HISTORIC STRUCTURE RECORD OF TREATMENT



STABILIZE THE HISTORIC ALLSTADT/MOLER HOUSE RUINS
AND
EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS

PMIS 136976A & PMIS 137481

Harpers Ferry National Historical Park
Harpers Ferry, West Virginia

May 2011

Prepared by:
Historic Preservation Training Center
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STABILIZE THE HISTORIC ALLSTADT/MOLER HOUSE RUINS PMIS 136976A

AND

EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS PMIS 137481

Harpers Ferry National Historical Park
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HISTORIC STRUCTURE RECORD OF TREATMENT

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I. COMPLETION REPORT

A. Narrative
B. Selected Photographs
C. Accounting

I.A. Narrative

STABILIZE THE HISTORIC ALLSTADT/MOLER HOUSE RUINS

AND

EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS

Harpers Ferry National Historical Park
Harpers Ferry, West Virginia

PMIS #136976A and 137481

Project Narrative

This final *Historic Structure Record of Treatment* documents work performed through the Project Management Section of the Historic Preservation Training Center (HPTC) to assist Harpers Ferry National Historical Park (HAFE) in the emergency stabilization and the planning and design of long term stabilization of the Allstadt/Moler House Ruins in Harpers Ferry, West Virginia. This document contains a summary, including supporting documentation, for work completed between January 2009 and October 2010.

Project History

The Allstadt/Moler farmhouse is located on South Schoolhouse Ridge, west of Harpers Ferry and within Harpers Ferry National Historical Park. It is situated on a 4-5 acre historic farmstead within a complex of associated buildings dating from the 19th and early 18th centuries. Of Greek Revival style, the date of construction of the house is conjectured to be between 1837 and 1851.

Built of locally quarried rubble limestone, the existing ruins stand on a foundation footprint approximately 40 feet x 22 feet for the main portion of the house and approximately 37 feet x 20 feet on a rear "L" annex. There is no roof and only partial wall sections remain after being gutted by a fire in 1986. Approximately 30% of the original structure remains.

Consensus that the ruins were in delicate condition initiated development of PMIS Projects 136976A and 137481. These projects outline the plan to: clear the site of vegetation overgrowth, document the ruins prior to any further deterioration, design and implement emergency stabilization measures and develop a design for permanent stabilization. Stabilization is meant to "save" these ruins and preserve them as a principal battlefield feature and monument for interpretation about how the war affected the people and infrastructure of Jefferson County, West Virginia, during 1861-1865.

Description of Project

PMIS Projects 136976A and 137484 were managed by HPTC as a single project. This allowed consolidation of redundancies in project scopes as well as shared funding.

As outlined in the project agreements between HPTC and HAFE, HPTC was to provide contracting and management services resulting in:

- a site clear of vegetation permitting better access for a more thorough assessment of the structure
- further documentation of the site and structure
- further-secured site reducing life safety issues for visitors
- stabilization treatment recommendations (inclusive of specifications)
- the installation of a bracing/shoring/buttressing system to stabilize wall sections
- removal of vegetation engaged on the walls
- removal of debris from the immediate site and collection of wall fall stones

To that end, the HPTC Project Management Section:

- Coordinated with Harpers Ferry National Historical Park to clear the vegetation around the structure as well as cut the vegetative growth on the structure.

- Coordinated with Harpers Ferry National Historical Park to expand the fence line around the structure to keep visitors at a safe distance.

- Entered into an agreement with the Heritage Documentation Programs/National Park Service to complete large-format photography of the structure.

- Contracted with a structural engineering firm to provide HABS Level III floor plans of the ruins as well as develop both a temporary (emergency) stabilization plan and a long term stabilization plan (including construction drawings and specifications).

- Coordinated with Harpers Ferry National Historical Park to dig test pits for structural investigation

- Contracted with an 8(a) contractor to execute the emergency stabilization plan.

- Coordinated with Harpers Ferry National Historical Park to perform archeological monitoring/mitigation associated with the construction work.

PMIS Project 136976B will begin as soon as funding becomes available.

