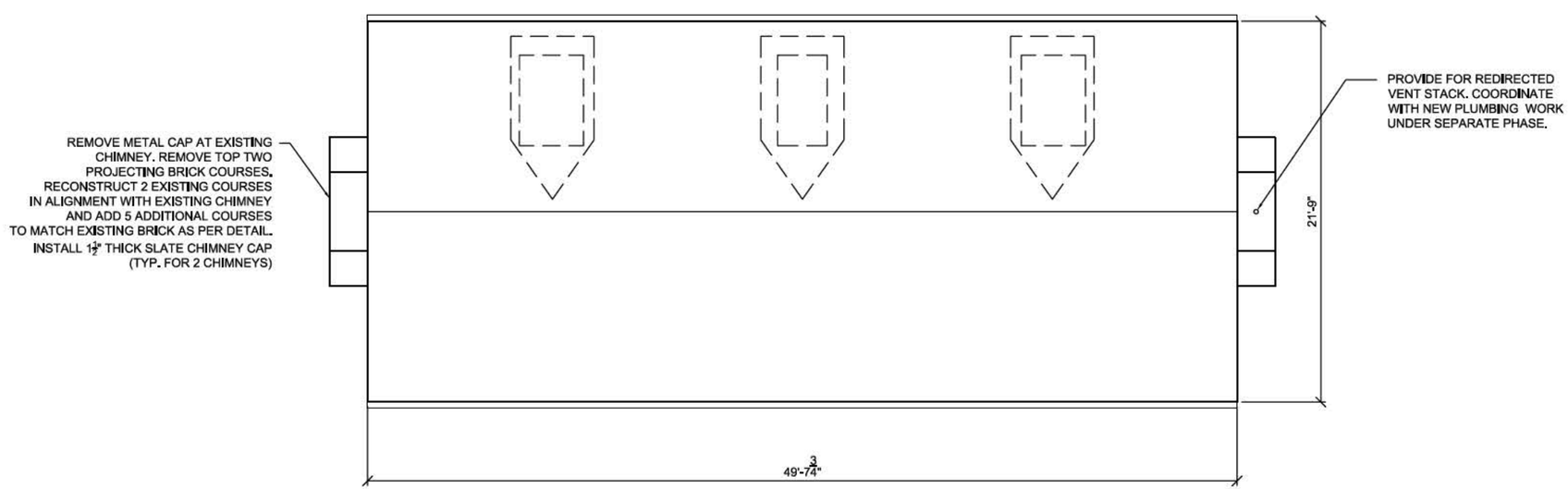
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

SECOND FLOOR PLAN

SHEET IDENTIFICATION
A-103
SHEET X OF Y



1 A-104 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-104 ROOF PLAN
SCALE: 1/4" = 1'-0"

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MARK	DESCRIPTION	DATE	APPR.
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DESIGNED BY: -
DWN BY: -
CKD BY: -
SUBMITTED BY: -
DATE: DECEMBER 10, 2008
SOLICITATION NO.: -
CONTRACT NO.: -
PLOT SCALE: As shown
PLOT DATE: -
FILE NUMBER: -
SIZE: ANSI D
FILE NAME: ANSI_D_nonPW.dgn

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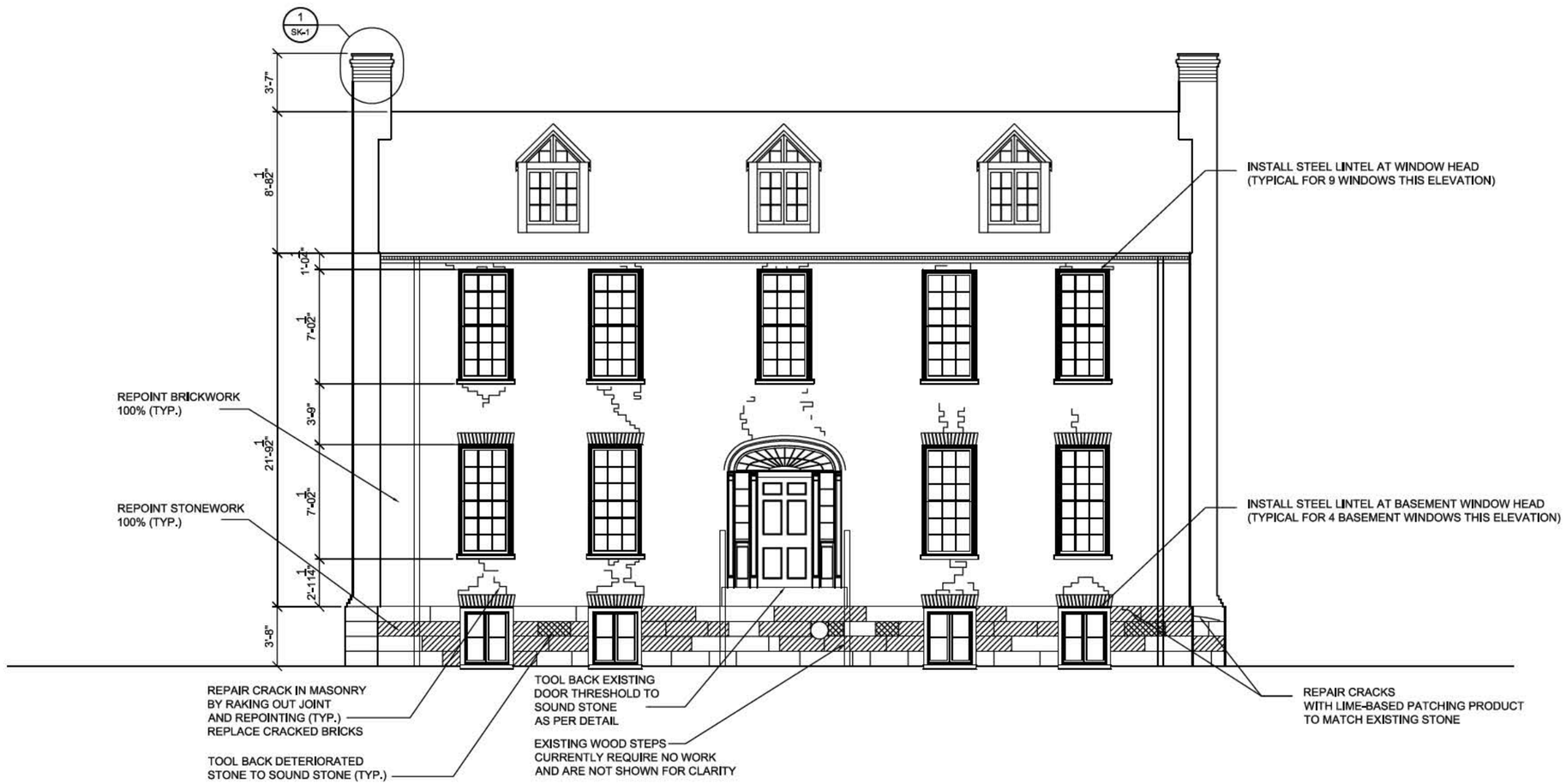
THIRD FLOOR (ATTIC) PLAN
AND
ROOF PLAN

SHEET IDENTIFICATION
A-104
SHEET X OF Y



1 / A-201 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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-	-	---	-

DESIGNED BY: -
DWN BY: -
CKD BY: -
SUBMITTED BY: -
DATE: DECEMBER 10, 2008
SOLICITATION NO.: -
CONTRACT NO.: -
PLOT SCALE: -
PLOT DATE: -
FILE NUMBER: -
SIZE: ARCH D
FILE NAME: ARCH_D_revPW.dgn

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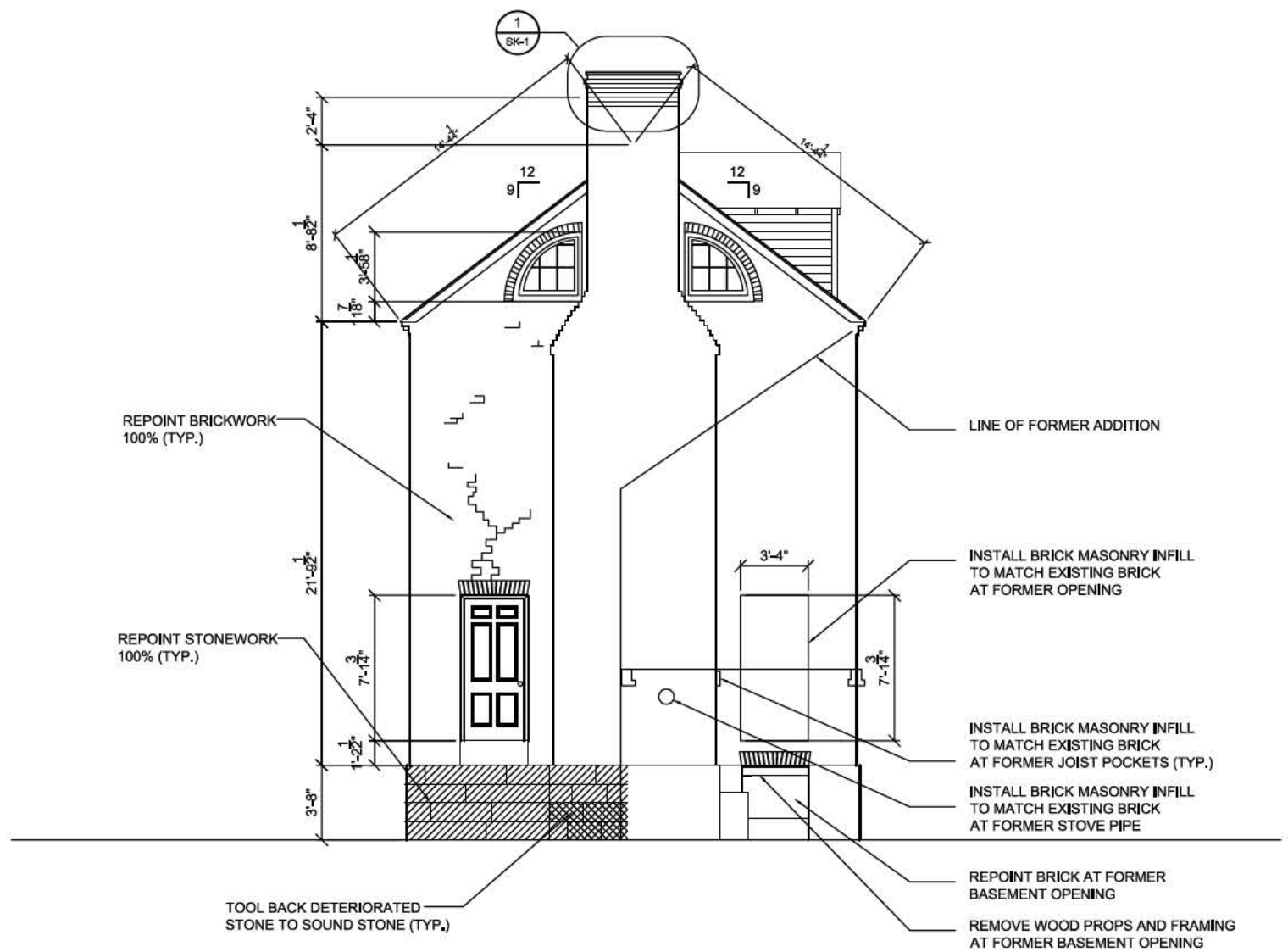
NORTH ELEVATION

SHEET IDENTIFICATION
A-201
SHEET X OF Y



1 / A-202 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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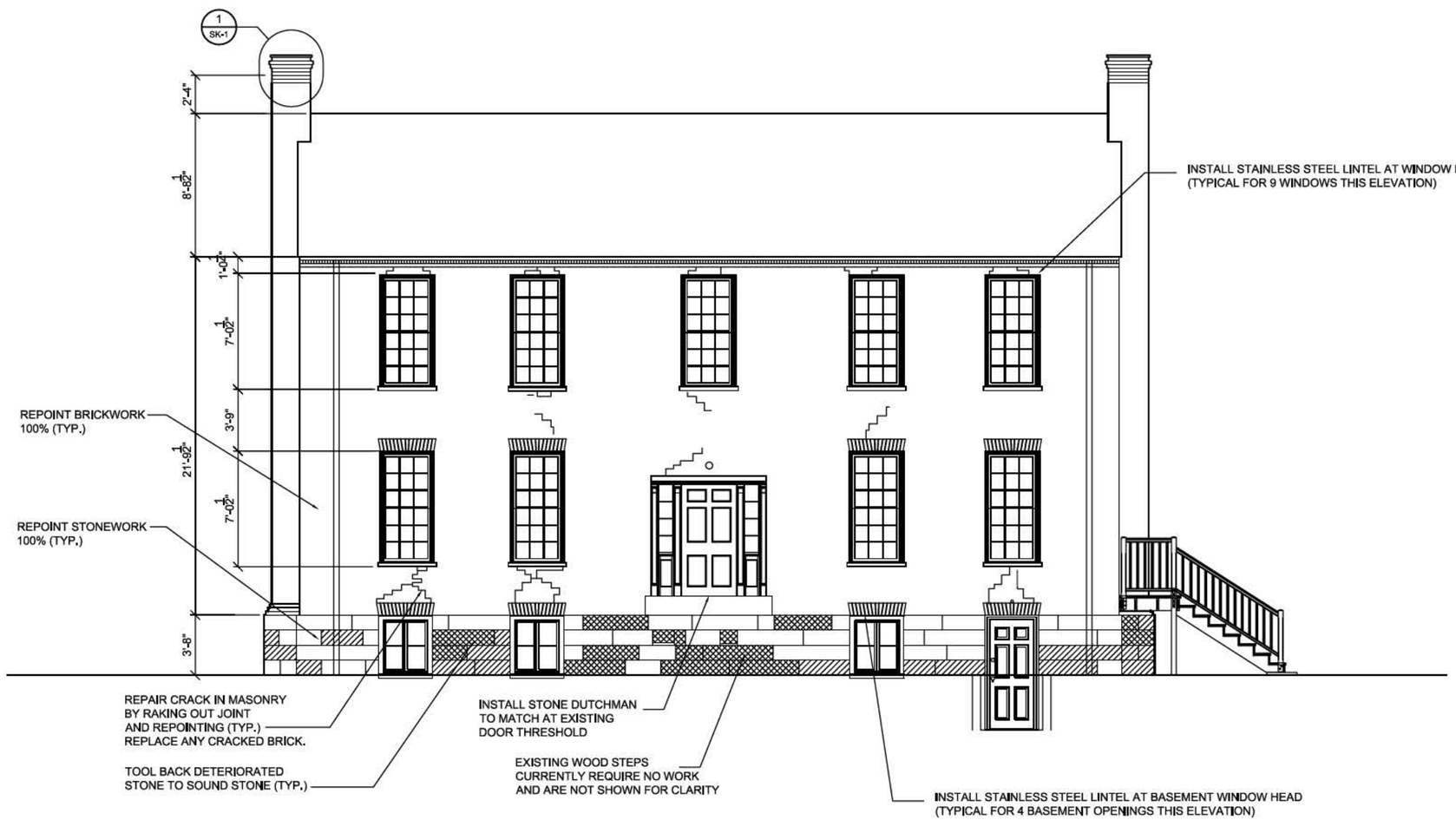
DESIGNED BY: –
DWN BY: –
CKD BY: –
SUBMITTED BY: –
PLOT SCALE: AS SHOWN
PLOT DATE: –
DATE: DECEMBER 10, 2008
SOLICITATION NO.: –
CONTRACT NO.: –
FILE NUMBER:
SIZE: ANSI D
FILE NAME: ANSI_D_portrait.dgn

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

EAST ELEVATION

SHEET IDENTIFICATION
A-202
SHEET X OF Y



1 / A-203 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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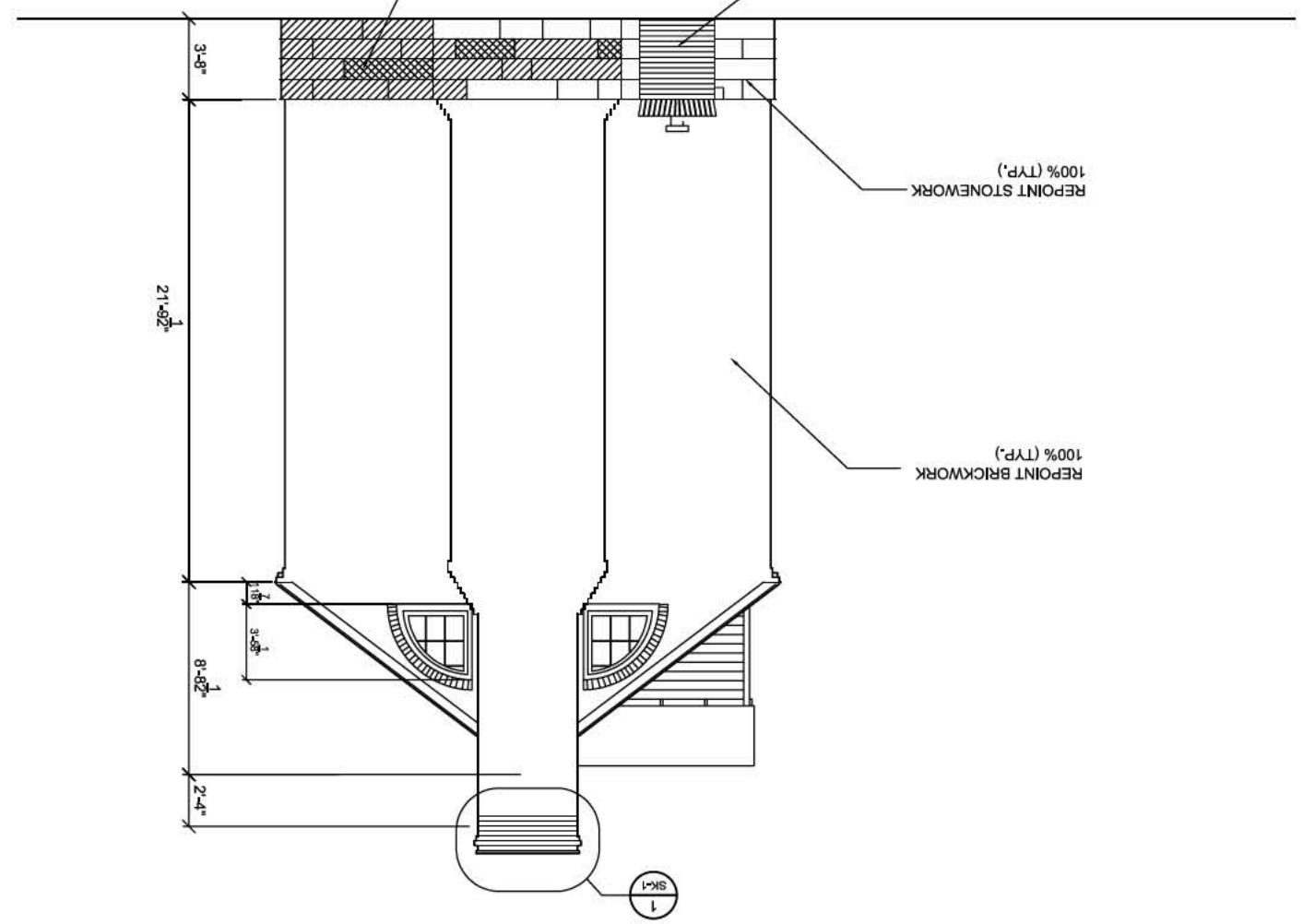
19380

DESIGNED BY: –
DWN BY: –
CKD BY: –
SUBMITTED BY: –
DATE: DECEMBER 10, 2008
SOLICITATION NO.: –
CONTRACT NO.: –
FILE NUMBER: –
PLOT SCALE: –
PLOT DATE: –
SIZE: ANSI D
FILE NAME: ANSI_D_nonPW.dgn

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

SOUTH ELEVATION

SHEET IDENTIFICATION
A-203
SHEET X OF Y



1 WEST ELEVATION A-204
SCALE: 1/4" = 1'-0"

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

WEST ELEVATION

SHEET IDENTIFICATION
A-204
SHEET X OF Y

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WEST CHESTER, PENNSYLVANIA
19380

DESIGNED BY: -
DWN BY: -
CKD BY: -
SUBMITTED BY: -
PLOT SCALE: -
PLOT DATE: -
FILE NAME: ARB_D_cmPVLdgn
SIZE: ARB D
DATE: DECEMBER 15, 2008
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -

MARK	DESCRIPTION	DATE	APPR.
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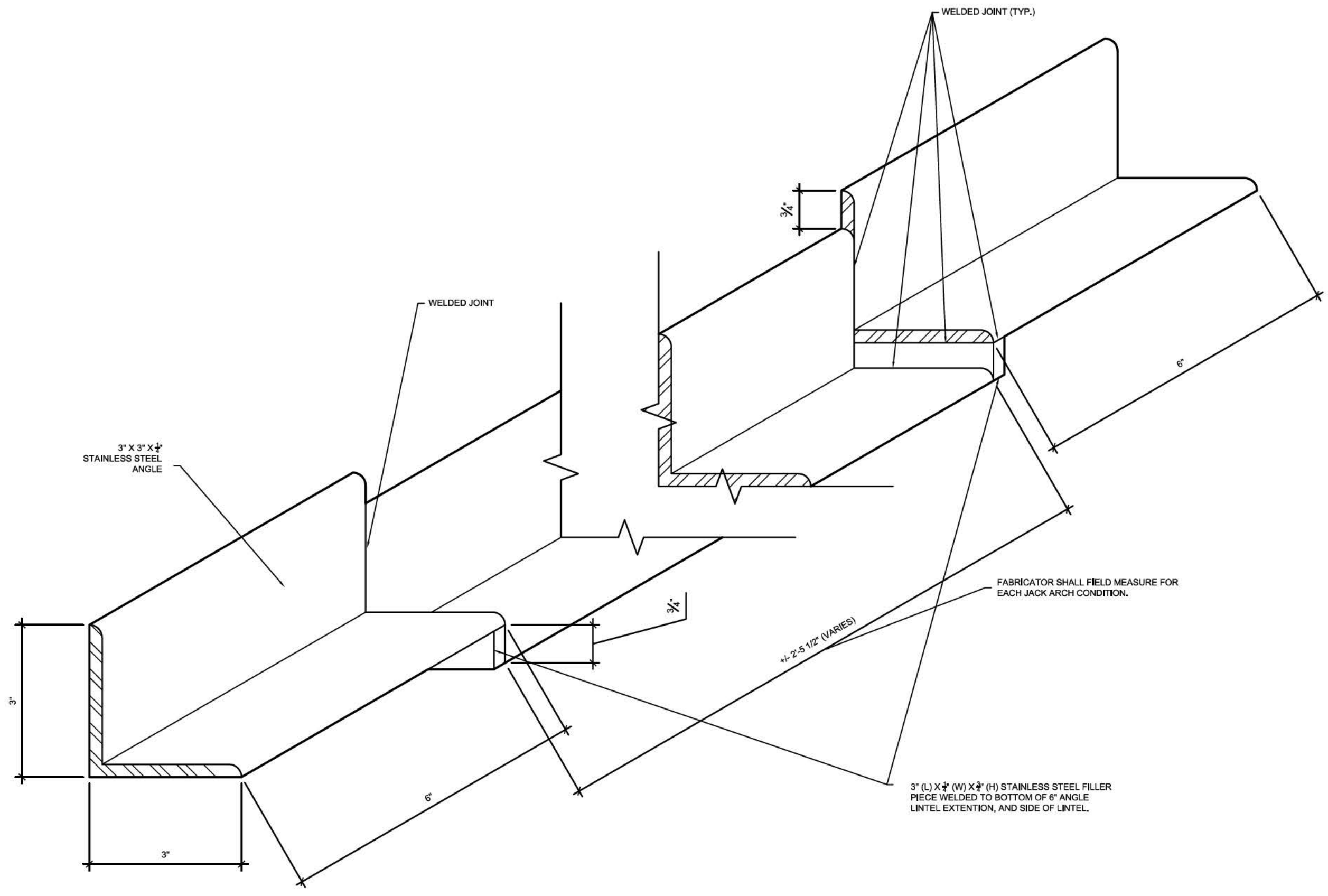