PROJECT RECAP

Design Schedule	
Start Date:	March 27, 2009
Original Completion Date:	July 17, 2009
Date of Completion:	February 18, 2010

Design Contract	
Original Contract Amount:	$ 19,918.44
Total Contract Modifications: 2	$ 2,825.51
Final Contract Amount:	$ 22,743.95
Percentage Increase:	1.14%

Construction Schedule	
Start Date:	September 10, 2009
Original Completion Date:	December 10, 2009
Date of Substantial Completion:	May 21, 2010
Completion of Punch List Items:	June 25, 2010
Brace Repair	October 5, 2010

Construction Contract	
Original Contract Amount:	$ 102,559.00
Total Contract Modifications: 1	$ 3,219.70
Final Contract Amount:	$ 105,778.70
Percentage Increase:	1.03%

I.B. Selected Photographs

EAST ELEVATION



Pre Vegetation Removal



Post Vegetation Removal

NORTH ELEVATION



Pre Vegetation Removal



Post Vegetation Removal

WEST ELEVATION



Pre Vegetation Removal



Post Vegetation Removal

SOUTH ELEVATION



Pre Vegetation Removal



Post Vegetation Removal

ARCHEOLOGY



Northeast Corner (Interior): Investigation of wall construction below grade.



Southeast Corner (Interior): Investigation of wall construction below grade.

CONSTRUCTION



North Elevation: Layout of concrete footers along north elevation.



North Elevation: Holes for concrete footers.



Concrete footer formwork, rebar and anchor bolts.



North Elevation: Concrete footers poured with formwork removed.



Brace construction underway.



North Elevation (West End): Detail of brace/footer connection.



North Elevation (View Eastward): Brace construction and braces in place.



View From Drive: Crane erecting first, large brace.



North Elevation: Crane erecting second, large brace.



North Elevation: Large brace erection complete.



Southwest Corner: Large brace erection complete.



View From Road: Large brace erection complete

.



Northeast Corner: Brace erection and installation at a standstill due to weather.



Northeast Corner: Crane returned for completion of brace erection and relocation.



Detail: Out of plumb walls required relocation of some braces closer to ruin walls.



Detail of brace connection at top of wall.



Northeast Corner: Interior view.



Southeast Corner.



East Elevation: Detail of lateral bracing.



Northeast Corner: Brace installation complete.



North Elevation: Brace installation complete.



West Elevation: Brace installation complete.



North Elevation: Left, large brace no longer clamped tight at top of wall.



Detail: Loose wall clamp.



North Elevation: Tightening of wall clamp.



North Wall Interior: Detail of wall clamps.

I.C. Accounting

PMIS Completion Report Accounting

Account	Amount Obligated	Revised Estimate
3064-6910-MAL	$ 60,000.00	$ 60,021.73
3064-6911-MAL	$ 60,000.00	$ 142,038.56
Project Total	**$ 120,000.00**	**$ 202,060.29**

Account	Personnel Service Cost	Travel Cost	Contract Work Cost	Contract Number	Supply Cost	Equipment Cost	Other Cost	Total Cost By Account
3064-3910-MAL	$ 11,576.05	$ 0	$ 33,045.68		$ 0	$ 0	$ 15,400.00	$ 60,021.73
3064-3911-MAL	$ 38,931.94	$ 0	$ 95,498.70		$ 0	$ 0	$ 7,607.92	$ 142,038.56
Project Total	**$ 50,507.99**	**$ 0**	**$ 128,544.38**	**NA**	**$ 0**	**$ 0**	**$ 23,007.92**	**$ 202,060.29**

II. PROJECT HISTORY

A. PMIS Statements
B. Project Agreements
C. Contract Documents & Modifications
D. Compliance Data
E. Correspondence
F. Field Reports, Weekly Reports & Meeting Minutes
G. Project Directory
H. Reference Drawings
I. Safety
J. RFIs & Submittals

II.A. PMIS Statements

Project Identification - PMIS 136976	
Project Title: Stabilize the Historic Allstadt/Moler House Ruins	**Project Total Cost:** $316,500.12
Park/Unit: Harpers Ferry National Historical Park	**Region:** National Capital
States: WV	**Congressional District:** WV02
Old Package Number:	**Reference Number:**
Project Type: Facility , Historic , Multi-component	**Financial System Package Number:** HAFE 136976
Contact Person: Peter Dessauer	**Contact Phone:** 304-535-6040

Project Status - PMIS 136976	
Date Created: 05/01/07	**Review Status:** Region-Reviewed on 03/18/2008
Date of Last Update: 04/01/11	**Updated By:** Peter Dessauer

Project Narratives - PMIS 136976

Description

This project involves the stabilization on a broad scale of the high walls and expansive stone masonry remains (ruins) and foundations of the historic Allstadt/Moler House, located on South School House Ridge on the American Civil War Battlefield. The Historic Preservation Training Center (HPTC/NPS) has agreed to perform most of the work. Minor contracting will be managed by the park.

The project scope of work includes: vegetation clearance over a two acre site; removal of 70 shrubs, 30 trees/trunks, and thick vines from 2900sf of existing stone walls; staging, rigging, and scaffolding over the ruins; repointing and grouting over 1000sf of existing stone walls; reset nearly 3000 cubic feet of existing weak stone walls; special protections, shoring, and bracing of stone walls during construction; cleanup and closeout; archaeological monitoring; and final project report.

Component A (Planning & Design - year one)

Component B (Construction - year two)

Justifications



The Allstadt/Moler House is located on an historic farmstead, with a complex of associated buildings from the 19th and early 20th centuries covering an area of 4-5 acres in size, on South School House Ridge, west of Harpers Ferry on Millville Road. The House date of construction is between 1837-1851 in Greek Revival Style, is linked to the same Allstadt family which experienced the kidnappings by John Brown's raiders in October 1859, and is the only surviving structure from the time of the 1862 Battle on South School House Ridge.

The park is beginning to clear the site and discover the ruins, which constitute only about 30% of the original standing structure. So far the Park has researched and produced a Cultural Landscape Inventory Report in 2005 (Allstadt Farm), contracted for photography in 2007, and has toured the site with the Historic Preservation Training Center (HPTC) for an assessment about ruins stabilization. The consensus among NPS professionals is that the ruins are in a delicate condition and require further documentation and stabilization treatment as soon as possible.

Saving the remains of the Allstadt/Moler House will be a significant contribution to the park themes of John Brown's Raid and the Civil War, plus galvanize the initiative to prepare the Harpers Ferry Battlefield for visitation, interpretation, and tours in time for the 150th American Civil War anniversary celebrations (2009-2015). The existing ruins stand on a foundation footprint approximately 50ft x 30ft for the main portion of the house and approximately 40ft x 25ft on a rear "L" annex. The existing walls are rough stone laid in mortar varying between 3-5 feet high except for the north and south gable end elevations which are intact and soar 45-50 feet high. The weak conditions of the existing stone masonry walls provide the challenges of safety, protections, bracing, staging, and scaffolding during field research and construction which will require constant attention and expenses to the project. The Allstadt/Moler House Ruins are the landmark on the School House Ridge South Battlefield.

Stabilization will "Save" these ruins and preserve them as a principal battlefield feature and monument for interpretation about how the war affected the people and infrastructure of Jefferson County, West Virginia, during 1861-1865.

This project should follow in sequence with PMIS 137481 - Emergency Stabilization of Allstadt/Moler House Ruins and is identified in the park General Management Plan (GMP) to restore the battlefield.

The beginning Facility Condition Index (FCI) for this project is high because ancillary costs associated with this project (i.e. archeology, documentation, site preparation and vegetation removal) are not captured in the Current Replacement Value (CRV) of the ruin proper.

Measurable Results

This project will save an endangered but valuable cultural resource asset which is new to the Park inventory and achieve major Ia0, Ia5A, IIa1A, IIa2A, and IIb2 GPRA Goals: i.e. preserve an historic structure for 106 compliance, preserve the historic 19/th battlefield scene for public interpretation, stabilize the ruins for structural safety and security, and make a giant step in the plans and progress of HAFE Battlefield development. This project will be an important initial step in the work to preserve and open the Harpers Ferry battlefield for the 150th commemoration of the John Brown Raid (1859) in 2009, the outbreak of the Civil War (1861) in 2011, the Battle of Harpers Ferry (1862) in 2012, and the Shenandoah Valley Campaign (1864) in 2014. The project is expected to address an important Park GPRA Goal Ia5A by bringing the Allstadt/Moler House Ruins resource out of a FCI rating of Serious Poor condition up to Good condition.

DOI Categories of Facilities Maintenance and Construction Needs - PMIS 136976

DOI Total Score: 732	**DOI Ranking Factor Score:** 700

Deferred Maintenance Needs		**Capital Improvement Needs**	
Critical Health and Safety Deferred	0%	Critical Health and Safety Capital	0%

Maintenance Need	
Critical Resource Protection Deferred Maintenance Need	100%
Critical Mission Deferred Maintenance Need	0%
Other Deferred Maintenance Need	0%

Improvement Need	
Critical Resource Protection Capital Improvement Need	0%
Energy Policy, High Performance Sustainable Building Capital Improvement Need	0%
Code Compliance Capital Improvement Need	0%
Other Capital Improvement Need	0%

Project Activities, Assets, Emphasis Areas - PMIS 136976

Activities

- Condition Assessment
- Planning
- Preservation
- Stabilization

Assets [Primary - Special Features]

- Maintained Landscape
- Fences/Walls
- Archeological Resource
- Historic Structure

Emphasis Areas

- Civil War Sesquicentennial Initiative
- Deferred Maintenance
- Health and Safety
- Sustainability

Resources

- Historic Structure
- Historic Survey/Study

Project Prioritization Information - PMIS 136976

Unit Priority: 63 **IN FY** 2010

Unit Priority Band: HIGH

Project Capital Asset Accounting Determination Results Summary - PMIS 136976

Capital Asset Accounting Determination Data displayed below needs recertification before the component can be funded.