1 / SK-3 TYPICAL OFF-SET STAINLESS STEEL LINTEL

SCALE: HALF-SCALE

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-	-	---	-

DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
DATE: August 13, 2009
SOLICITATION NO.: —
CONTRACT NO.: —
PLOT SCALE: 1:1
PLOT DATE: 1:1
FILE NUMBER:
SIZE: ANSI D
FILE NAME: ANSI_D_nrorPW.dgn

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HUNTINGTON DISTRICT
CITY, STATE

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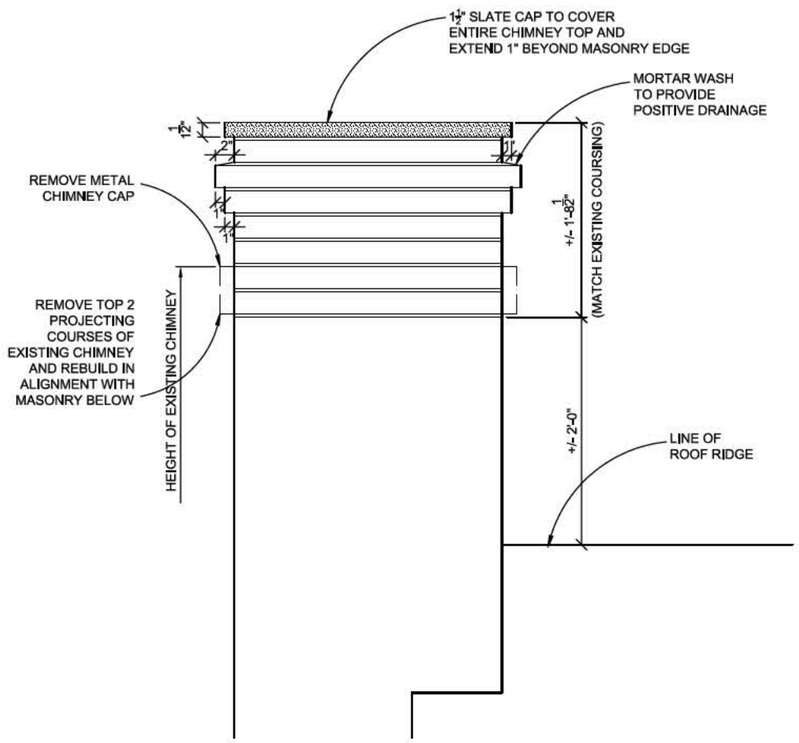
19380

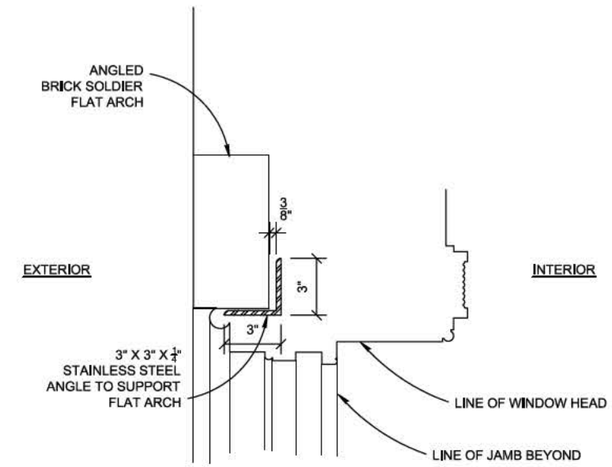
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

TYPICAL OFF-SET
STAINLESS STEEL LINTEL FOR BASEMENT
AND FIRST FLOOR JACK ARCHES

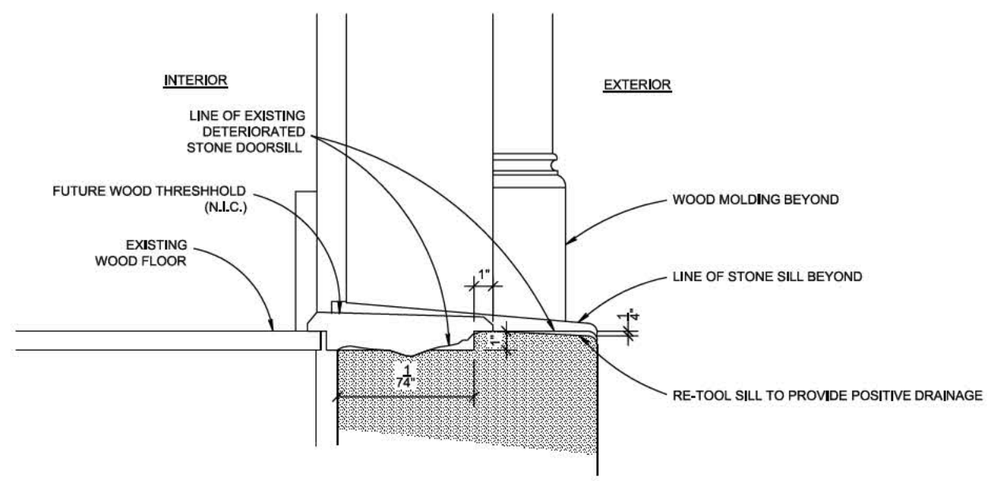
SHEET IDENTIFICATION
SK-3
SHEET X OF Y



1 / SK-1 CHIMNEY EXTENTION AND CAPPING
SCALE: 1 1/2" = 1'-0"



2 / SK-1 FLAT ARCH AT WINDOW HEAD (TYPICAL)
SCALE: 3" = 1'-0"



3 / SK-1 EXTERIOR DOOR SILL (TYPICAL FOR 2)
SCALE: 3" = 1'-0"

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-	-	-	-

DESIGNED BY: - | DATE: 12/10/2008
DWN BY: - | CKD BY: - | SOLICITATION NO.: -
SUBMITTED BY: - | CONTRACT NO.: -
PLOT SCALE: - | PLOT DATE: - | FILE NUMBER: -
SIZE: ANSI D | FILE NAME: ANSI_D_mod*PW.dgn

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PHASE 2-A
DETAILS

SHEET IDENTIFICATION
SK-1
SHEET X OF Y

CONSTRUCTION SCOPE OF WORK

23 December 2008
Jenkins House Preservation Planning
Phase 2-B
Lesage, West Virginia
W91237-08-D-0026, WO# 0007
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to construct the required changes at the Jenkins House Preservation as described in this Scope of Work and Drawings.

The Contractor will base the required plans on the following information below:

JENKINS HOUSE PHASE 2-B NOTES AND SCOPE OF WORK:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND THE STRUCTURE AND SITE SHALL BE TREATED WITH THE APPROPRIATE SENSITIVITY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR ALTERED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. THE COMPLETE PROJECT IS DIVIDED INTO PHASES:
   PHASE 1 WAS LIMITED TO THE DISMANTLING OF THE FRAMED PORTION OF THE ADDITION ALONG WITH THE ELEMENTS CONTAINED WITHIN THE STONE WALLS OF THE LOWER LEVEL OF THE ADDITION.
   PHASE 2 INCLUDES PAINT REMOVAL FROM THE BRICK MASONRY OF THE EXTERIOR WALLS; THE DISMANTING, HANDLING, AND STORAGE OF THE ADDITION'S FOUNDATION STONES; CAREFUL DEMOLITION OF THE ADDITION'S CONCRETE SLAB; AND THE COMPLETE REMOVAL OF ANY REMAINING PORTIONS OF THE EAST ADDITION TO THE JENKINS HOUSE NOT COVERED UNDER PHASE 1.
   PHASE 2-A ADDRESSES THE PRESERVATION OF THE JENKINS HOUSE AND INCLUDES REMOVAL OF EXISTING POINTING; REMOVAL OF INTERIOR PLASTER AT THE LOWER LEVEL; REPAIRING AND REPOINTING THE STONE AND BRICK MASONRY OF THE HOUSE; AND REMOVAL OF SELECT INTERIOR PARTITIONS AT THE LOWER LEVEL AND ATTIC.
   THE CURRENT PHASE 2-B PERTAINS TO THE ROOF OF THE JENKINS HOUSE AND INCLUDES CAREFUL REMOVAL OF THE EXISTING ROOF DORMERS; REMOVAL OF EXISTING ROOFING MATERIAL; INSTALLATION OF ADDITIONAL PLYWOOD DECKING; AND COMPOSITE ROOFING SHAKES AS INDICATED ON THE ACCOMPANYING PHASE 2-B 11X17 DRAWINGS DATED 12-12-08: A-104, A-201 THROUGH A-204, AND SK-2.

3. THE CONTRACTOR SHALL VISIT THE SITE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) AND THE COE PRIOR TO THE COMMENCEMENT OF WORK TO REVIEW THE SCOPE OF WORK AND INSPECT CONDITIONS OF ELEMENTS TO BE REMOVED AND/OR REPAIRED BEFORE PROCEEDING WITH ANY WORK.

4. UNLESS SPECIFICALLY SCHEDULED FOR DEMOLITION, ALL EXISTING HISTORIC FABRIC SHALL BE FULLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND EQUIPMENT DURING DEMOLITION, INCLUDING DAMAGE FROM LACK OF IMPLEMENTATION OF BEST MANAGEMENT PRACTICES FOR WEATHER PROTECTION. REPAIR ALL SURFACES EXPOSED OR DAMAGED BY DEMOLITION WORK WITH MATERIALS AND FINISHES TO MATCH EXISTING MATERIALS EXACTLY.

6. THE CONTRACTOR SHALL REMOVE COMBUSTIBLE DEMOLITION MATERIALS FROM THE BUILDING SITE DAILY.

7. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING ALL FRAMING, ADHESIVES, FASTENERS, ASSOCIATED ACCESSORIES, HARDWARE, AND BUILT-IN ITEMS. CLEAN ALL SURFACES TO REMAIN OF SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OR DIRECTED OTHERWISE BY THE COE.

8. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ABANDONED PIPES, DUCTS, AND UTILITY SYSTEMS THAT OCCUR WITH THE RELOCATION AND INSTALLATION OF NEW SYSTEMS, UNLESS DIRECTED OTHERWISE BY THE COR. THE CONTRACTOR SHALL CONSULT WITH THE COR PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION TO ESTABLISH TO WHAT EXTENT ANY SYSTEMS ARE TO BE PROTECTED AND RETAINED.

9. THE TEMPORARY FREE-STANDING FRAME CHAIN LINK FENCE PANELS INSTALLED UNDER PHASE 1 AS SECURITY FENCING AROUND THE PERIMETER OF THE BUILDING SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE COE.

10. THE TEMPORARY CONSTRUCTION TRAILER INSTALLED FOR THE PROJECT UNDER PHASE 1 SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT, UNLESS OTHERWISE DIRECTED BY THE COE.

11. COORDINATE WITH PLUMBING WORK UNDER SEPARATE PHASE TO REROUTE EXISTING VENT STACK IN ATTIC SPACE FROM ITS CURRENT ROOF PENETRATION TO THE INTERIOR SIDE OF EAST CHIMNEY. COORDINATE WITH MASONRY CONTRACTOR UNDER PHASE 2-A CONTRACT TO ROUTE VENT STACK THROUGH EXISTING AND EXPANDED CHIMNEY FLUE.

12. CAREFULLY DISMANTLE AND REMOVE THE THREE (3) NORTH-FACING DORMERS IN THEIR ENTIRETY DOWN TO THE SURFACE OF THE EXISTING ROOF SHEATHING.

13. REMOVE ALL EXISTING ASPHALT SHINGLE ROOFING MATERIAL AND ANY ASSOCIATED UNDERLAYMENT DOWN TO EXISTING ROOF SHEATHING. SHEATHING SHALL BE CLEAN AND FREE OF NAILS AND DEBRIS. REMOVE ANY REMAINING PVC PIPE ROOF PENETRATIONS (COORDINATE WITH PLUMBING AND HVAC UNDER SEPARATE PHASE IF NECESSARY). REMOVE AND RETAIN EXISTING GUTTER BRACKETS FOR REINSTALLATION.

14. CUT BACK THE EXISTING ROOF SHEATHING AT RIDGE AND AT EAVE TO PROVIDE ATTIC VENTILATION AS INDICATED ON THE DRAWINGS. THE EXISTING RAFTERS SHALL NOT BE HARMED IN ANY WAY. INSTALL NEW 4/4 X 12 SCANTLING BOARDS AT FORMER DORMER OPENINGS TO MATCH EXISTING ADJACENT SCANTLING BOARDS. SCANTLING BOARDS SHALL BE FASTENED WITH 2" #10 STAINLESS STEEL WOOD SCREWS AT 8" O.C. PER EXISTING RAFTER. PRE-DRILLING FOR ALL DECK SCREWS IS MANDATORY TO PREVENT SPLITTING EXISTING RAFTERS.

15. SCREW 5/8" CDX PLYWOOD SHEATHING OVER EXISTING SCANTLING BOARD SHEATHING, MAINTAINING OPEN AREAS AT RIDGE AND EAVE FOR VENTILATION AS INDICATED ON THE DRAWINGS. SECURE PLYWOOD TO EXISTING SCANTLING BOARDS USING 1½" #10 STAINLESS STEEL WOOD SCREWS AT 16" O.C. PRE-DRILLING FOR ALL DECK SCREWS IS MANDATORY TO PREVENT SPLITTING EXISTING SCANTLING BOARD SHEATHING. REPAIRS TO EXISTING SHEATHING ARE NOT ANTICIPATED BUT CONTRACTOR SHALL NOTIFY COR AND COE OF ANY REPAIRS REQUIRED. PLYWOOD DECKING IS TO COVER FORMER ROOF PENETRATIONS AND DORMER OPENINGS.

16. CONTRACTOR SHALL INSPECT ALL ROOF TRIM BOARDS AND NOTIFY COR AND COE OF ANY REPAIRS REQUIRED. CONTRACTOR SHALL SCRAPE, FILL, SAND, AND SPOT PRIME EXISTING WOOD TRIM TO PREPARE IT FOR PAINTING WHICH WILL OCCUR UNDER A SEPARATE CONTRACT.

17. PLYWOOD EDGE SHALL BE PRIMED USING SHERWIN WILLIAMS ALKYD PRIMER.

18. MEMBRANE UNDERLAYMENT FOR GENERAL ROOF AREAS SHALL BE "ROOFTOPGUARD II, HIGH PERFORMANCE ROOFING UNDERLAYMENT," AS MANUFACTURED BY ROSENLEW RKW FINLAND LTD., WWW.ROOFTOPGUARD.COM.

19. INSTALL MEMBRANE UNDERLAYMENT FOR ICE AND WATER DAM PROTECTION 3'-0" MIN. FROM EDGE OF EAVE. MEMBRANE SHALL BE 40 MILS COLD APPLIED SELF-ADHERING MEMBRANE, CONSISTING OF 0.004 INCH POLYETHLENE FILM COATED ON 1 SIDE WITH ADHESIVE CONSISTENCY RUBBERIZED ASPHALT, AND WITH A SILICONE COATED RELEASE SHEET, SUCH AS "ICE AND WATER SHIELD," BY W.R. GRACE & CO., CAMBRIDGE, MA 02140.

20. INSTALL METAL FLASHING FOLLOWING EDGES OF EAVE, RAKE, AND STEPPED FLASHING AROUND CHIMNEYS. FLASHING AND TRIM SHALL COMPLY WITH PERFORMANCE REQUIREMENTS AND SMACNA'S "ARCHITECURAL SHEET METAL MANUAL."

21. REINSTALL EXISTING GUTTER BRACKETS AS PER ORIGINAL LOCATIONS.

22. INSTALL COMPOSITE "ENVIROSHAKE" SHINGLES AS PER MANUFACTURER'S RECOMMENDATIONS, AND USE "CORAVENT" AT RIDGE AND EAVE FOR VENTILATION AS INDICATED ON THE DRAWINGS.

23. CONTRACTOR SHALL PREPARE EXISTING ON-SITE GUTTERS AND DONWSPOUTS FOR PAINTING BY WIPING WITH SOLVENT OR WASHING WITH DETERGENT, FOLLOWED BY A PHOSPHORIC ACID TO ETCH GALVANIZED SURFACE, AND RINSE WITH WATER, AFTER WHICH A SUITABLE PAINT SYSTEM MAY BE APPLIED. ALL EXTERNAL SURFACES OF GUTTERS AND DOWNSPOUTS SHALL THEN BE PRIMED AND PAINTED. PRIMER SHALL BE KRYLON K00024000 GALVANIZED METAL PRIMER. PAINT GUTTERS AND DOWNSPOUTS WITH SHERWIN WILLIAMS DURATION SATIN FINISH IN "CLASSICAL WHITE" (SW 2829). REINSTALL GUTTERS AND DOWNSPOUTS, CONNECTING TO EXISTING BELOW-GRADE DRAINS WHEN PHASES 2 (PAINT REMOVAL) AND 2-A (REPOINTING) ARE COMPLETE.

24. PROVIDE PROPER FLASHING, GASKETING AND SEALANT FOR VENT STACK ROOF PENETRATION AT SLATE CHIMNEY CAP. COORDINATE WITH MASONRY WORK UNDER PHASE 2-A AND PLUMBING WORK UNDER SEPARATE PHASE.

25. VACUUM ATTIC FLOORS AND CREVICES TO CLEAN AND REMOVE ALL DEBRIS.

26. THE CONTRACTOR SHALL REPLACE THE GAS FURNACE WITH AN ELECTRIC UNIT. THE SYSTEM SHOULD REUSE AS MUCH OF THE EXISTING HVAC SYSTEM AS PRACTICAL. THE GAS LINE SHALL BE REMOVED IN AREAS WHERE IT IS EXPOSED ON THE INTERIOR OF THE STRUCTURE AND THROUGH THE STONE FOUNDATION. A PLAN OF THIS WORK SHALL BE SUBMITTED FOR APPROVAL TO THE COE (EC-DE) PRIOR TO ANY HVAC WORK. THE PLAN SHALL INCLUDE INFORMATION ON NEW EQUIPMENT TO BE INSTALLED AS WELL AS A LAYOUT OF HOW THE NEW EQUIPMENT ASSEMBLES WITH THE EXISTING HVAC SYSTEM.

END

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.
    - Activity Hazard Analysis for each definable feature or sub-feature of the work.
    - Site-specific supplement to the Quality Control Plan.
    - Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing conditions and provide a Plan and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prior to start of work.

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

        - Show sufficient detail to reflect the major activities of the project and their interdependency
        - Identify the critical path of the project in accordance with specific contract requirements
        - Show a logical and reasonable order of tasking
        - Establish reasonable production rates for the contract requirements
        - Project Start and Completion dates including "early" and "late" starts
        - Show interim milestones for critical path and other definable features of work

- Show the dates and the order of submittals as required by the contract specifications, including government review period.
- Contract modifications.

4. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

5. The Contractor shall prepare and submit a Lump-sum Bid Breakdown (Schedule of Values) based on the definable features of the work and their definable sub-features. The breakdown shall include sufficient detail so that the Government can determine what work is being invoiced and the amount of work on each feature that has been completed. An updated Schedule of Values shall be submitted no later than the 7th day of each month, or may be submitted with the Contractor's monthly pay request, if any. The Schedule of Values shall show, at a minimum, the amount for each feature completed or invoiced for the current month, and the sub-total of that feature completed or invoiced to date. If a modification is awarded, the Contractor shall add information, including price, to the Schedule of Values to clearly identify the work as a separate item. The Government reserves the right to require the Contractor to revise the Schedule of Values as necessary to provide the Government with the information necessary to evaluate the Contractor's pay requests.

6. The Contractor should submit monthly requests for progress payments. Progress payment requests, when submitted, should be in the Contract Management Office by the 7th day of the month. The pay-request shall be reviewed in the field by the Contractor and the on-site Government Quality Assurance Representative prior to transmittal to the Government. The pay request must include the following information:

   - Certification that all wages have been paid from previous progress payments
   - Certification that all subcontractors have been paid from previous progress payments in accordance with contract clause 52.232.5, titled "Payment under Fixed-price Construction Contracts, September 2002," including:
     i. a listing of all sub-contractors
     ii. the total amounts of their subcontracts
     iii. a subtotal of the amounts previously paid on those sub-contracts

7. Determine Business and Occupation Tax requirements, if any. Such costs should be included and identified as such in the Contractor's proposal. Any costs resulting from the Contractor's failure to comply with the above requirement shall not be made the subject of any claim for excess costs or damages by the Contractor.

8. Correspondence between the Contractor and the Government shall be serialized. Letters shall be numbered starting from 0001. The Government's letters to the Contractor will be prefixed with "C-" (e.g.: C-0001) for general correspondence or with "RFP-" (e.g.: RFP-0001) for Requests for Proposal. Letters initiated by the Contractor's on-site office shall be prefixed

with "S-." (e.g.: S-0001). Letters initiated by the Contractor's main, or home, office shall be prefixed with "H-" (e.g.: H-0001).

9. Attend a pre-construction meeting with the Corps of Engineers.

10. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

11. Layout work limits and set control stakes.

12. Work shall not begin without prior notification of the Contracting Officer or designated representative.

II. General Construction Tasks

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

1. The Contractor shall submit daily Quality Control Reports (QCR). Reports shall be sequentially numbered, beginning with the Notice-To-Proceed Date as Day 0 (zero), through the date of final acceptance of the project by the Government. Days of no work shall be noted on the next sequential working day. A separate QC Report is required for each crew. For example, if the Contractor is working two crews on the same work day, two reports shall be submitted to the government QA representative at the end of that day (one for each crew). If the Contractor works more than one shift, this requirement applies to all shifts.

2. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

3. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

4. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are

damaged during construction, the Contractor shall immediately notify, first, the owner of the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner. The Contractor shall submit a Utility Damage Report to the Contracting Officer's Representative in accordance with Contract Section 00800. In the event of damage to utilities, the location of which the Contractor knew or should have known, the Contractor shall arrange for or undertake, as appropriate, the repair and restoration of damaged utilities at no cost to the Government.

5. The Contractor shall take necessary precautions to avoid damage to neighboring properties. Any damaged items shall be repaired or replaced, as approved by the Contracting Officer, at the non-reimbursable expense of the Contractor.

6. The Contractor is responsible for the purchase and delivery of all materials required under this delivery order, including all necessary arrangements. It will be necessary for the contractor to coordinate delivery schedules with his work and with the schools.

7. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

8. Time extensions for unusually severe weather shall be granted under the Contract Clause, DEFAULT (Fixed-price Construction), only if the following conditions are satisfied:

   a. Weather: The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

   b. Unusually Severe Weather: The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

   c. Anticipated Adverse Weather Days: The following schedule of monthly anticipated weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule shall reflect these anticipated adverse weather delays in all weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER CALENDAR DAYS

d. Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
15	12	9	8	8	7	8	7	6	5	7	11

9. Calculating Impact: Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the delivery order, the Contractor will record on the daily CQC report the occurrence of adverse weather and resultant impact to normally critical activities for 50-percent or more of the Contractor's scheduled work day. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month, and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated as specified here, above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair weather work days, and issue a modification in accordance with the Contract Clause, Default (Fixed-Price Construction).

10. The Project Engineer and Contracting Officer's Representative for this project is:

    Shane D. Hall, P.E.
    Huntington District Office
    502 8th Street
    Huntington, WV 25701
    304-399-5344

End of Scope of Work

CONSTRUCTION SCOPE OF WORK

JENKINS HOUSE PRESERVATION PROJECT
PHASES 2B

W91237-08-D-0026; WORK ORDER Number 0007
ROBINSON CONTRACTING, INC.

26 August 2009

CHANGE REQUEST 001
Miscellaneous Repairs - Roofing

Purpose

The Contractor encountered a variety of changed conditions while working on site and submitted Requests for Information (RFI's) as follows:

- **RFI-006** stated that approximately 130 LF of original sheathing material on the North and South side of the roof was damaged, split or in otherwise unsatisfactory condition. The Government responded that the new plywood sheathing that is being installed does not rely on existing 1x12's for structural support. The Contractor is only to replace the 1x12's that are deteriorated. Slips, knots, etc. are acceptable.

- **RFI-007** stated that approximately 4 ft of the North East 2nd rafter on the corner of the house was missing.
  The Government provided a "Rafter Repair" sheet illustrating the materials and method of repair. The Government also responded that all carriage bolts, washers, nuts, etc. that contact pressure treated wood shall be ACQ certified.

The Government has determined that all of the aforementioned items are changes to the contract. The Contractor was told that they were not to begin work on any of these tasks until receiving the Notice-to-Proceed for the modifications. This Scope of Work is intended to implement the changes as noted in the summaries above.

General

The contractor shall provide all materials, equipment, labor, and supervision necessary to complete the subject change(s) listed below. Contractor shall also ensure items installed meet both compatibility, functionality, and warranty requirements individually and for the entire project collectively. Contractor shall complete the work in accordance with appropriate product specifications, industry standards, and contract plans and specifications.

Scope of Work

Construction tasks for this modification shall include, but not be limited to the following:

TASK 1: Deteriorated 1x12 Repair/Replacement

Reference: RFI-006

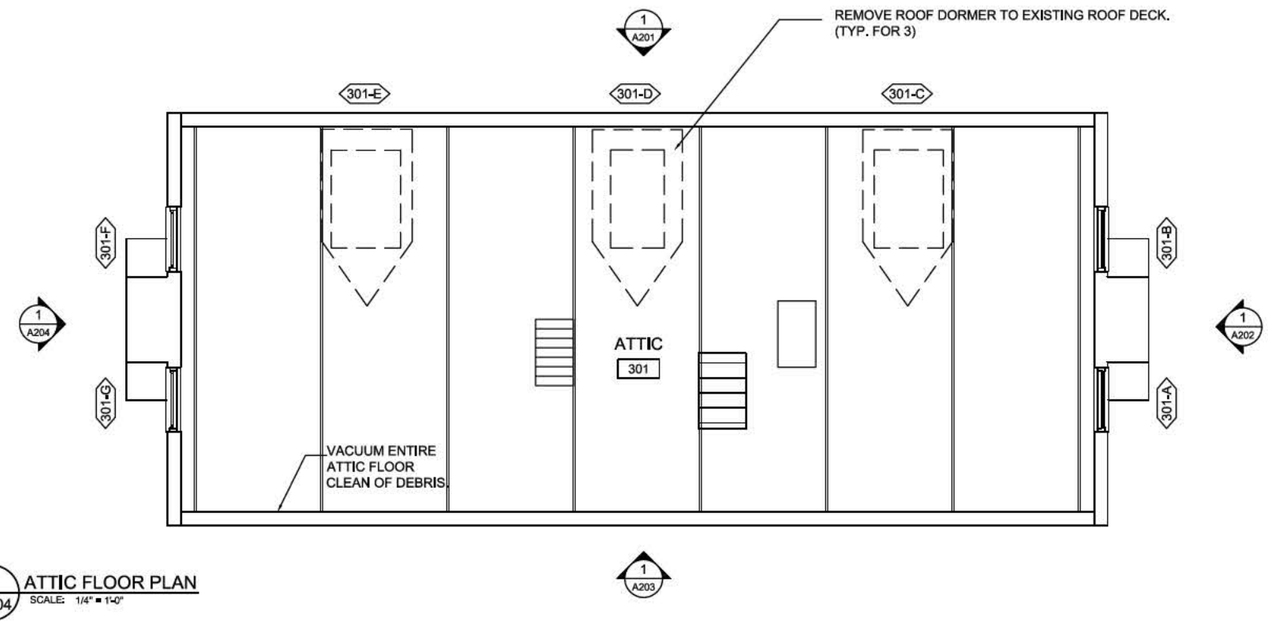
1. The Contractor shall replace approximately 130 LF of only the deteriorated 1x12's on the North and South side of the roof as directed by the onsite Construction Representative. Slips, knots, etc. are acceptable.

TASK 2: North East Corner – 2nd Rafter Repairs

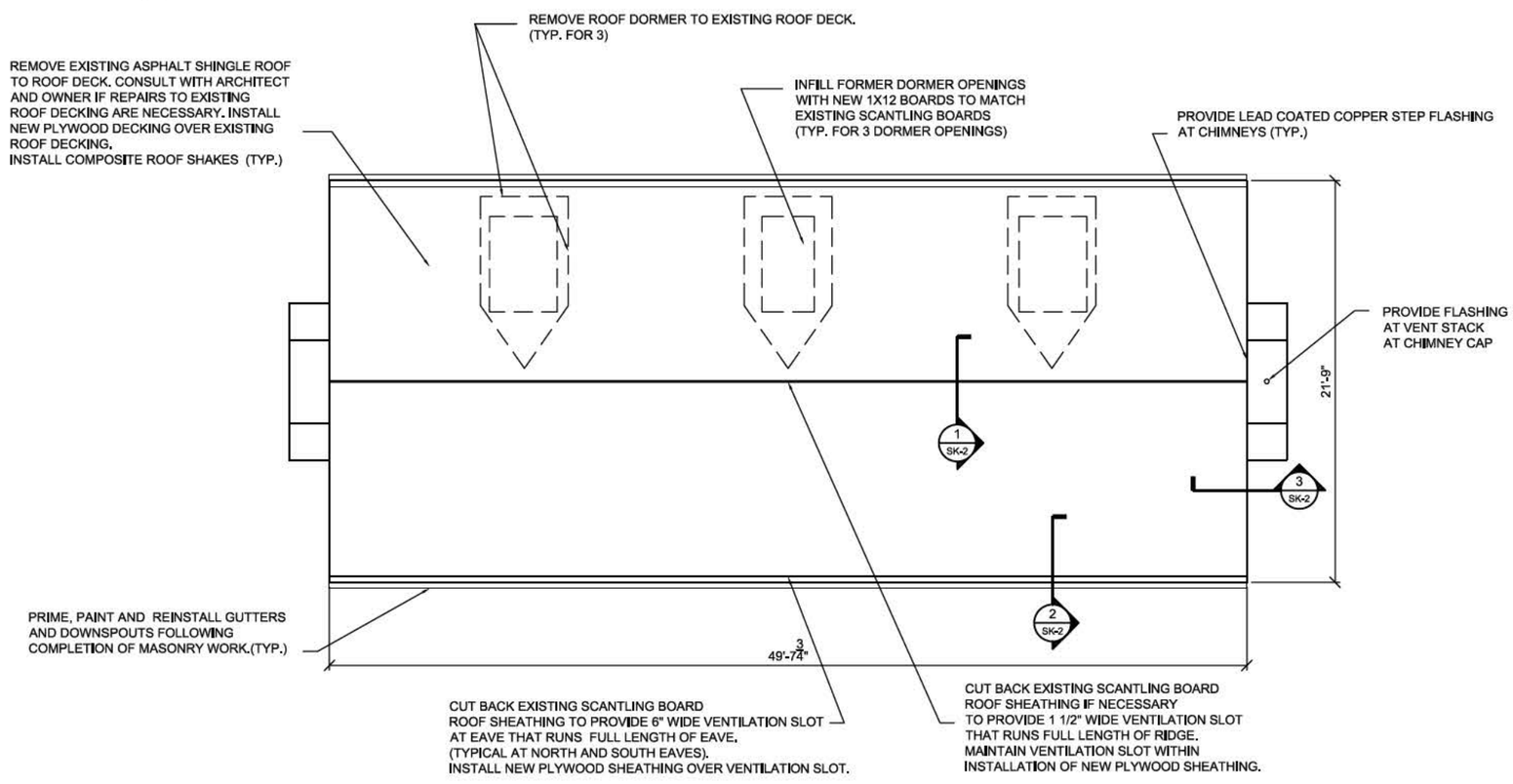
Reference: RFI-007

1. The Contractor shall make repairs according to the attached "Rafter Repair" sheet that was also provided in the response for RFI-007. In addition to the attachment, all carriage bolts, washers, nuts, etc. that contact pressure treated wood shall be ACQ certified.

The Contractor shall annotate all changes herein to As-Built Drawings.



1 A-104 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-104 ROOF PLAN
SCALE: 1/4" = 1'-0"

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-	-	-	-

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HUNTINGTON DISTRICT
CITY, STATE

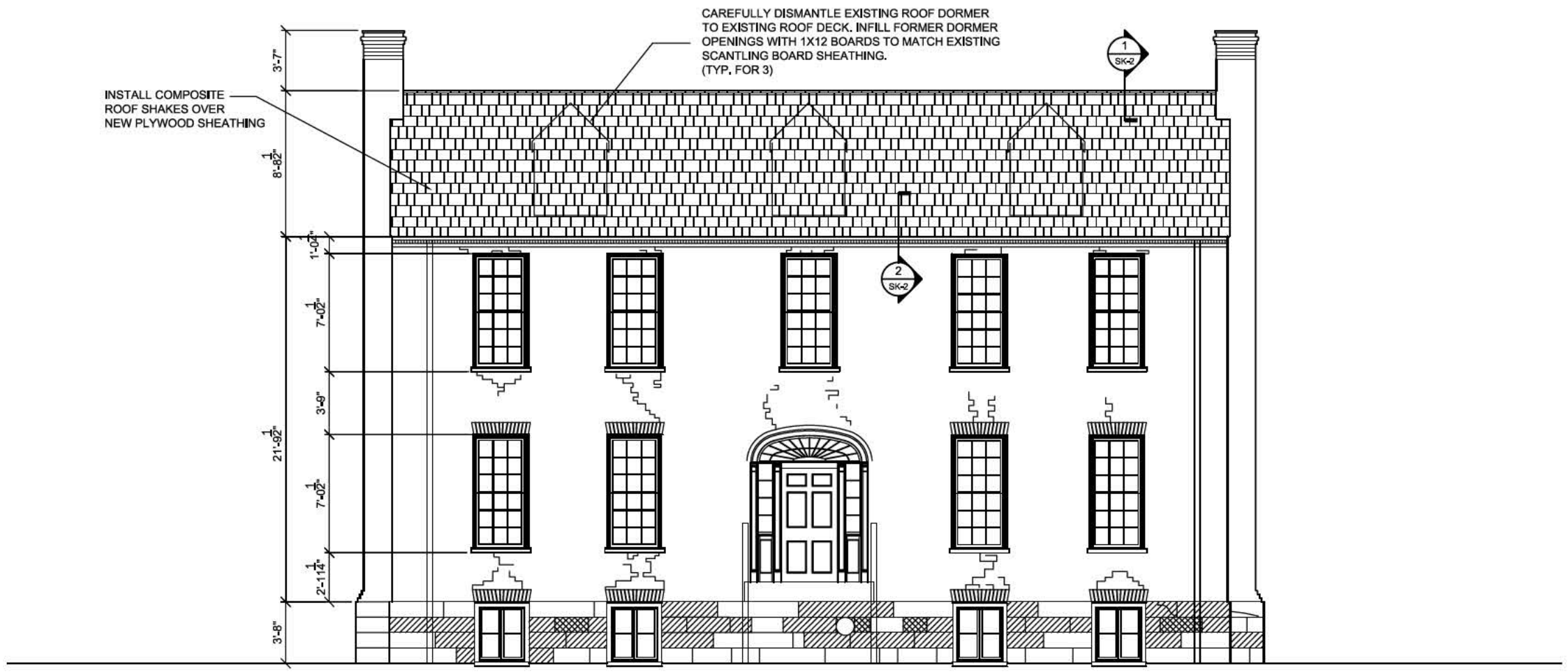
JOHN MILNER ASSOCIATES, INC.
535 N. CHURCH STREET
WEST CHESTER, PENNSYLVANIA
19380

DESIGNED BY: –
DWN BY: –
CKD BY: –
SUBMITTED BY: –
PLOT SCALE: –
PLOT DATE: –
DATE: DECEMBER 23, 2008
SOLICITATION NO.: –
CONTRACT NO.: –
FILE NUMBER:
SIZE: ANSI D
FILE NAME: ANSI_D_nonPW.dgn

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-B
THIRD FLOOR (ATTIC) PLAN
AND ROOF PLAN

SHEET IDENTIFICATION
A-104
SHEET X OF Y



1 A-201 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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SUBMITTED BY: —
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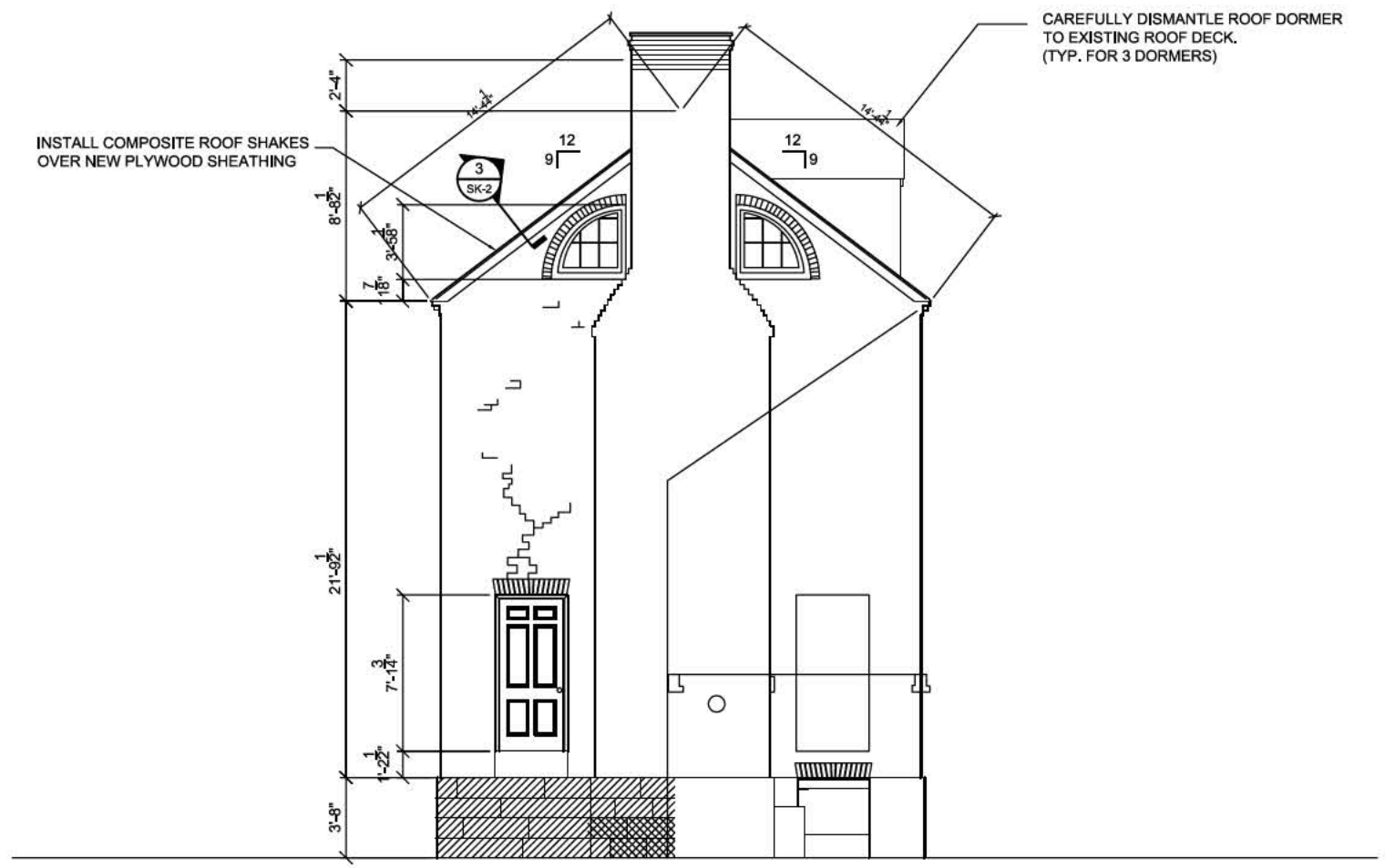
PLOT DATE: —
SIZE: ARCH D
FILE NAME: ARCH_D_cover.dwg
DATE: DECEMBER 23, 2008
SOLICITATION NO.: —
CONTRACT NO.: —
FILE NUMBER: —

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-B
NORTH ELEVATION

SHEET IDENTIFICATION
A-201
SHEET X OF Y



1 A-202 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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CKD BY: —
SUBMITTED BY: —
PLOT SCALE: —
PLOT DATE: —
DATE: DECEMBER 23, 2008
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CONTRACT NO.: —
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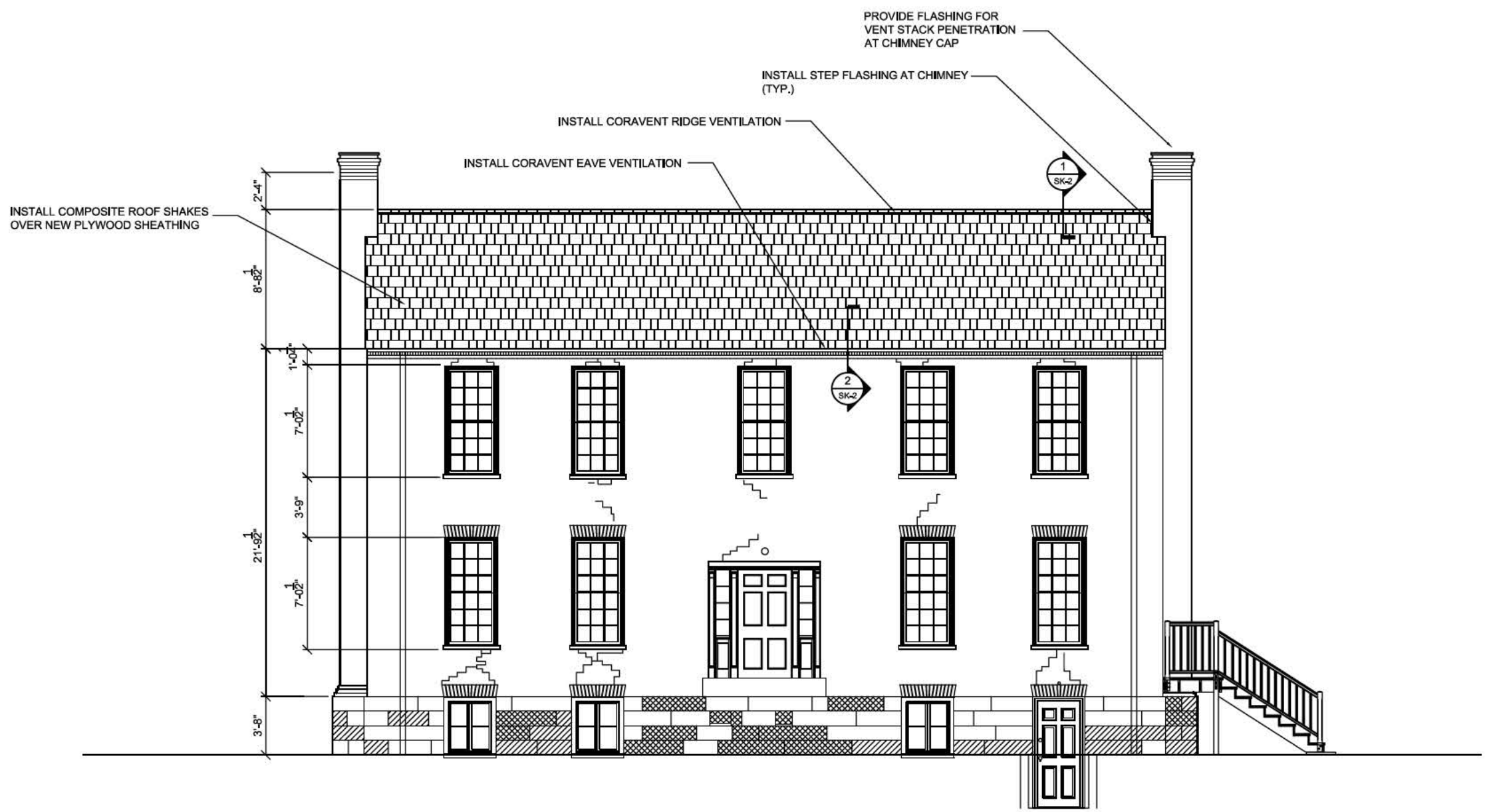
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-B
EAST ELEVATION