Heritage Assets	Accounts coded as "Heritage Assets" are REQUIRED to track these components of the project separately from other assets and costs, beginning with Pre-Design. Heritage Asset Accounts are established by coding "HP" in the G/L Post Type field and "HA" in the PROJ GROUP field of the FFS PROJ table when they are established.

Project Assistance Needs - PMIS 136976

Is Assistance Needed: No

Related OFS Funding Requests- PMIS 136976

Request ID: 12197

Request title: Achieve and Maintain Strategic

	Employee and Visitor Safety Thresholds
Request ID: 12198	**Request title:** Protect Park Cultural and Natural Resources on Newly Acquired Lands
Request ID: 12194	**Request title:** Support Expanded Education Program to Meet Current 21st Century Initiative and Demand
Request ID: 4991	**Request title:** Maintain Newly Restored Buildings.
Request ID: 12196	**Request title:** Provide CORE Operations to Operate and Protect Recently Restored Buildings and Landscapes
Request ID: 6493	**Request title:** Maintain, Interpret, Protect Newly Restored Bldgs.
Request ID: 6494	**Request title:** Maintain, Interpret, Protect Newly Restored Bldgs.
Request ID: 9752	**Request title:** Maintain, Interpret, and Protect Newly Restored Buildings.
Request ID: 12191	**Request title:** Maintain, Protect, Administer, and Interpret Newly Acquired Land
Request ID: 10896	**Request title:** Operate and Protect Recently Restored Buildings
Request ID: 11688	**Request title:** Protect Recently Restored Buildings and other Cultural Resources
Project Funding Component - PMIS 136976A	
Funding Component Title: Stabilize the HAFE Historic Allstadt/Moler House Ruins - Planning & Design Component	**Funding Component Request Amount:** $60,000.00
Funding Component Reference Number (Multi-purpose):	**Funding Component Type:** Non-recurring
Funding Component Description: Stabilize the HAFE Historic Allstadt/Mohler House Ruins. Complete site investigations, engineering, documentation, project planning, and 106 compliance in Component A FY2008 to permit the construction phase Component B FY2009 to stabilize the ruins. Work by HPTC, HAFE Professionals, and NPS Day Labor. Relate to HAFE Asset 110419; PWO1256291; CWO1256290.	
Initial Planned FY: 2007	**Requested Funding FY:** 2008
Review Status: Region-reviewed on 03/18/2008	
Date of Park Submission: 02/25/2008	**Submitted By:** Gayleen Boyd, Gboyd@Nps.Gov (Gmboyd)
Upper-level Review Status:	**Fee-demo Submission Number:**

Formulated FY: 2009	**Funded FY:** 2009
Formulated Amount: $60,000.00	**Funded Amount:** $60,021.73
Formulated Funding Source: Repair / Rehabilitation	**Funded Funding Source:** Repair / Rehabilitation
Formulated Program: 5 Year Plan	**Funded PWE Accounts:** 3064-6910-MAL

Related PEPC Information

Related PEPC Project Number	Compliance Status	Expected Compliance Date
No Related PEPC Project Numbers Specified.		

Component Cost Estimates

Labor Cost Type: Not Requested	**Related Parent FMSS Work Order Number:** 1256286
Estimated By: Peter Dessauer	**Date of Estimate:** 11/26/2008
Estimate in 2009 **dollars**	**Class of Estimate:** C

Item	Description	Qty	Unit	Unit Cost	Item Cost
Site Clearance	NPS Day Labor to open the site, establish temporary access/egress, parking, site security, and project staging. Remove trees, bushes, vines, and overgrowth to reveal and discover the extent of the ruins.	1	Lump	$10,000.00	$10,000.00
Archaeology	Site discovery, artifact retrieval, excavations, reports, and laboratory work.	1	Lump	$15,000.00	$15,000.00
Documentation	Record site conditions by photography and measured drawings.	1	Lump	$20,000.00	$20,000.00
Topographic Survey	Professional topographic survey of the Allstadt/Mohler Farmstead - 5 or 6 acres. Topo maps of this historic site: hardcopies and on computer.	1	Lump	$5,000.00	$5,000.00
Site Security	HAFE Park establishes fences, signs, gates, lights, and barricades to create site security at the Allstadt/Mohler farmstead.	1	Lump	$5,000.00	$5,000.00
Compliance	HAFE completes 106 Compliance work with/for the West Virginia SHPO. Permits for the construction phase to stabilize the ruins.	1	Lump	$5,000.00	$5,000.00