SHEET IDENTIFICATION
A-202
SHEET X OF Y



1 / A-203 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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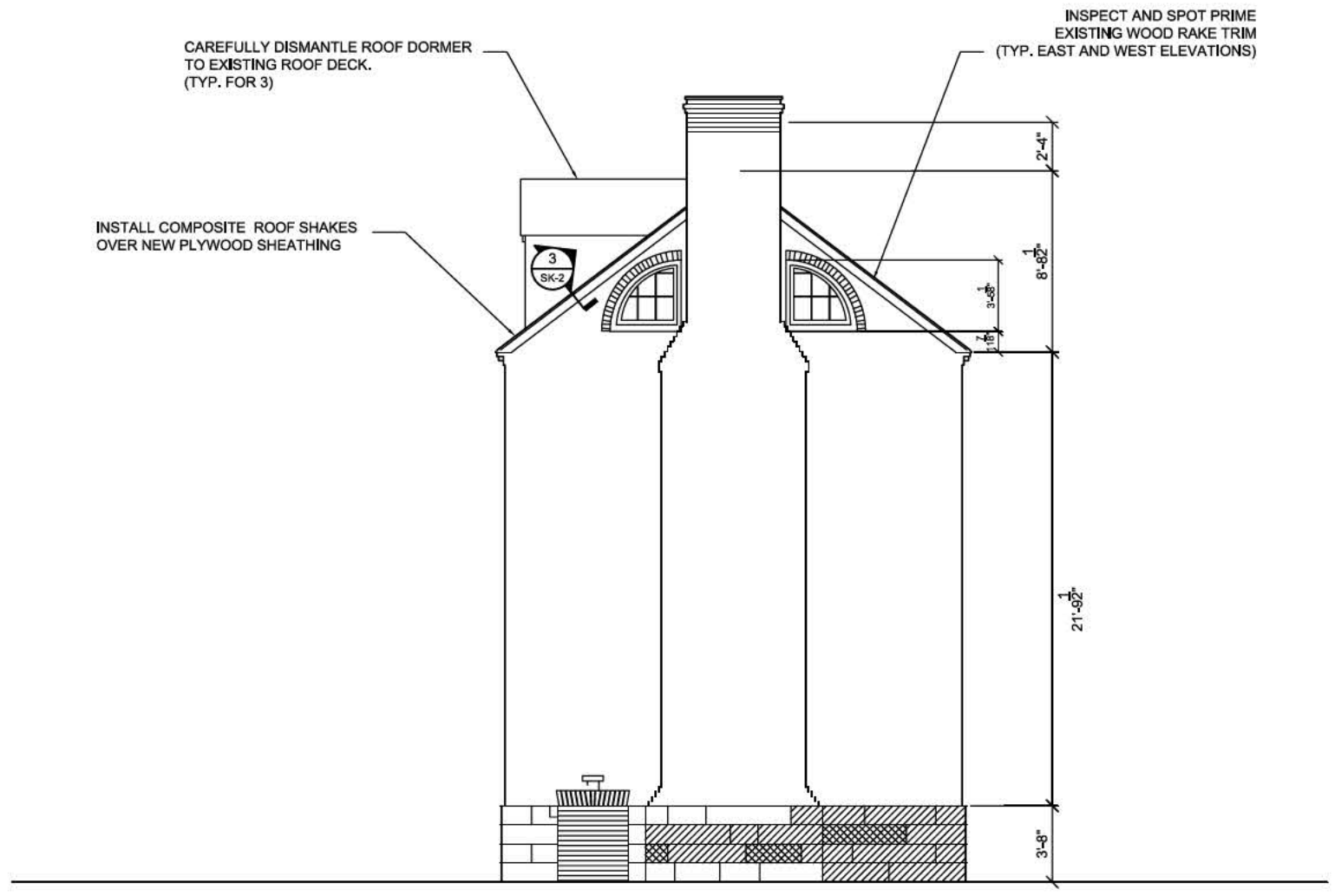
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-B
SOUTH ELEVATION

SHEET IDENTIFICATION
A-203
SHEET X OF Y



1 / A-204 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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CKD BY: —
SUBMITTED BY: —
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PLOT DATE: —
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DATE: DECEMBER 23, 2008
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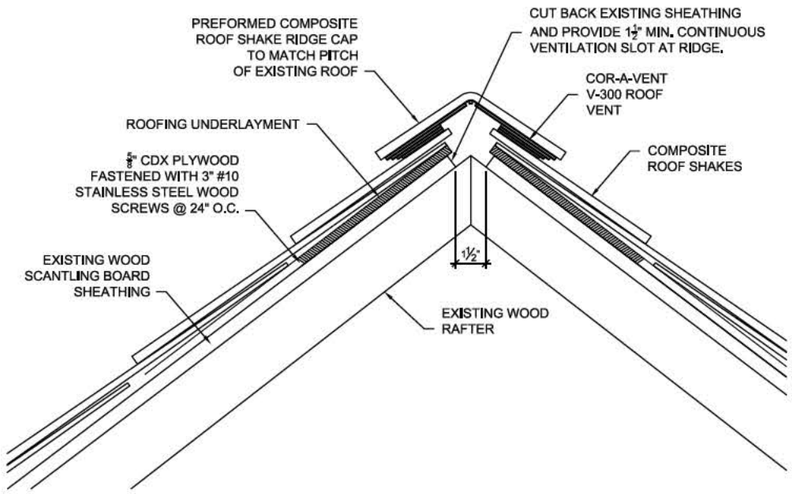
CONTRACT NO.: —
FILE NUMBER: —

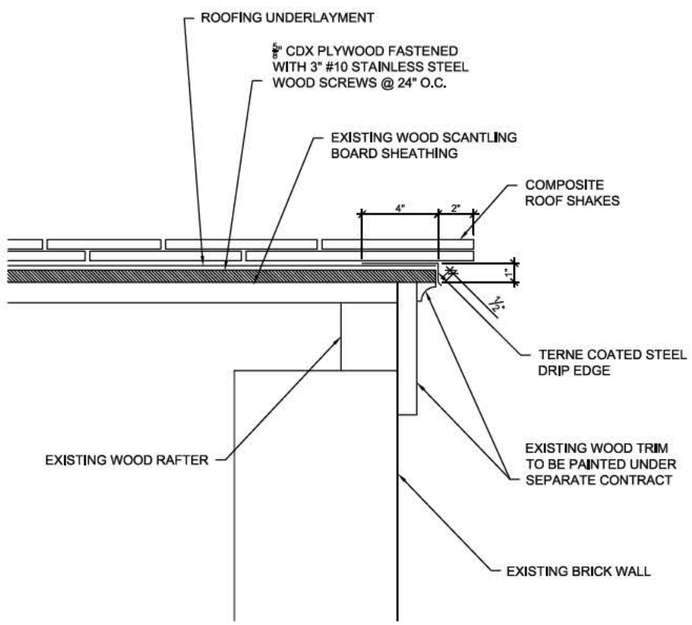
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-B
WEST ELEVATION

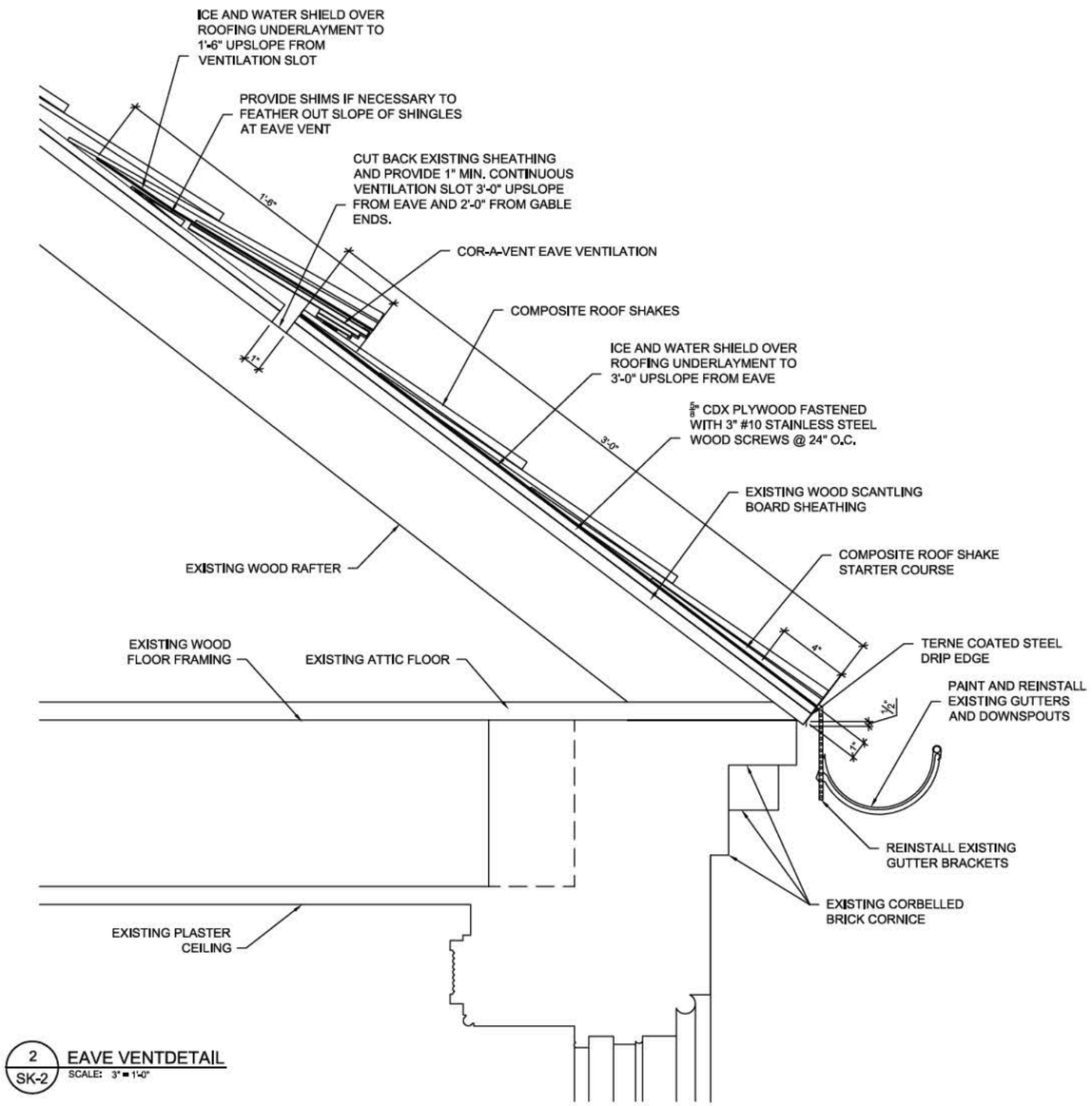
SHEET IDENTIFICATION
A-204
SHEET X OF Y



1 SK-2 RIDGE VENT DETAIL
SCALE: 3" = 1'-0"



3 SK-2 TYPICAL RAKE DETAIL
SCALE: 3" = 1'-0"



2 SK-2 EAVE VENTDETAIL
SCALE: 3" = 1'-0"

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CKD BY: -
SUBMITTED BY: -
DATE: DECEMBER 12, 2008
SOLICITATION NO.: -
CONTRACT NO.: -
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WEST CHESTER, PENNSYLVANIA
19380

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-B
ROOF DETAILS

SHEET IDENTIFICATION
SK-2
SHEET X OF Y

Changes to this specification are highlighted in* Red *and omissions to the original version are shown with a ~~double strike through~~. The original specifications shall remain as originally stated except as indicated herein.

REVISED CONSTRUCTION SCOPE OF WORK

15 September 2009
Jenkins House Preservation Planning
Lesage, West Virginia
Phase 2C
W91237-09-D-0028, Task Order 0003
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to construct the required changes at the Jenkins House Preservation as described in this Scope of Work and Drawings. **If there are any discrepancies in the plan and specifications, the plans shall be used for pricing. However, prior to beginning work, the Architect shall be notified to be sure the correct method has been utilized.**

The Contractor will base the required plans on the following information below:

JENKINS HOUSE PHASE 2-C NOTES AND SCOPE OF WORK:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND ARE REGISTERED ON THE "NATIONAL REGISTER OF HISTORIC PLACES." THE HISTORIC STRUCTURE AND SITE SHALL BE TREATED WITH THE APPROPRIATE SENSITIVITY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR ALTERED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. THE COMPLETE PROJECT IS DIVIDED INTO PHASES:
• PHASE 1 WAS LIMITED TO THE DISMANTLING OF THE FRAMED PORTION OF THE ADDITION ALONG WITH THE ELEMENTS CONTAINED WITHIN THE STONE WALLS OF THE LOWER LEVEL OF THE ADDITION.
• PHASE 2 INCLUDES PAINT REMOVAL FROM THE BRICK MASONRY OF THE EXTERIOR WALLS; THE DISMANTLING, HANDLING, AND STORAGE OF THE ADDITION'S FOUNDATION STONES; CAREFUL DEMOLITION OF THE ADDITION'S CONCRETE SLAB; AND THE

COMPLETE REMOVAL OF ANY REMAINING PORTIONS OF THE EAST ADDITION TO THE JENKINS HOUSE NOT COVERED UNDER PHASE 1.
• PHASE 2-A ADDRESSES THE PRESERVATION OF THE JENKINS HOUSE AND INCLUDES REMOVAL OF EXISTING POINTING; REMOVAL OF INTERIOR PLASTER AT THE LOWER LEVEL; REPAIRING AND REPOINTING THE STONE AND BRICK MASONRY OF THE HOUSE; AND REMOVAL OF SELECT INTERIOR PARTITIONS AT THE LOWER LEVEL AND ATTIC.
• PHASE 2-B ADDRESSES THE ROOF OF THE JENKINS HOUSE AND INCLUDES CAREFUL REMOVAL OF THE EXISTING ROOF DORMERS; REMOVAL OF EXISTING ROOFING MATERIAL; INSTALLATION OF ADDITIONAL PLYWOOD DECKING; AND COMPOSITE ROOFING SHAKES
• THE CURRENT PHASE 2-C INVOLVES REPLACEMENT OF, AND REPAIRS TO COMPONENTS OF THE JENKINS HOUSE DOORS AND WINDOWS. SEE THE ACCOMPANYING PHASE 2-C 11"X17" DRAWINGS DATED 12-30-08.

3. THE CONTRACTOR SHALL VISIT THE SITE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) AND THE COE PRIOR TO THE COMMENCEMENT OF WORK TO REVIEW THE SCOPE OF WORK AND INSPECT CONDITIONS OF ELEMENTS TO BE REMOVED AND/OR REPAIRED BEFORE PROCEEDING WITH ANY WORK.

4. UNLESS SPECIFICALLY SCHEDULED FOR DEMOLITION, ALL EXISTING HISTORIC FABRIC SHALL BE FULLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND EQUIPMENT DURING DEMOLITION, INCLUDING DAMAGE FROM LACK OF IMPLEMENTATION OF BEST MANAGEMENT PRACTICES FOR WEATHER PROTECTION. REPAIR ALL SURFACES EXPOSED OR DAMAGED BY DEMOLITION WORK WITH MATERIALS AND FINISHES TO MATCH EXISTING MATERIALS EXACTLY.

6. THE CONTRACTOR SHALL REMOVE COMBUSTIBLE DEMOLITION MATERIALS FROM THE BUILDING SITE DAILY.

7. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING ALL FRAMING, ADHESIVES, FASTENERS, ASSOCIATED ACCESSORIES, HARDWARE, AND BUILT-IN ITEMS. CLEAN ALL SURFACES TO REMAIN OF SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OR DIRECTED OTHERWISE BY THE COE.

8. THE TEMPORARY FREE-STANDING FRAME AND CHAIN-LINK FENCE PANELS INSTALLED UNDER PHASE 1 AS SECURITY FENCING AROUND PERIMETER OF THE BUILDING SHALL REMAIN IN PLACE UNTIL

COMPLETION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE COE.
9. THE TEMPORARY CONSTRUCTION TRAILER INSTALLED FOR THE PROJECT UNDER PHASE 1 SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT, UNLESS OTHERWISE DIRECTED BY THE COE.

10. ALL BASEMENT LEVEL WINDOW FRAMES AND SASH SHALL BE CAREFULLY DISMANTLED AND REMOVED. CONTRACTOR SHALL COORDINATE WITH MASONRY WORK CONDUCTED UNDER PHASE 2-A.

11. ALL BASEMENT LEVEL WINDOWS AND FRAMES SHALL BE REPLACED WITH OPERATING SINGLE HUNG SASH AND FRAME AS PER ATTACHED DRAWINGS AND SPECIFICATIONS. WORK SHALL BE COORDINATED WITH MASONRY WORK CONDUCTED UNDER PHASE 2-A TO ENSURE THAT NEW FRAME IS INTEGRATED WITH NEW STAINLESS STEEL LINTEL AT BRICK FLAT ARCHES.

12. THE BASEMENT LEVEL DOOR AND FRAME AT BULKHEAD ON SOUTHSIDE SHALL BE REMOVED IN ITS ENTIRETY. A NEW FRAME AND PLANK DOOR SHALL BE FABRICATED AS PER ATTACHED DRAWINGS AND SPECIFICATIONS. WORK SHALL BE COORDINATED WITH MASONRY WORK CONDUCTED UNDER PHASE 2-A TO ENSURE THAT NEW FRAME IS INTEGRATED WITH NEW STAINLESS STEEL LINTEL AT BRICK FLAT ARCH.

13. ALL FIRST AND SECOND FLOOR WINDOWS SHALL BE REPAIRED BY CAREFULLY REMOVING ENTIRE EXISTING WINDOW SILL INCLUDING METAL FLASHING AND MODERN FRAMING. CLEAN AND PREPARE REMAINING VOID FOR NEW SOLID WOOD SILL AS PER DRAWINGS AND SPECIFICATIONS.

14. EXISTING FIRST AND SECOND FLOOR WINDOW SASHES SHALL BE REMOVED FOR REPLACEMENT. ~~RETAIN ALL INDIVIDUAL SASH HARDWARE, LABEL, AND RETAIN FOR REUSE.~~ THE REMAINDER OF THE EXISTING WINDOW FRAMES SHALL REMAIN IN PLACE. CONTRACTOR SHALL SURVEY ALL WINDOW FRAMES AND NOTIFY OWNER OF ANY ADDITIONAL FRAME REPAIRS REQUIRED.

15. REMOVE PAINT FROM EXTERIOR OF ALL EXISTING FIRST AND SECOND FLOOR WINDOW FRAMES ~~USING DIEDRICH 606~~ **BY HAND SCRAPING**.

16. INSTALL NEW SASHES AS PER DRAWINGS AND SPECIFICATIONS FOR ALL FIRST AND SECOND FLOOR WINDOWS.

17. CAREFULLY REMOVE WOODEN STOP ASSOCIATED WITH FORMER SCREEN DOORS AT EXTERIOR DOOR FRAMES OF SOUTH FACING AND NORTH FACING FIRST FLOOR ENTRY DOORS. REMOVE ALUMINUM STORM DOOR AND ALL ASSOCIATED HARDWARE FROM EXTERIOR OF EAST FACING DOOR AT FIRST FLOOR DINING ROOM.

18. REMOVE PAINT FROM EXTERIOR OF (3) FIRST FLOOR DOOR FRAMES USING ~~DIEDRICH 606~~ **PEEL-AWAY OR APPROVED EQUAL.**

19. THE THREE EXISTING FIRST FLOOR EXTERIOR NON-HISTORIC DOORS ON SOUTH, EAST, AND NORTH ELEVATIONS SHALL BE REMOVED AND REPLACED WITH NEW SIX PANEL REPLICA DOORS. SEE REPLICA DOOR DRAWINGS AND SPECIFICATIONS. **FABRICATE (3) NEW WOOD SIX-PANEL REPLICA DOORS AS PER ATTACHED DRAWINGS AND SPECIFICATIONS.**

20. PROVIDE AND INSTALL (2) NEW WOOD DOOR SILLS. INTEGRATE WITH RECONTOURED STONE SILLS' PROFILE AT NORTH ELEVATION AND SOUTH ELEVATION FIRST FLOOR ENTRY DOORS, AS PER DRAWINGS AND SPECIFICATIONS.

21. **PROVIDE AND INSTALL ONE NEW WOOD DOOR SILL AT EAST SIDE ENTRANCE AS PER DRAWINGS AND SPECIFICATIONS.**

22. INSTALL DUTCHMAN REPAIRS AT BASE OF COLUMN.

23. INSTALL DUTCHMAN REPAIRS AT TOP OF COLUMN.

24. CAREFULLY REMOVE SASH, FRAMES AND SILLS TO RECONSTRUCT AND REPLACE (4) ATTIC LEVEL QUARTER-CIRCLE WINDOWS AT GABLE-ENDS.

25. PREP, PRIME AND PAINT BASEMENT SASH AND FRAMES.

26. PREP, PRIME AND PAINT BASEMENT DOOR AND FRAME.

27. PREP, PRIME AND PAINT FIRST AND SECOND FLOOR WINDOW SASH, SILLS, AND EXTERIOR OF FRAMES.

28. PREP, PRIME AND PAINT ATTIC LEVEL WINDOW SASH, SILLS, AND FRAMES.

29. PROVIDE DEAD BOLT LOCKS ON ALL FOUR (4) EXTERIOR DOORS AS SPECIFIED IN THE DRAWINGS.

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.

- Activity Hazard Analysis for each definable feature or sub-feature of the work.
- Site-specific supplement to the Quality Control Plan.
- Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing conditions and provide a Plan and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prior to start of work.

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

        - Show sufficient detail to reflect the major activities of the project and their interdependency
        - Identify the critical path of the project in accordance with specific contract requirements
        - Show a logical and reasonable order of tasking
        - Establish reasonable production rates for the contract requirements
        - Project Start and Completion dates including "early" and "late" starts
        - Show interim milestones for critical path and other definable features of work
        - Show the dates and the order of submittals as required by the contract specifications, including government review period.
        - Contract modifications.

4. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

5. The Contractor shall prepare and submit a Lump-sum Bid Breakdown (Schedule of Values) based on the definable features of the work and their definable sub-features. The breakdown shall include sufficient detail so that the Government can determine what work is being

invoiced and the amount of work on each feature that has been completed. An updated Schedule of Values shall be submitted no later than the 7th day of each month, or may be submitted with the Contractor's monthly pay request, if any. The Schedule of Values shall show, at a minimum, the amount for each feature completed or invoiced for the current month, and the sub-total of that feature completed or invoiced to date. If a modification is awarded, the Contractor shall add information, including price, to the Schedule of Values to clearly identify the work as a separate item. The Government reserves the right to require the Contractor to revise the Schedule of Values as necessary to provide the Government with the information necessary to evaluate the Contractor's pay requests.

6. The Contractor should submit monthly requests for progress payments. Progress payment requests, when submitted, should be in the Contract Management Office by the 7th day of the month. The pay-request shall be reviewed in the field by the Contractor and the on-site Government Quality Assurance Representative prior to transmittal to the Government. The pay request must include the following information:

    - Certification that all wages have been paid from previous progress payments
    - Certification that all subcontractors have been paid from previous progress payments in accordance with contract clause 52.232.5, titled "Payment under Fixed-price Construction Contracts, September 2002," including:
        i. a listing of all sub-contractors
        ii. the total amounts of their subcontracts
        iii. a subtotal of the amounts previously paid on those sub-contracts

7. Determine Business and Occupation Tax requirements, if any. Such costs should be included and identified as such in the Contractor's proposal. Any costs resulting from the Contractor's failure to comply with the above requirement shall not be made the subject of any claim for excess costs or damages by the Contractor.

8. Correspondence between the Contractor and the Government shall be serialized. Letters shall be numbered starting from 0001. The Government's letters to the Contractor will be prefixed with "C-" (e.g.: C-0001) for general correspondence or with "RFP-" (e.g.: RFP-0001) for Requests for Proposal. Letters initiated by the Contractor's on-site office shall be prefixed with "S-." (e.g.: S-0001). Letters initiated by the Contractor's main, or home, office shall be prefixed with "H-" (e.g.: H-0001).

9. Attend a pre-construction meeting with the Corps of Engineers.

10. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

11. Layout work limits and set control stakes.

12. Work shall not begin without prior notification of the Contracting Officer or designated representative.

II. General Construction Tasks

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

1. The Contractor shall submit daily Quality Control Reports (QCR). Reports shall be sequentially numbered, beginning with the Notice-To-Proceed Date as Day 0 (zero), through the date of final acceptance of the project by the Government. Days of no work shall be noted on the next sequential working day. A separate QC Report is required for each crew. For example, if the Contractor is working two crews on the same work day, two reports shall be submitted to the government QA representative at the end of that day (one for each crew). If the Contractor works more than one shift, this requirement applies to all shifts.

2. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

3. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

4. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are damaged during construction, the Contractor shall immediately notify, first, the owner of the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner. The Contractor shall submit a Utility Damage Report to the Contracting Officer's Representative in accordance with Contract Section 00800. In the event of damage to utilities, the location of which the Contractor knew or should have known, the Contractor shall arrange for or undertake, as appropriate, the repair and restoration of damaged utilities at no cost to the Government.

5. The Contractor shall take necessary precautions to avoid damage to neighboring properties. Any damaged items shall be repaired or replaced, as approved by the Contracting Officer, at the non-reimbursable expense of the Contractor.

6. The Contractor is responsible for the purchase and delivery of all materials except for the government furnished stone required under this delivery order, including all necessary arrangements. It will be necessary for the contractor to coordinate delivery schedules with his work and with the schools.
7. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

8. Time extensions for unusually severe weather shall be granted under the Contract Clause, DEFAULT (Fixed-price Construction), only if the following conditions are satisfied:

   a. Weather: The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

   b. Unusually Severe Weather: The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

   c. Anticipated Adverse Weather Days: The following schedule of monthly anticipated weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule shall reflect these anticipated adverse weather delays in all weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER CALENDAR DAYS

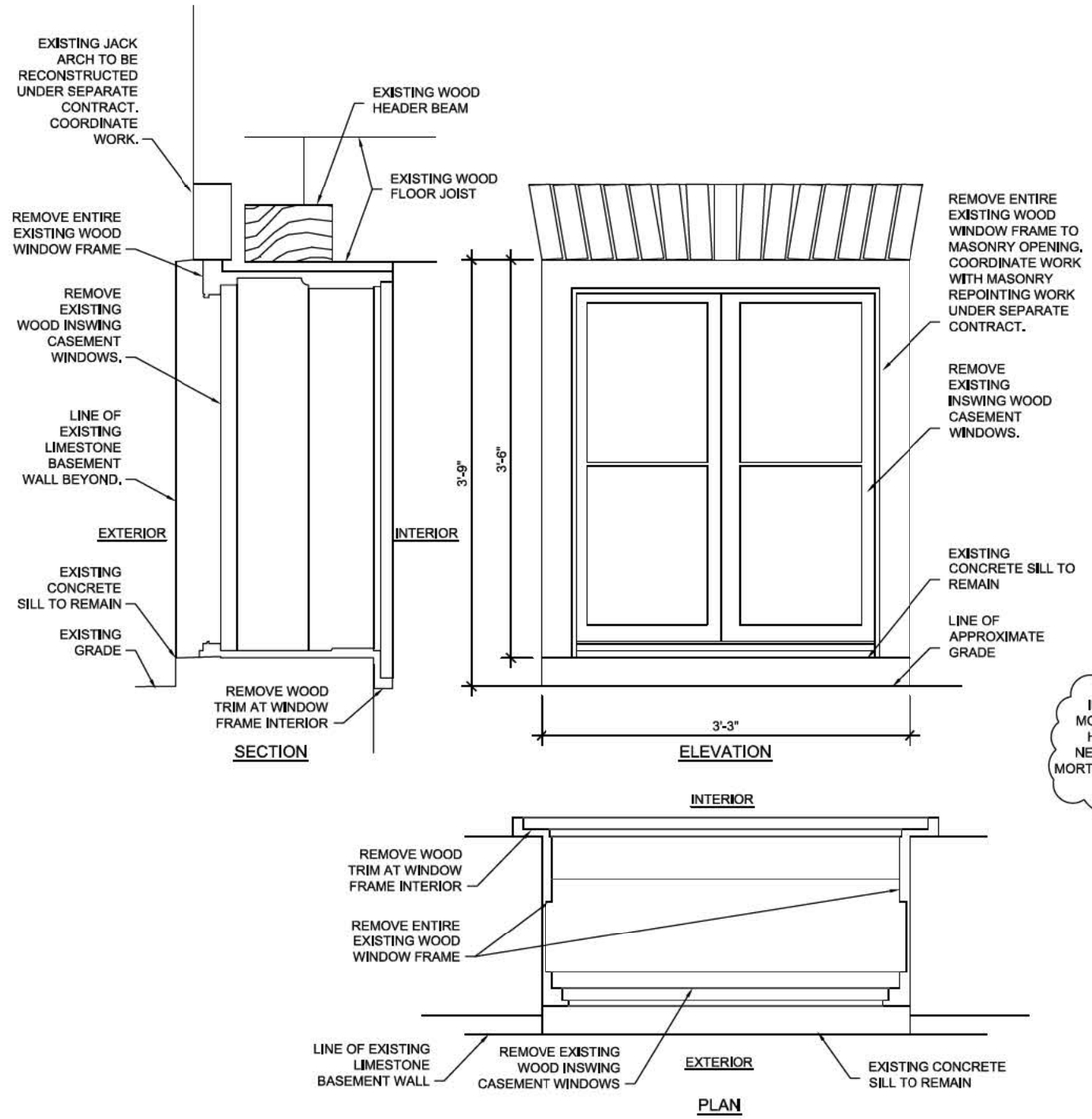
d. Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
15	12	9	8	8	7	8	7	6	5	7	11

9. Calculating Impact: Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the delivery order, the Contractor will record on the daily CQC report the occurrence of adverse weather and resultant impact to normally critical activities for 50-percent or more of the Contractor's scheduled work day. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month, and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated as specified here, above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair weather work days, and issue a modification in accordance with the Contract Clause, Default (Fixed-Price Construction).

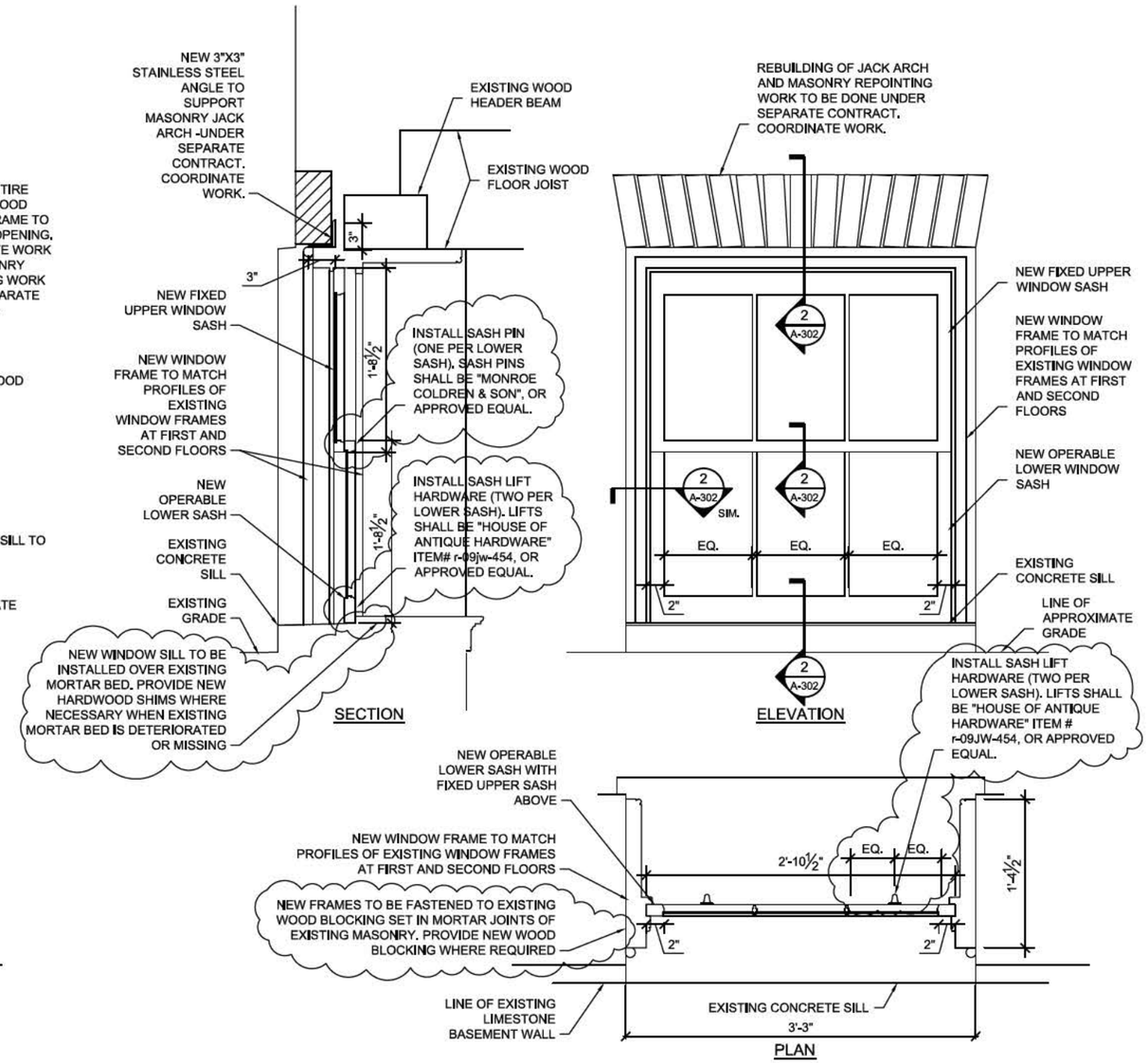
10. The Project Engineer and Contracting Officer's Representative for this project is:

Shane D. Hall, P.E.
Huntington District Office
502 8th Street
Huntington, WV 25701
304-399-5344

End of Scope of Work



1 A-301 TYPICAL BASEMENT WINDOW DEMOLITION
SCALE: 1 1/2" = 1'-0"



2 A-301 TYPICAL BASEMENT WINDOW REHABILITATION
SCALE: 1 1/2" = 1'-0"

US Army Corps of Engineers®

JMA John Milner Associates, Inc.

MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: - | DATE: SEPTEMBER 18, 2009
DWN BY: - | CKD BY: - | SOLICITATION NO.: -
SUBMITTED BY: - | CONTRACT NO.: -
PLOT SCALE: 1:1 | PLOT DATE: | FILE NUMBER:
SIZE: ANSI D | FILE NAME: ANSI_D_vert.dgn

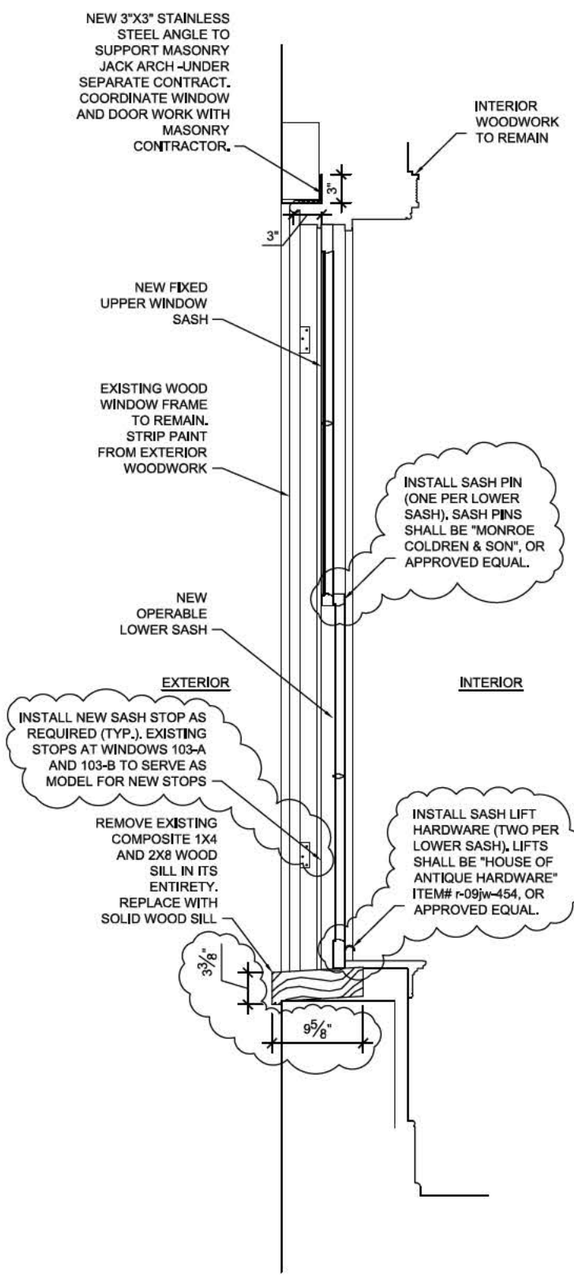
U.S. ARMY CORPS OF ENGINEERS
HUNTINGTON DISTRICT
CITY, STATE

JOHN MILNER ASSOCIATES, INC.
535 N. CHURCH STREET
WEST CHESTER, PENNSYLVANIA
19380

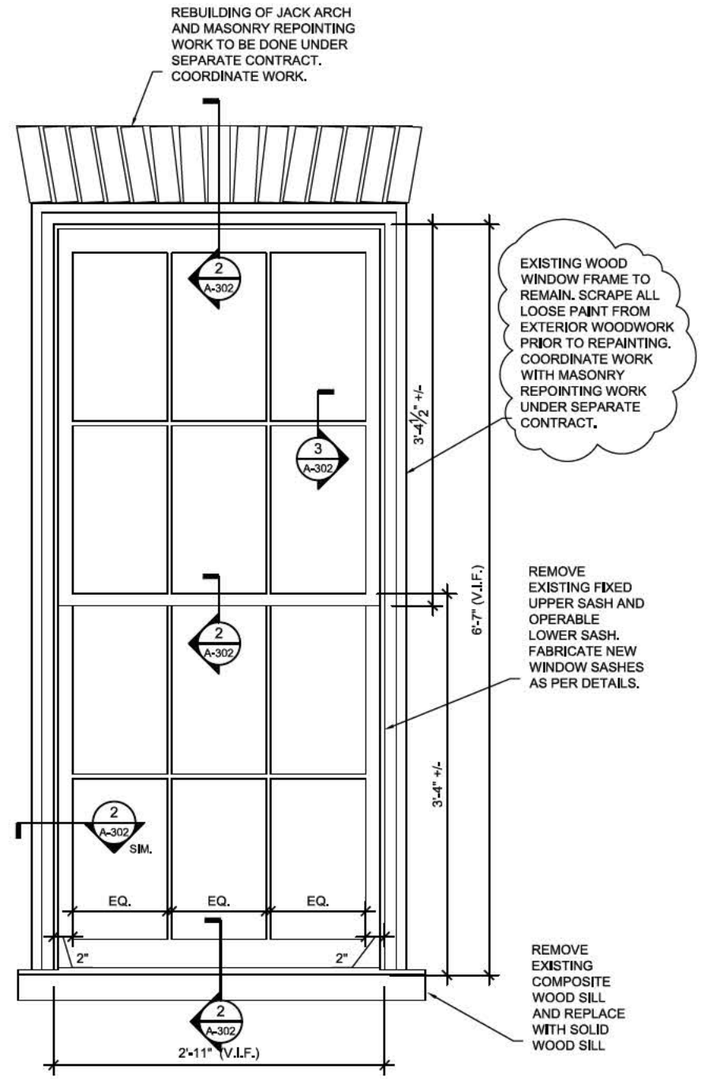
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-C (REVISED)
BASEMENT WINDOW DETAILS

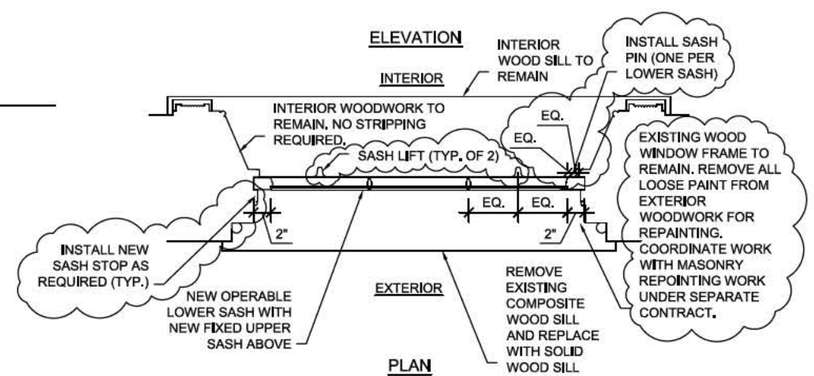
SHEET IDENTIFICATION
A-301
SHEET X OF Y



SECTION

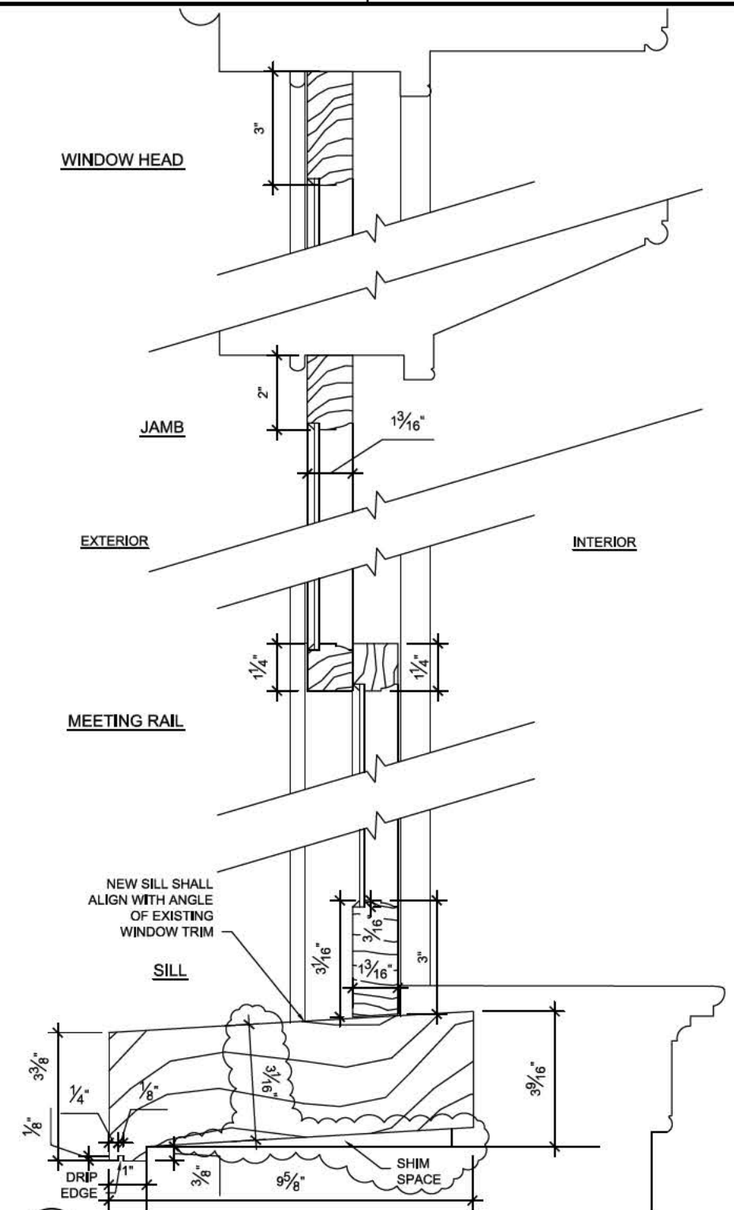


ELEVATION

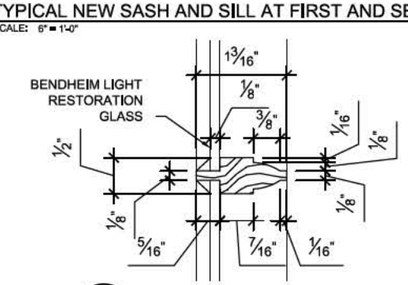


PLAN

1 A-302 TYPICAL FIRST AND SECOND FLOOR WINDOW REHABILITATION
SCALE: 1 1/2" = 1'-0"



2 A-302 TYPICAL NEW SASH AND SILL AT FIRST AND SECOND FLOOR WINDOWS
SCALE: 6" = 1'-0"



3 A-302 TYPICAL MUNTIN PROFILE
SCALE: FULL SCALE

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-	-	---	-

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19380

DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
DATE: SEPTEMBER 18, 2009
SOLICITATION NO.: —
CONTRACT NO.: —
PLOT SCALE: —
PLOT DATE: —
FILE NUMBER:
SIZE: ANSI D
FILE NAME: A302_FirstFlr.dgn

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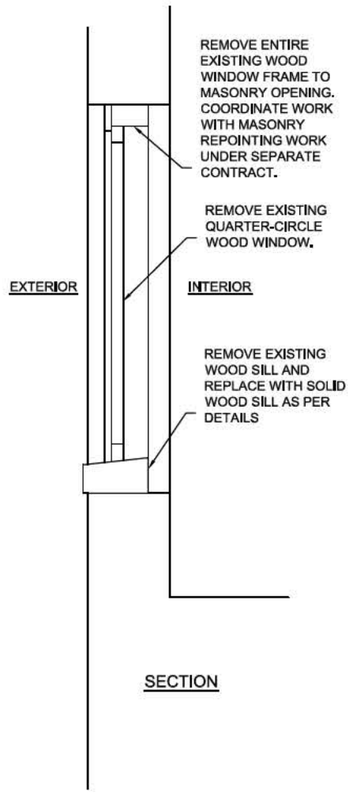
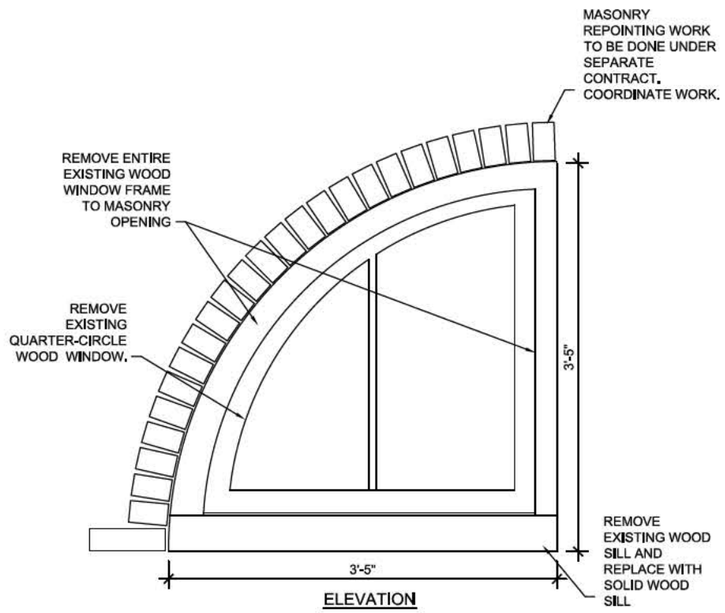
PHASE 2-C (REVISED)
TYPICAL FIRST AND SECOND FLOOR WINDOW DETAILS

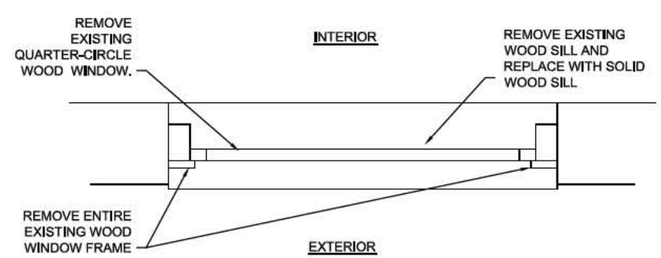
SHEET IDENTIFICATION
A-302
SHEET X OF Y



SECTION

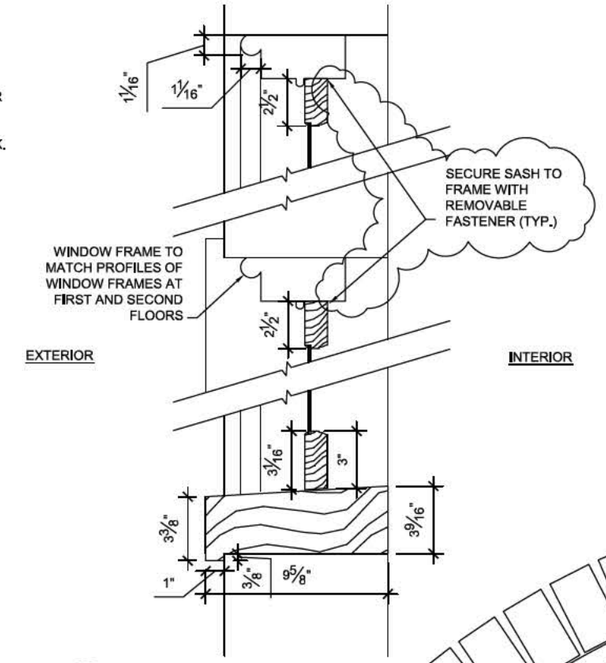


ELEVATION

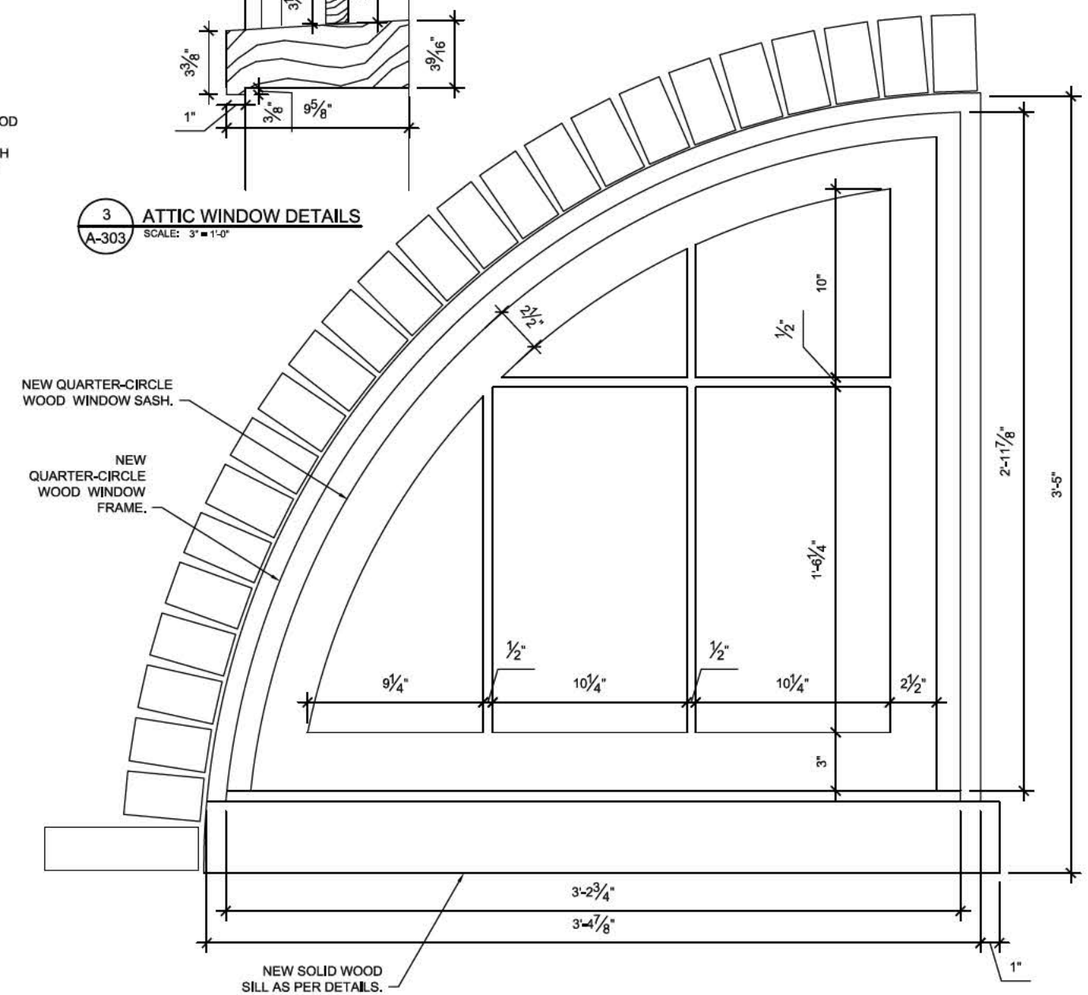


PLAN

1 / A-303 TYPICAL EXISTING ATTIC WINDOW DEMOLITION
SCALE: 1 1/2" = 1'-0"



3 / A-303 ATTIC WINDOW DETAILS
SCALE: 3" = 1'-0"



2 / A-303 TYPICAL ATTIC WINDOW REHABILITATION
SCALE: 3" = 1'-0"

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-	-	-	-

DESIGNED BY: - | DATE: MARCH 18, 2009
DWN BY: - | CKD BY: - | SOLICITATION NO.: -
SUBMITTED BY: - | CONTRACT NO.: -
PLOT SCALE: - | PLOT DATE: - | FILE NUMBER:
SIZE: ANSI D | FILE NAME: ANSI_D_portrait.dgn

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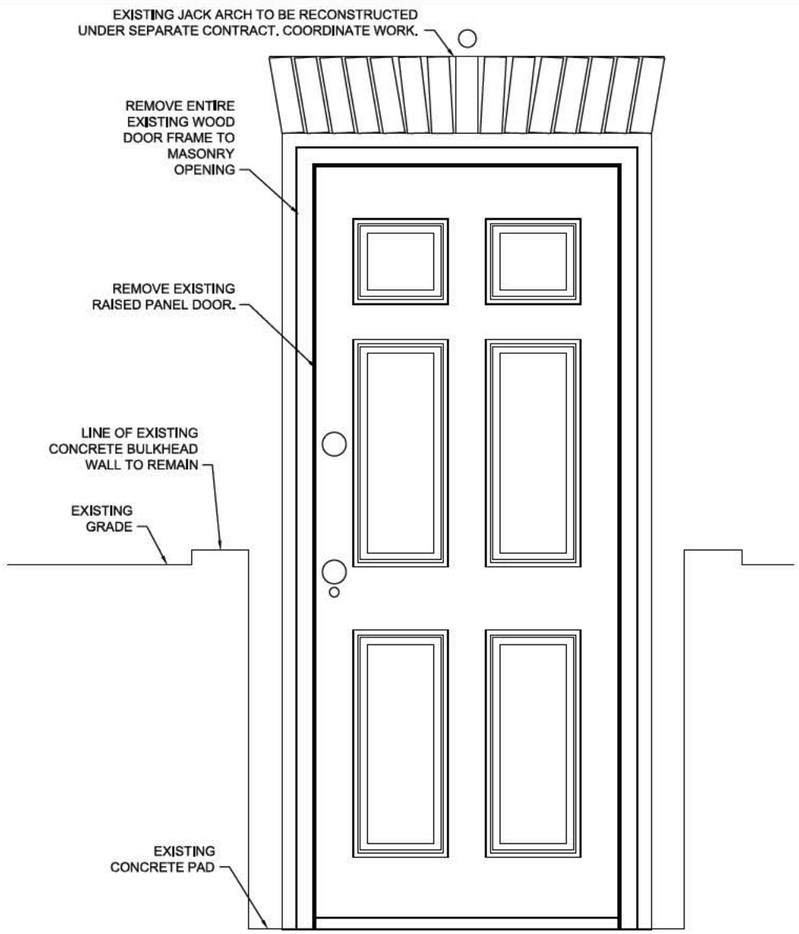
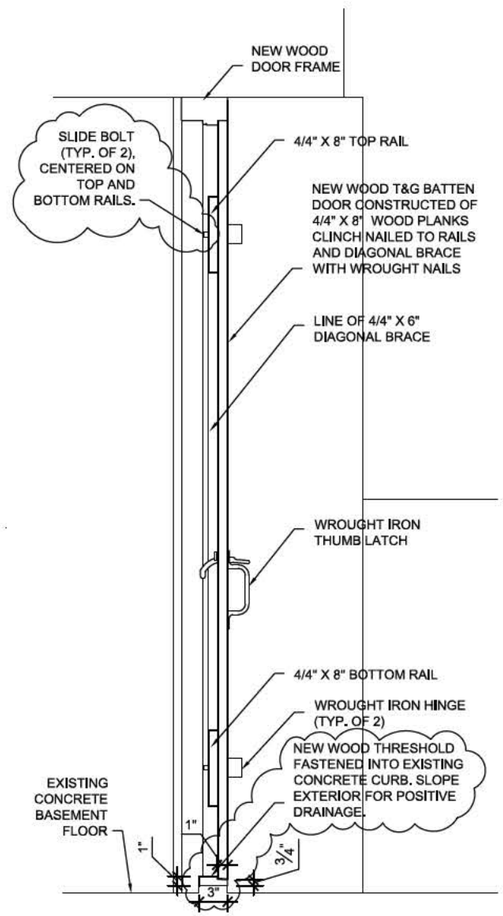
PHASE 2-C (REVISED)
TYPICAL ATTIC WINDOW DETAILS

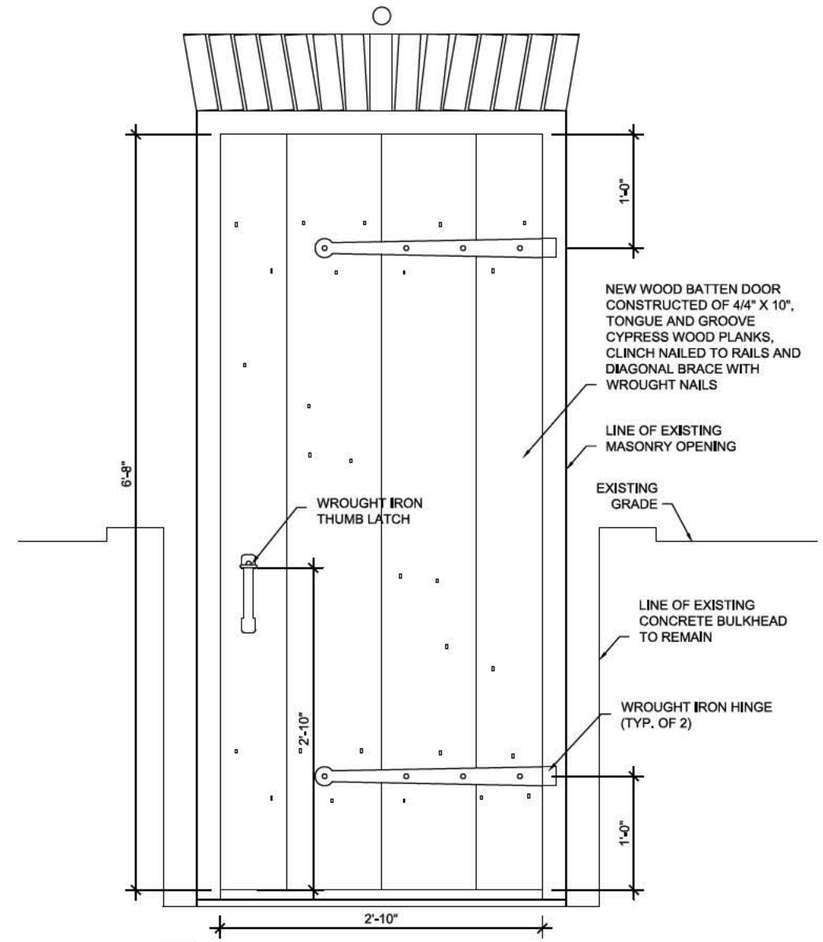
SHEET IDENTIFICATION
A-303
SHEET X OF Y



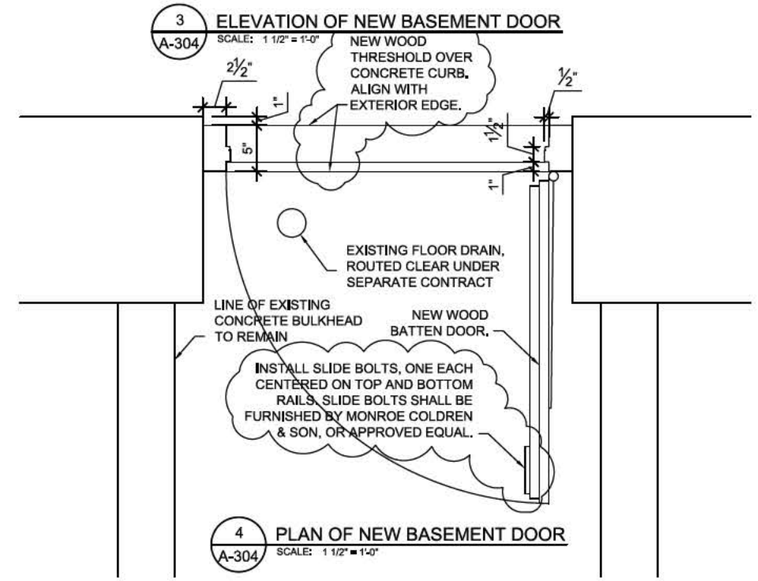
1 A-304 ELEVATION OF EXISTING BASEMENT DOOR TO BE DEMOLISHED
SCALE: 1 1/2" = 1'-0"



2 A-304 SECTION THROUGH NEW BASEMENT DOOR
SCALE: 1 1/2" = 1'-0"



3 A-304 ELEVATION OF NEW BASEMENT DOOR
SCALE: 1 1/2" = 1'-0"



4 A-304 PLAN OF NEW BASEMENT DOOR
SCALE: 1 1/2" = 1'-0"

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MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
DATE: MARCH 19, 2009
SOLICITATION NO.: —
CONTRACT NO.: —
FILE NUMBER: —
PLOT SCALE: —
PLOT DATE: —
SIZE: ANSI D
FILE NAME: ANSI_D_horPW.dgn

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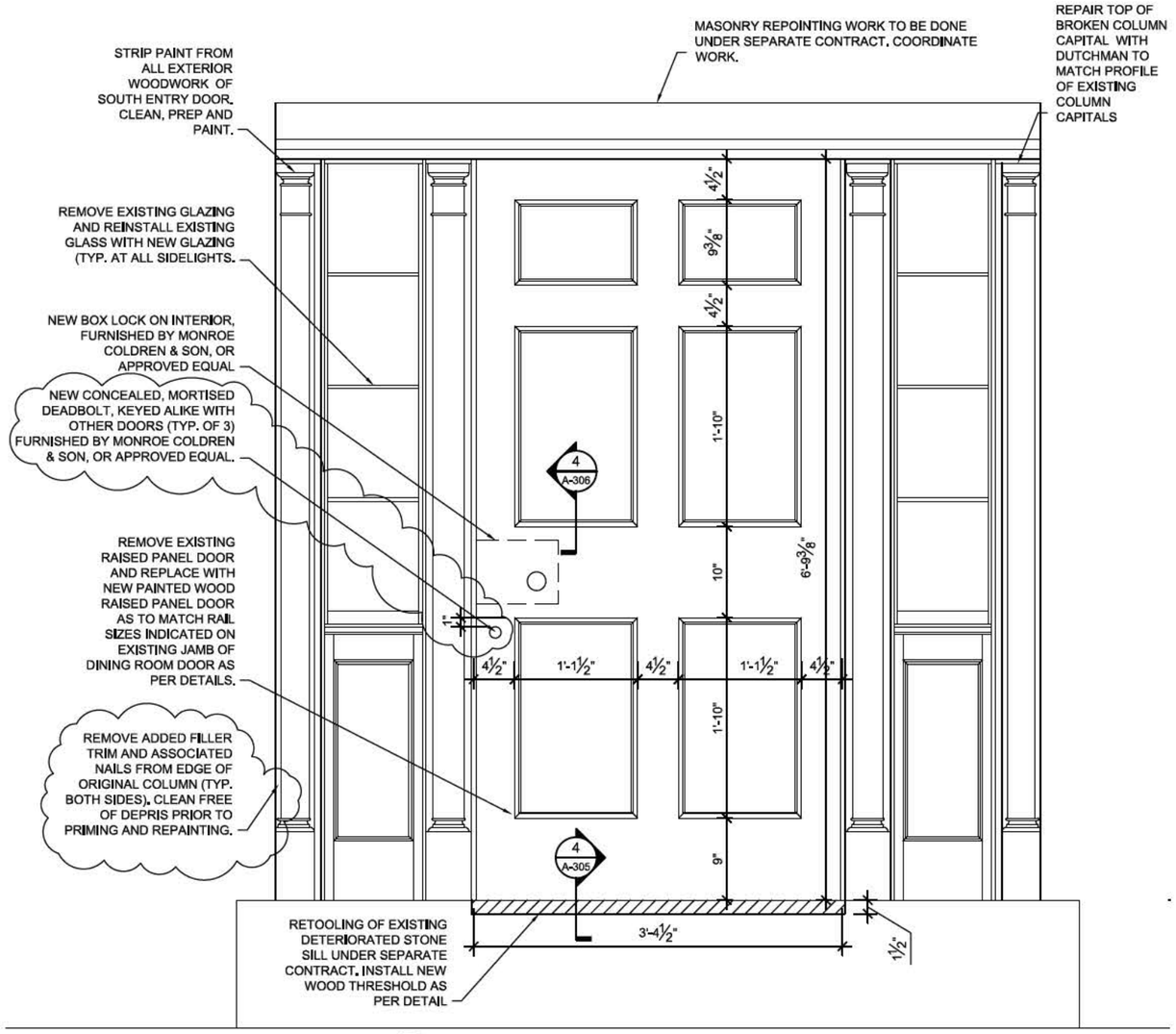
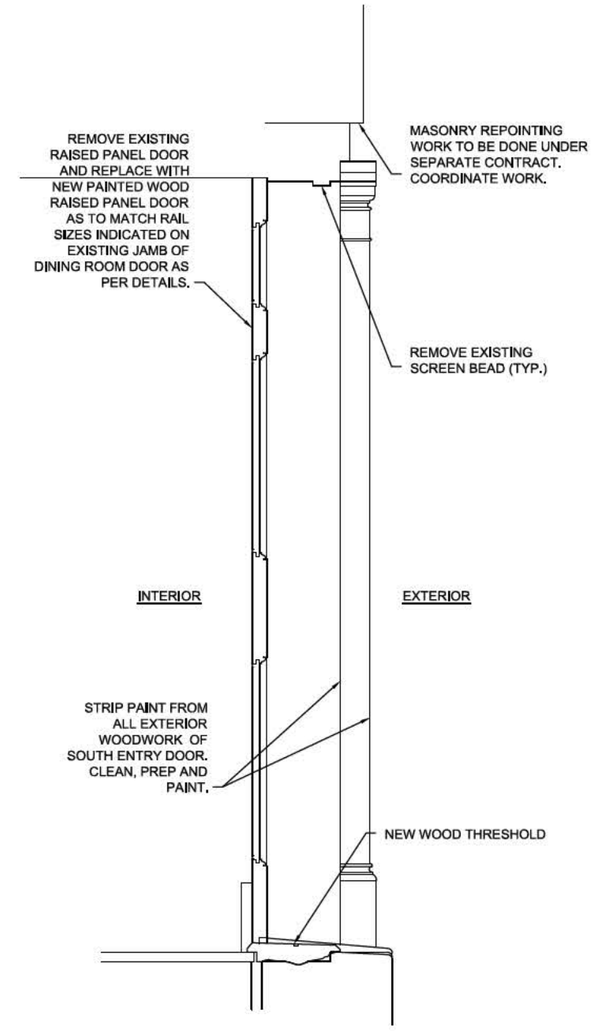
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-C (REVISED)
BASEMENT DOOR DETAILS

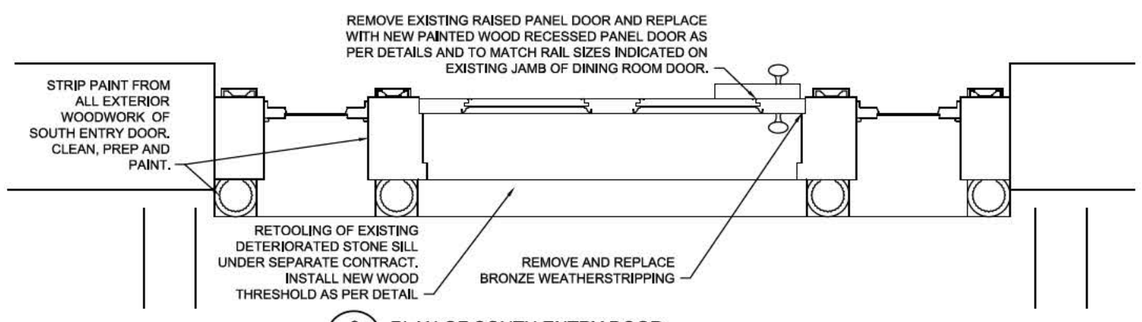
SHEET IDENTIFICATION
A-304
SHEET X OF Y



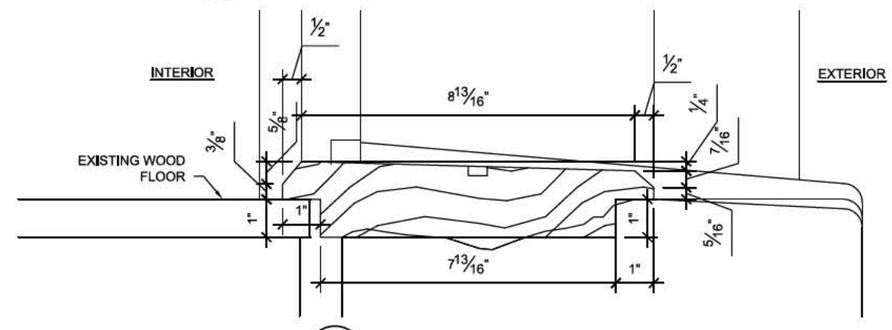
1 A-305 ELEVATION SOUTH ENTRY DOOR
SCALE: 1 1/2" = 1'-0"



3 A-305 SECTION THROUGH SOUTH ENTRY DOOR
SCALE: 1 1/2" = 1'-0"



2 A-305 PLAN OF SOUTH ENTRY DOOR
SCALE: 1 1/2" = 1'-0"



4 A-305 THRESHOLD DETAIL
SCALE: 6" = 1'-0"

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MARK	DESCRIPTION	DATE	APPR.
-	-	---	-

DESIGNED BY: -
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SUBMITTED BY: -
DATE: SEPTEMBER 18, 2009
SOLICITATION NO.: -
CONTRACT NO.: -
PLOT SCALE: -
PLOT DATE: -
FILE NUMBER:
SIZE: ANSI D
FILE NAME: ANSI_D_nonPW.dgn

U.S. ARMY CORPS OF ENGINEERS
HUNTINGTON DISTRICT
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535 N. CHURCH STREET
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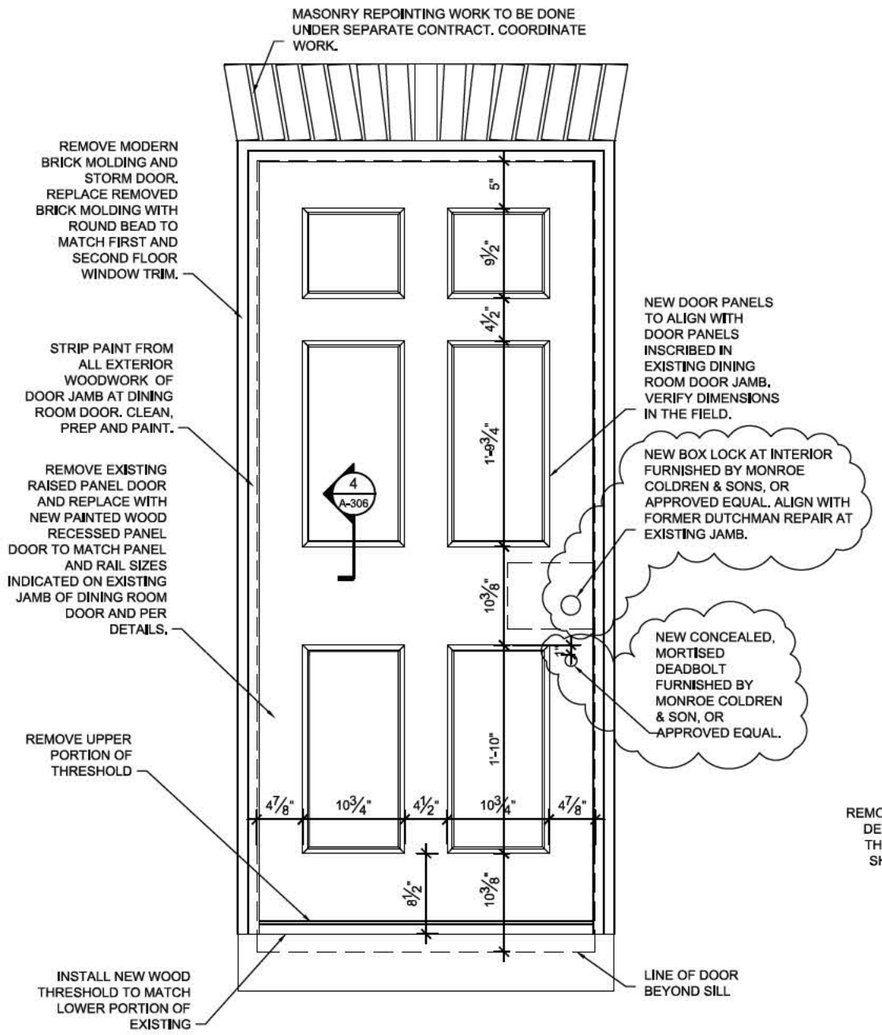
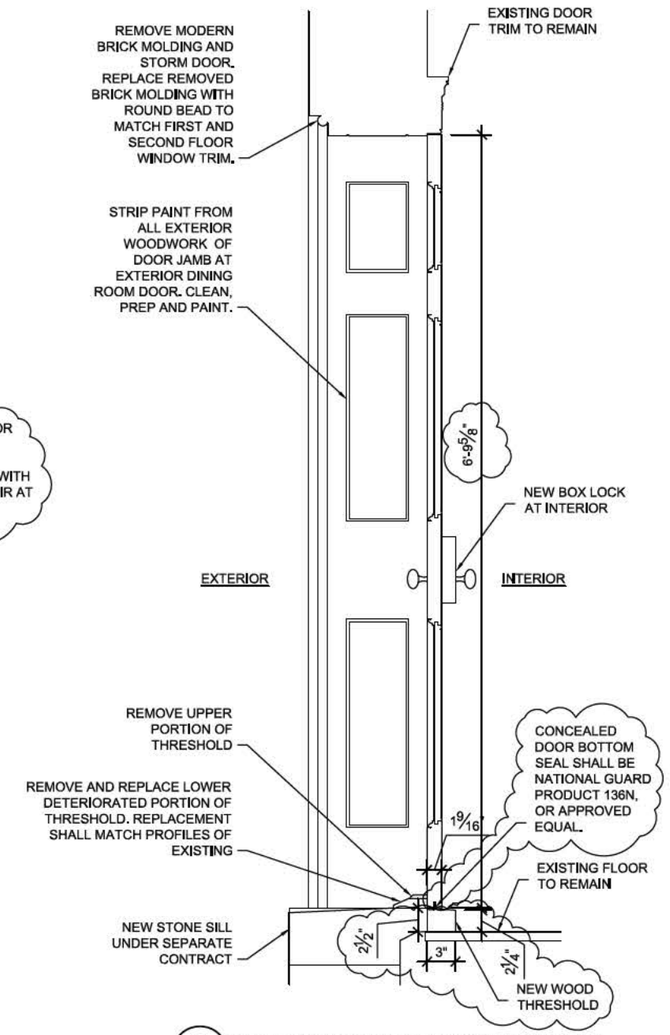
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-C (REVISED)
SOUTH ENTRY DOOR DETAILS

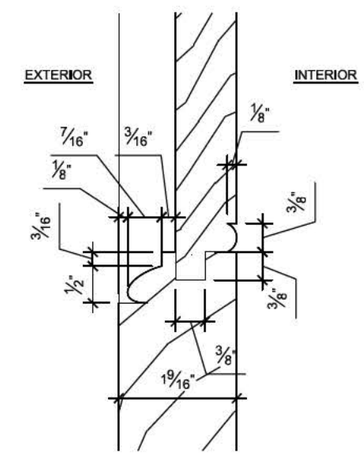
SHEET IDENTIFICATION
A-305
SHEET X OF Y



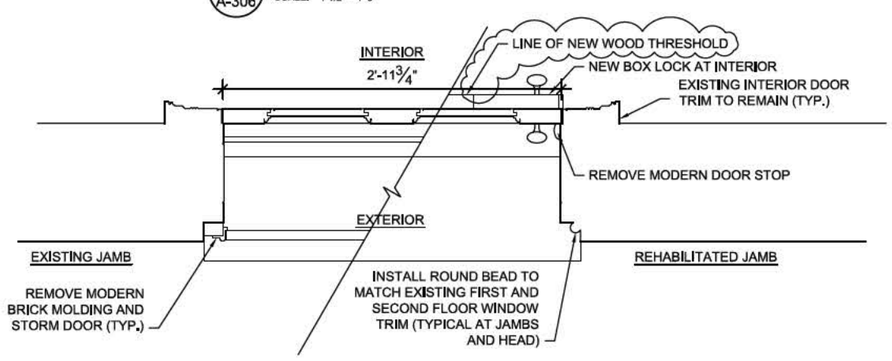
1 A-306 ELEVATION DINING ROOM DOOR
SCALE: 1 1/2" = 1'-0"



3 A-306 SECTION THROUGH DINING ROOM DOOR
SCALE: 1 1/2" = 1'-0"



4 A-306 TYPICAL GRECIAN QUIRKED OVOLO DOOR PANEL PROFILE
SCALE: FULL SCALE



2 A-306 PLAN OF DINING ROOM DOOR
SCALE: 1 1/2" = 1'-0"

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MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

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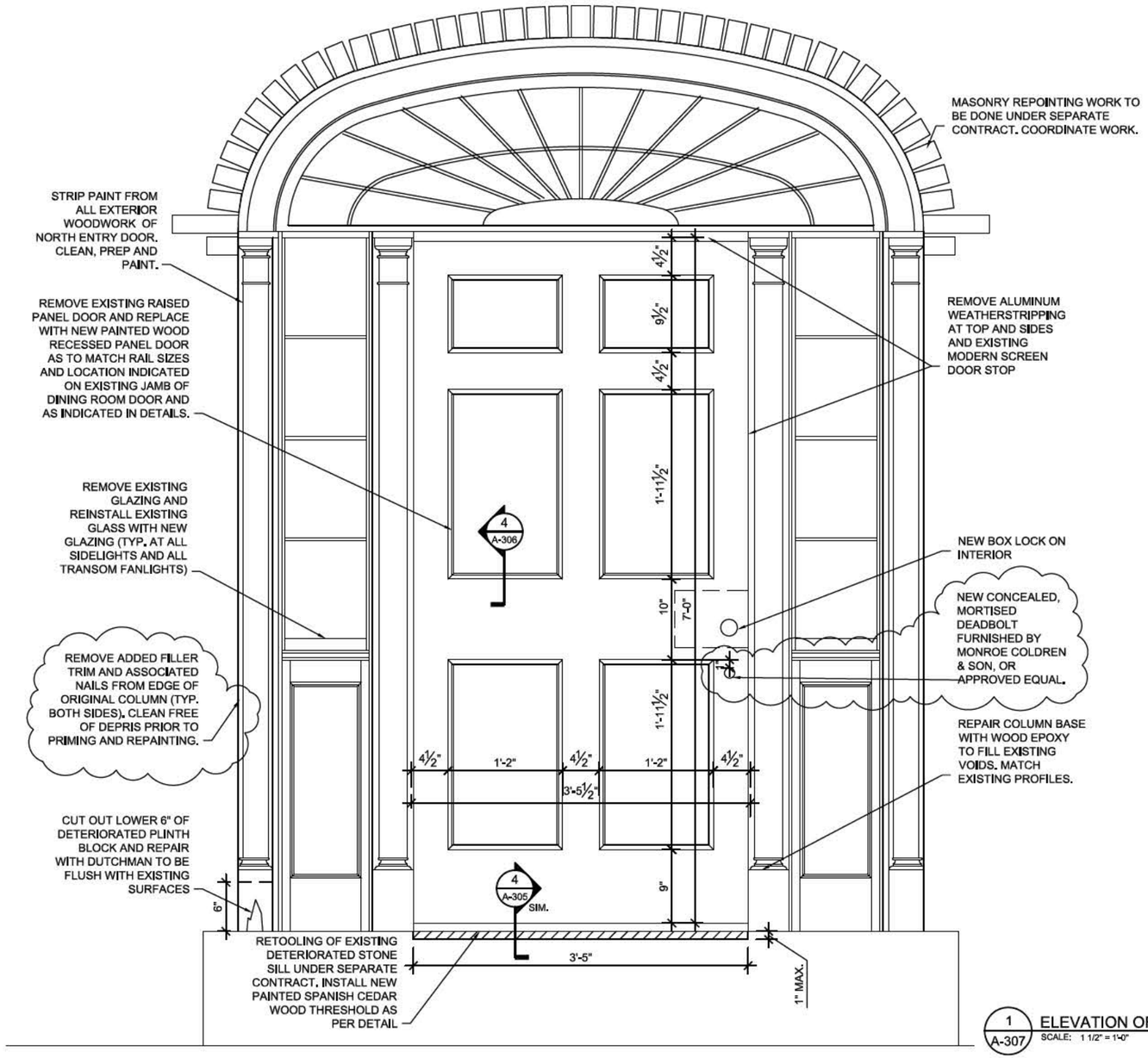
DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
DATE: SEPTEMBER 18, 2009
SOLICITATION NO.: —
CONTRACT NO.: —
PLOT SCALE: —
PLOT DATE: —
FILE NUMBER:
SIZE: ANSI D
FILE NAME: A-306.LD_revPW.dgn

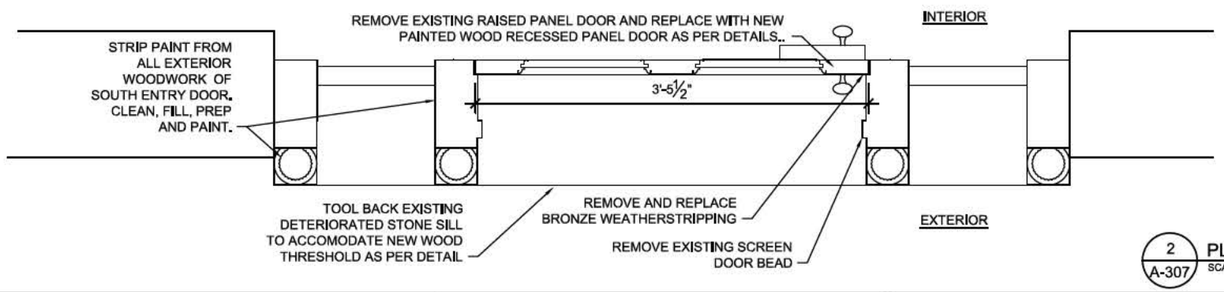
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 2-C (REVISED)
DINING ROOM DOOR DETAILS

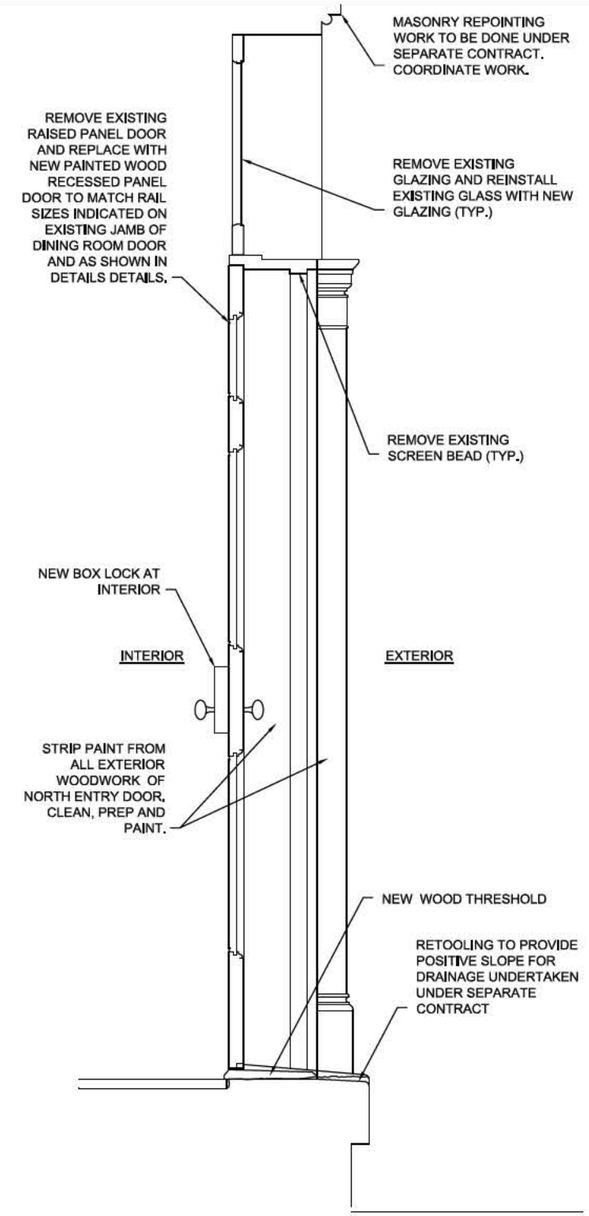
SHEET IDENTIFICATION
A-306
SHEET X OF Y



1 A-307 ELEVATION OF NORTH ENTRY DOOR
SCALE: 1 1/2" = 1'-0"



2 A-307 PLAN OF NORTH ENTRY DOOR
SCALE: 1 1/2" = 1'-0"



3 A-307 SECTION THROUGH NORTH ENTRY DOOR
SCALE: 1 1/2" = 1'-0"

US Army Corps of Engineers®

JMA John Milner Associates, Inc.

MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: -
DWN BY: -
CKD BY: -
SUBMITTED BY: -
DATE: SEPTEMBER 18, 2009
SOLICITATION NO.: -
CONTRACT NO.: -
PLOT SCALE: -
PLOT DATE: -
FILE NUMBER: -
SIZE: ANSI D
FILE NAME: A-307_D-NPW.dgn

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PHASE 2-C (REVISED)
NORTH ENTRY DOOR DETAILS

SHEET IDENTIFICATION
A-307
SHEET X OF Y

REVISED CONSTRUCTION SCOPE OF WORK

29 January 2010
Jenkins House Preservation Planning
Phase 3
Lesage, West Virginia
W91237-09-D-0028, TO# 0008
Robinson Contracting, Inc.

The general description of the work is to furnish all materials, equipment, labor, layouts of work features, and supervision needed to construct the required changes at the Jenkins House Preservation as described in this Scope of Work and Drawings.

The Contractor will base the required plans on the following information below:

JENKINS HOUSE PHASE 3 NOTES AND SCOPE OF WORK:

1. THE JENKINS HOUSE AND PROPERTY ARE HISTORICALLY SIGNIFICANT AND ARE REGISTERED ON THE "NATIONAL REGISTER OF HISTORIC PLACES." THE HISTORIC STRUCTURE AND SITE SHALL BE TREATED WITH THE APPROPRIATE SENSITIVITY. EXISTING BUILDING ELEMENTS ARE TO BE CAREFULLY TREATED AND NO MATERIAL OR ELEMENT SHALL BE REMOVED OR ALTERED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR DIRECTED BY THE CORPS OF ENGINEERS (COE).

2. THE COMPLETE PROJECT IS DIVIDED INTO PHASES:
   - PHASE 1 WAS LIMITED TO THE DISMANTLING OF THE FRAMED PORTION OF THE ADDITION ALONG WITH THE ELEMENTS CONTAINED WITHIN THE STONE WALLS OF THE LOWER LEVEL OF THE ADDITION.
   - PHASE 2 INCLUDES PAINT REMOVAL FROM THE BRICK MASONRY OF THE EXTERIOR WALLS; THE DISMANTING, HANDLING, AND STORAGE OF THE ADDITION'S FOUNDATION STONES; CAREFUL DEMOLITION OF THE ADDITION'S CONCRETE SLAB; AND THE COMPLETE REMOVAL OF ANY REMAINING PORTIONS OF THE EAST ADDITION TO THE JENKINS HOUSE NOT COVERED UNDER PHASE 1.
   - PHASE 2-A ADDRESSES THE PRESERVATION OF THE JENKINS HOUSE AND INCLUDES REMOVAL OF EXISTING POINTING; REMOVAL OF INTERIOR PLASTER AT THE LOWER LEVEL; REPAIRING AND REPOINTING THE STONE AND BRICK MASONRY OF THE HOUSE; AND REMOVAL OF SELECT INTERIOR PARTITIONS AT THE LOWER LEVEL AND ATTIC.
   - PHASE 2-B ADDRESSES THE ROOF OF THE JENKINS HOUSE AND INCLUDES CAREFUL REMOVAL OF THE EXISTING ROOF DORMERS; REMOVAL OF EXISTING ROOFING MATERIAL; INSTALLATION OF ADDITIONAL PLYWOOD DECKING; AND COMPOSITE ROOFING SHAKES.

- PHASE 2-C PERTAINS TO THE REPLACEMENT OF, AND REPAIRS TO COMPONENTS OF THE JENKINS HOUSE EXTERIOR DOORS AND WINDOWS.
- THE PRESENT PHASE 3 IS THE FINAL PHASE UNDER THE CURRENT CONTRACT FOR THE PRESERVATION OF THE JENKINS HOUSE. THIS PHASE CONSISTS OF RELOCATING THE TEMPORARY ELECTRIC PANEL IN THE BASEMENT. PHASE 3 JMA DRAWINGS, IN 11"X17" FORMAT, DATED 11-30-09 WERE SUPPLIED WITH THE ORIGINAL SOW. REVISED DRAWINGS SHALL NOT BE ISSUED TO REFLECT DELETED WORK.

3. THE CONTRACTOR SHALL VISIT THE SITE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) AND THE COE PRIOR TO THE COMMENCEMENT OF WORK TO REVIEW THE SCOPE OF WORK AND INSPECT CONDITIONS OF ELEMENTS TO BE REMOVED AND/OR REPAIRED BEFORE PROCEEDING WITH ANY WORK.

4. UNLESS SPECIFICALLY SCHEDULED FOR DEMOLITION, ALL EXISTING HISTORIC FABRIC SHALL BE FULLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND EQUIPMENT DURING DEMOLITION, ALTERATIONS, OR REPAIRS, INCLUDING DAMAGE FROM LACK OF IMPLEMENTATION OF BEST MANAGEMENT PRACTICES FOR WEATHER PROTECTION.

6. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING ALL FRAMING, ADHESIVES, FASTENERS, ASSOCIATED ACCESSORIES, HARDWARE, AND BUILT-IN ITEMS. CLEAN ALL SURFACES THAT REMAIN OF SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OR DIRECTED OTHERWISE BY THE COE.

7. REPAIR AREAS PREVIOUSLY DAMAGED BY TERMITES UNDER STAIR TO LOWER LEVEL. REPAIRS TO BE MADE BY REMOVING DAMAGED WOOD LOCATED 12" ABOVE FINIHED FLOOR AND BELOW, AND REPLACING AND SISTERING WITH NEW PRESSURE TREATED WOOD OF SIMILAR DIMENSIONS TO EXISTING.

8. PLUMBING AND SEWER LINE AT FORMER TOILET ROOM LOCATION AT LOWER LEVEL SHALL BE PROPERLY CAPPED UNTIL POSSIBILITY FOR FUTURE RESTROOM RENOVATION CAN BE EXPLORED.

9. CONSTRUCT PRESSURE TREATED STUDWALL IN LOCATION OF FORMER TOILET ROOM AT LOWER LEVEL AS INDICATED ON DRAWINGS. SHEATH STUDWALL WITH 5/8" A/C EXTERIOR GRADE PLYWOOD TO PROVIDE SECURE BACKING FOR RELOCATED ELECTRIC PANEL. PANEL SHALL BE RECESSED INTO NEW STUDWALL AND LOCATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL ELECTRIC CODES.

10. ALL WALL PENETRATIONS LOCATED AT FORMER TOILET ROOM ON LOWER LEVEL SHALL BE CLOSED AND SEALED WITH STONE AND MORTAR TO MATCH

EXISTING STONE WALLS AT LOWER LEVEL. COORDINGATE WORK WITH INSTALLATION OF ELECTRIC LINE TO RELOCATED ELECTRIC PANEL. COORDINATE WORK WITH MASONRY WORK UNDER CURRENT PHASE 2-A CONTRACT.

I. General Administrative Items

Activities required prior to starting construction include but are not limited to:

1. In accordance with Contract Section 00800, the Contractor shall prepare and submit the following items in six (6) copies via ENG Form 4025 within seven (7) calendar days of award of the delivery order:

    - Site-specific supplement to the Accident Prevention Plan.
    - Activity Hazard Analysis for each definable feature or sub-feature of the work.
    - Site-specific supplement to the Quality Control Plan.
    - Site-specific Environmental Protection Plan.

2. In accordance with Contract Section 00700, the contractor shall prepare and maintain a full sized set of as-built drawings on site during construction. Full sized drawings are considered paper sized at a minimum (36" height x 48" wide) or larger as required by the level of detail. All changes, deviations, and revisions will be indicated in red on the as-built drawings. These drawings shall show all current changes, deviations, and revisions which coincide with the actual on-site work. The Contractor shall survey all changing conditions and provide a Plan and Cross Section drawings for this Project. These drawings shall be maintained at the project site, readily available for inspection. Within thirty (30) calendar days after completion of work, the Contractor shall submit by ENG Form 4025 the annotated as-built drawings and provide five (5) copies of each. Contractor shall survey existing conditions prior to start of work.

3. In accordance with Contract Section 00700, the Contractor shall prepare and submit a construction schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work, including dates for required submittals and acquiring materials, plant and equipment. The Contractor shall prepare the schedule to a level of detail suitable to indicate, in color, the percentage of work scheduled for completion by any given date during the period of the construction.

    a. The schedule must, at a minimum:

        - Show sufficient detail to reflect the major activities of the project and their interdependency
        - Identify the critical path of the project in accordance with specific contract requirements
        - Show a logical and reasonable order of tasking

- Establish reasonable production rates for the contract requirements
- Project Start and Completion dates including "early" and "late" starts
- Show interim milestones for critical path and other definable features of work
- Show the dates and the order of submittals as required by the contract specifications, including government review period.
- Contract modifications.

4. The Contractor shall submit proof of certification of Performance and Payment Bonds within seven (7) days of award.

5. Attend a pre-construction meeting with the Corps of Engineers.

6. Attend a Quality Control / Quality Assurance mutual understanding meeting with the Corps of Engineers, as necessary and scheduled by the Corps of Engineers in coordination with the Contractor.

7.Layout work limits and set control stakes.

8.Work shall not begin without prior notification of the Contracting Officer or designated representative.

II. General Construction Tasks

The responsibilities of the Contractor under this delivery order include, but are not limited to, the following items:

1. The Contractor shall ensure that all work is performed in accordance with all applicable laws and regulations, including, but not limited to, the Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, OSHA, EPA, and other State, Federal and Local Laws and regulations.

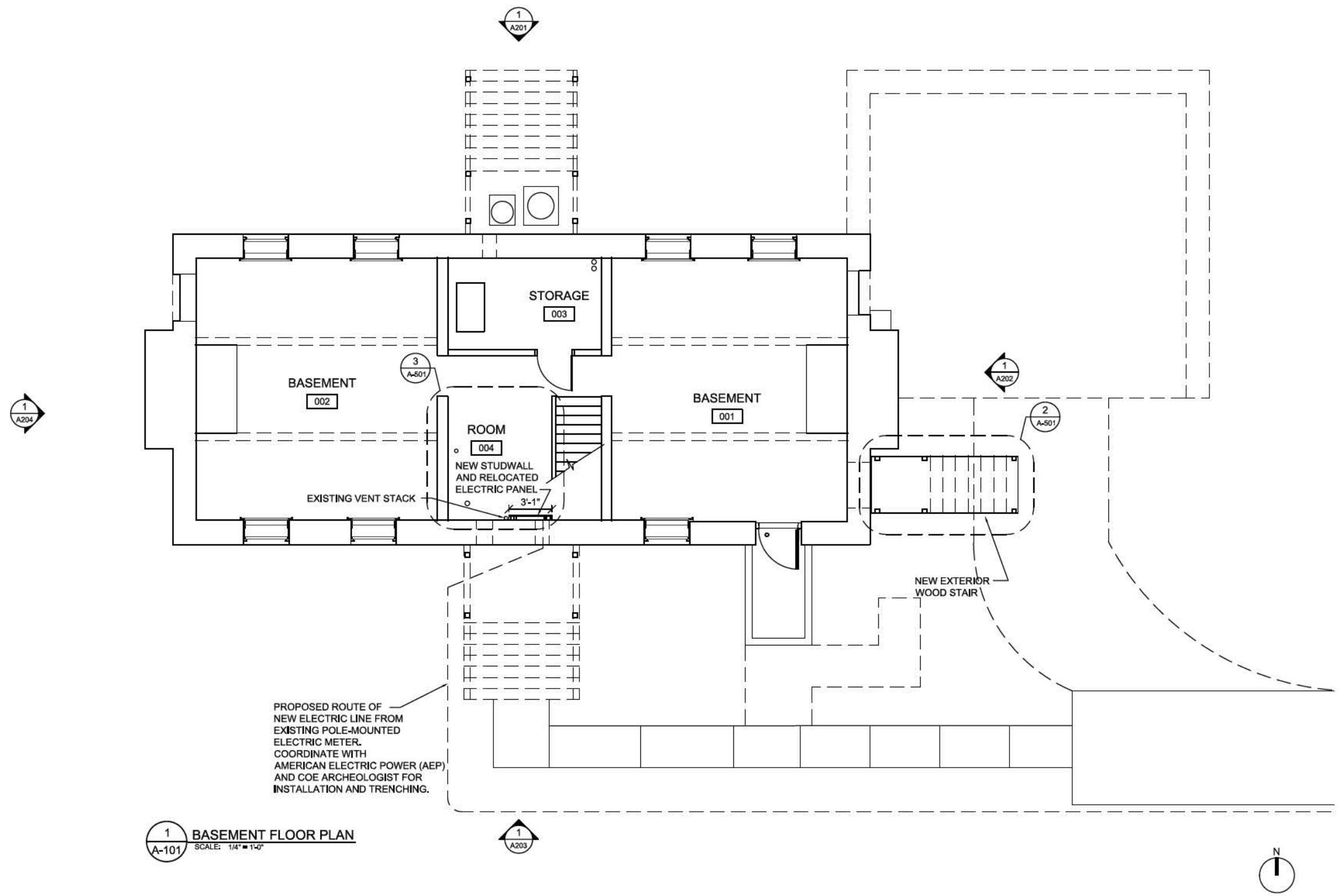
2. The Contractor shall obtain and comply with all required permits, licenses, etc., including rights-of-entry, and maintain these documents at the project site, readily available for inspection. No work will start until the Contractor obtains all required permits (Federal, State, local) as required.

3. The Contractor is responsible for identifying and verifying the existence and location of all existing utilities. The Contractor is also responsible for the protection of all existing utilities whether or not they are shown on the plans. The Contractor shall contact and coordinate with the local utility companies prior to commencing work to insure that utilities are properly marked, and that all necessary precautions have been taken to prevent any damage from the Contractor's operations. In the event any utilities are damaged during construction, the Contractor shall immediately notify, first, the owner of

the damaged utility, then the Contracting Officer's Representative, so that repairs can be arranged in a timely manner.

4. The Contractor shall perform all work according to the Plans and Specifications and in accordance with applicable industry standards and practices.

End of Scope of Work



1 A-101 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

US Army Corps of Engineers®

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John Milner Associates, Inc.

MARK	DESCRIPTION	DATE	APPR.
-	-	-	-

DESIGNED BY: —
DATE: NOVEMBER 30, 2009
DWN BY: —
CKD BY: —
SOLICITATION NO.: —
SUBMITTED BY: —
CONTRACT NO.: —
PLOT SCALE: —
PLOT DATE: —
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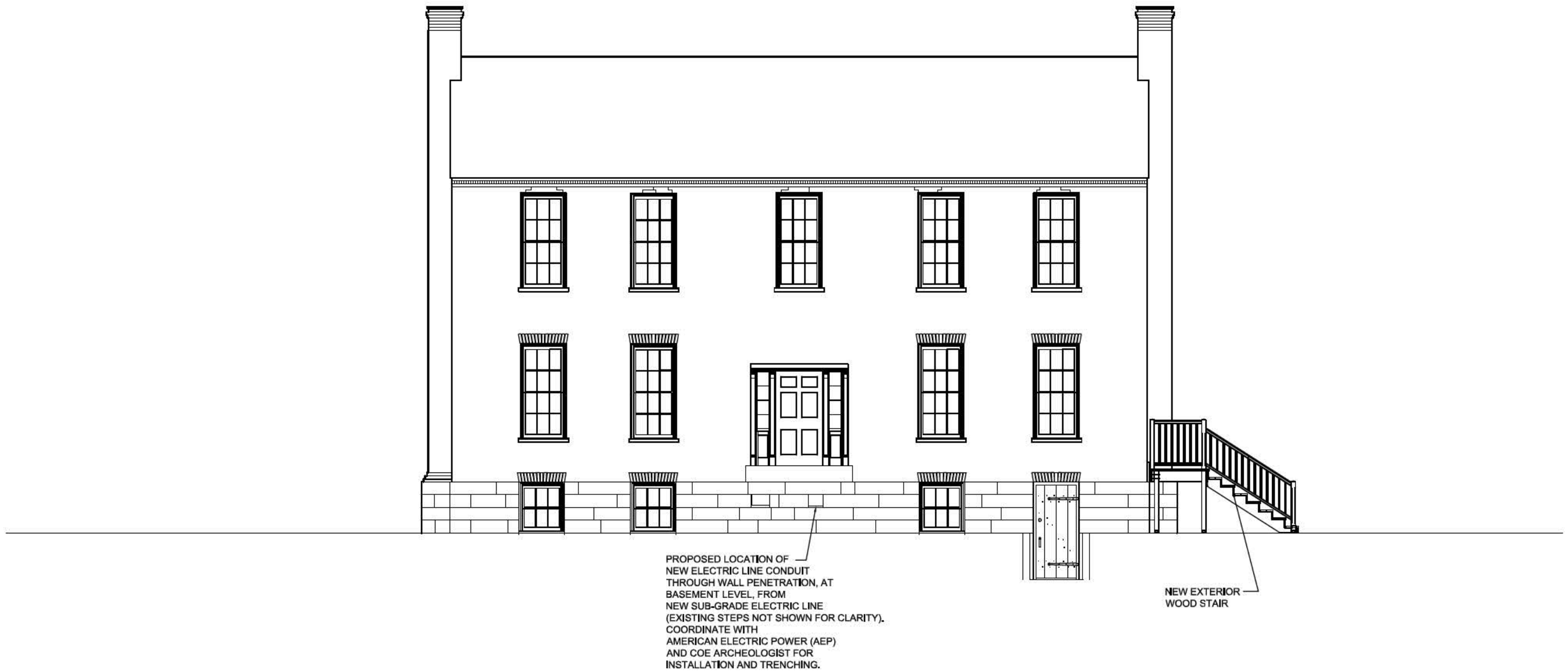
U.S. ARMY CORPS OF ENGINEERS
HUNTINGTON DISTRICT
CITY, STATE

JOHN MILNER ASSOCIATES, INC.
535 N. CHURCH STREET
WEST CHESTER, PENNSYLVANIA
19380

JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 3
BASEMENT
PLAN

SHEET IDENTIFICATION
A-101
SHEET X OF Y



1 / A-203 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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HUNTINGTON DISTRICT
CITY, STATE

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535 N. CHURCH STREET
WEST CHESTER, PENNSYLVANIA
19380

DESIGNED BY: —
DWN BY: —
CKD BY: —
SUBMITTED BY: —
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SOLICITATION NO.: —
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PLOT DATE: —
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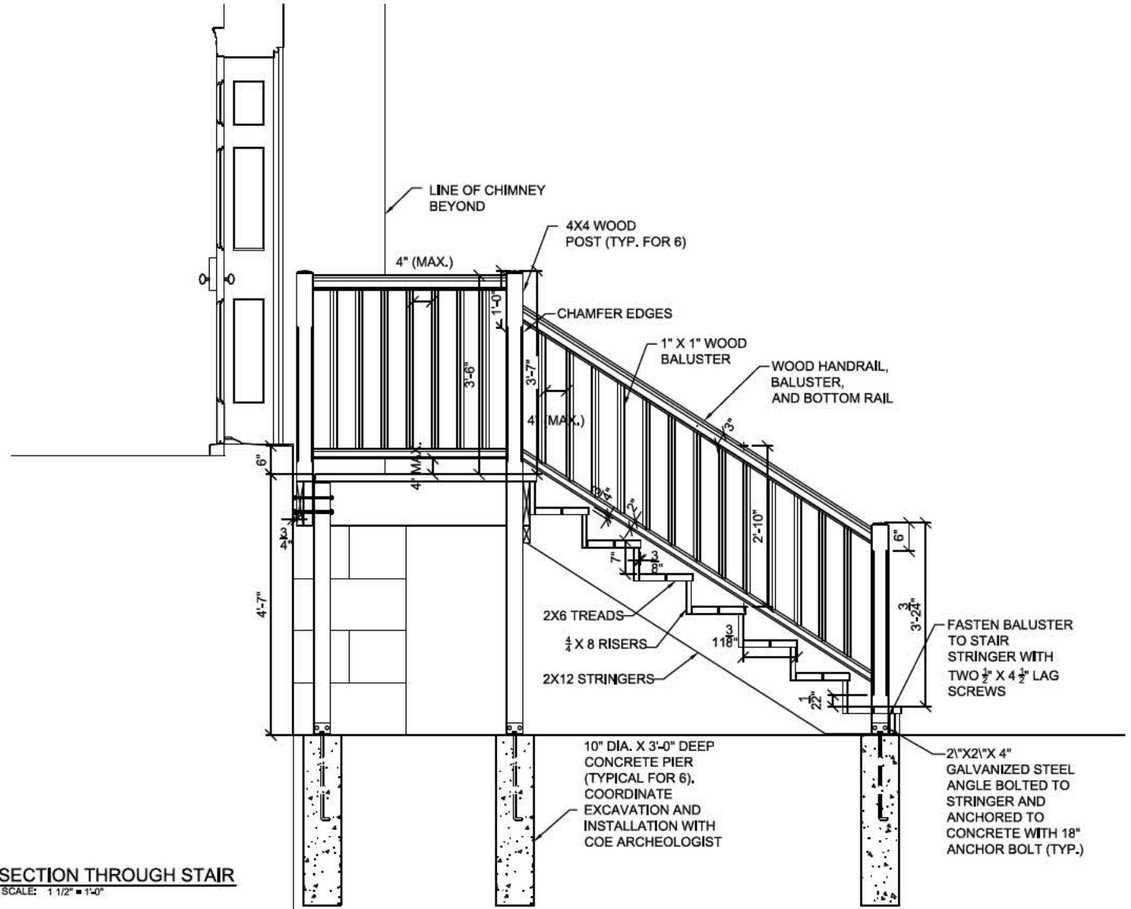
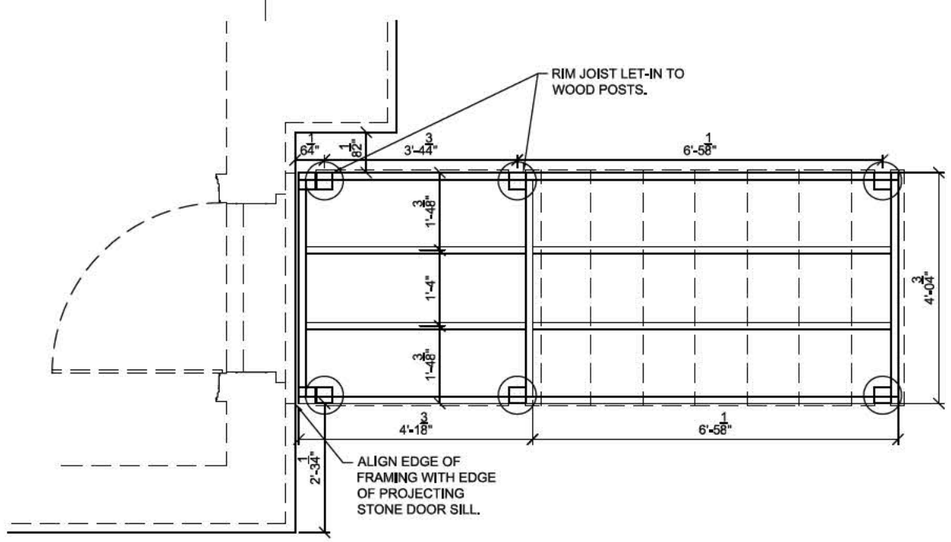
JENKINS HOUSE
8814 OHIO RIVER ROAD
GREEN BOTTOM, WEST VIRGINIA

PHASE 3
SOUTH
ELEVATION

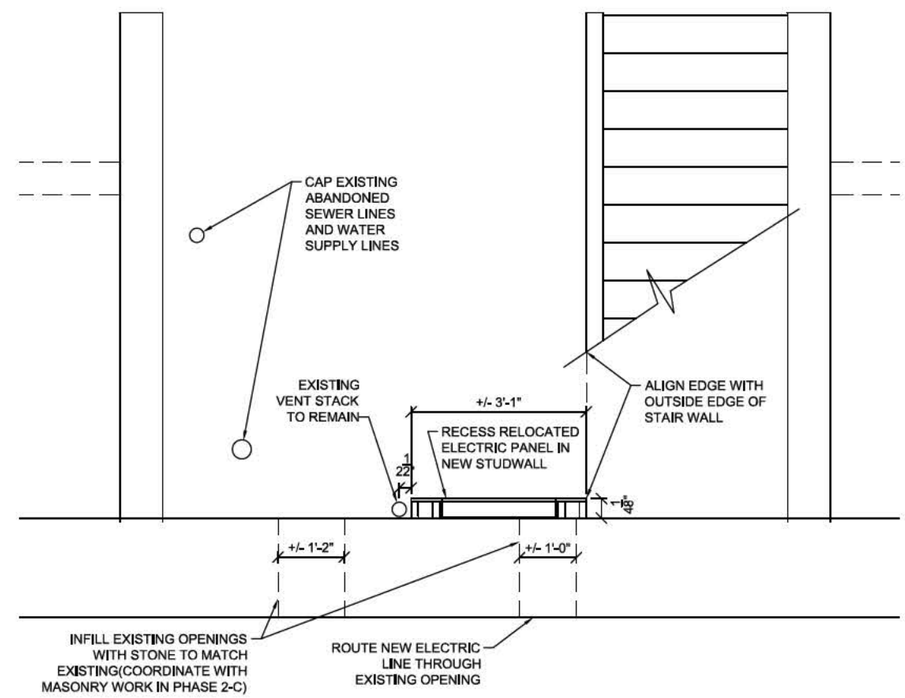
SHEET IDENTIFICATION
A-203
SHEET X OF Y



1 A-501 SECTION THROUGH STAIR
SCALE: 1 1/2" = 1'-0"



2 A-501 STAIR FOOTING AND FRAMING PLAN
SCALE: 1 1/2" = 1'-0"



3 A-501 PLAN OF FORMER BASEMENT TOILET ROOM
SCALE: 1 1/2" = 1'-0"

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CONTRACT NO.: —
PLOT SCALE: —
PLOT DATE: —
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PHASE 3
STAIR AND FORMER TOILET ROOM DETAILS

SHEET IDENTIFICATION
A-501
SHEET X OF Y

Appendix D:
Collected Reports and Documents (on CD)