Component Funding Request	**$60,000.00**

Eligible Funding Sources and Funding Priorities

Funding Source	Unit Priority at Formulation	Regional Priority	National Priority	Year Unit-Prioritized
Cultural - ONPS	40			2008
Recreation Fee 20%	40			2008
Recreation Fee Park Revenue	40			2008
Repair / Rehabilitation	40			2008

Component Status Report

Last Reported Status Date: 09/10/2010

Last Reported Completion Status: Component Completed

Last Reported Planned Completion Date: 09/30/2010

Reason for change/delay from schedule: Work Proceeding as Planned

Explanation for the change/delay from project schedule:

Comments:

COMPLETION STATUS ON FRIDAY, SEPTEMBER 10, 2010: The A&E Design of this project was implemented for the PMIS 137481 Emergency Stabilization of the Alllstadt Ruins. The timber brace frames were fabricated and installed and accepted by final inspection in June 9, 2010.

Last Reported Account Status as of 09/10/2010:

Account	Amount Obligated (Expenditures + Undelivered Orders)	Revised Estimate
3064-6910-MAL	$60,021.73	$0.00

Component Completion Report



Component Account Costs By Budget Object Class (based on AFS3):

Account	Personal Service	Travel	Contract	Supply	Equipment	Other	Total By Account
3064-6910-MAL	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$600.00
Total Component Account Cost							**$600.00**

Component Start Date: 11/10/2008	**Component Completion Date:** 09/10/2010
Completion Report Date: 09/10/2010	**Created By:**
Change in Condition: Poor **TO** Good	**Report Last Updated By:** Peter Dessauer **on** 09/10/2010
As Built Drawing or Report Number: Design - Stabilize the HAFE Allstadt Ruins	**As Built Drawing or Report Title:** Design - Stabilize the HAFE Allstadt Ruins
Location of Original As Built Drawing or Report: HAFE/HPTC	**As Built Drawing or Report Author:** HPTC - Kari Grabinski
Superintendent Approval Date: 09/10/2010	**Superintendent Certification:** /s/Rebecca Harriett

Brief Quantified Description of Final Product/Outcome:

This project Component A was current with and provided the design work for HAFE PMIS 137481 - Emergency Stabilization of the HAFE Historic Allstadt/Mohler House Ruins, as well as for the final stabilization designs for is Component B Construction.

HAFE PMIS 136976A - PROJECT COMPLETION REPORT DESCRIPTION OF WORK ACCOMPLISHMENTS

PROJECT DATES February 15, 2008 - HAFE/HPTC Project Agreement signed. January 8; February 4; and March 27, 2009 - Meetings where HAFE/HPTC finalized project plans, phases, schedules, and divisions of work. March, 2009 - HAFE Day Labor and HAFE Archaeology clear vegetation from site. HAFE Archaeology digs test pits for structural engineering data. March, 2008 through December, 2009 - A&E planning/design documents and HALS Photography established the PMIS 137481 Emergency Scope of Work and the PMIS 136976 design Options and details for final stabilization work. September, 2009 - McMullan Engineers submitted final design drawings for review. December, 2009 - Final submission of fully approved and corrected design documents. HPTC SUBCONTRACTS Design and Construction Administration:

Purchase Order P2680090069 McMullan & Associates, Inc. 8381 Old Courthouse Rd, Suite 350 Vienna, Virginia 22182 $19,918.44 March 20, 2009.

Under the management of HPTC, the A&E McMullan & Associates completed the following design work: Scope of Work: Design of Emergency and Long-Term Stabilization (as well as foundation documentation HABS Level III) Delivered 5 copies of: o Letter Report including: o Existing conditions and observation, proposed approach to executing project according to budget and schedule and Class C cost estimate for temporary stabilization. O HABS/HAER Level III Sketch Plan o Letter report documenting potential long-term stabilization solutions including pros and cons, sketches and Class C cost estimates for each. O Phased construction documents for preferred treatment. O Tabbed three-ring binder containing

annual maintenance and inspection plans.

Modification #1 to P2680090069 Dated 4/22/09 Administrative Modification: Change account number from 3064-6911-MAL to 3064-6910-MAL. No cost change.

Modification #2 to P2680090069 Dated 9/23/09 Provide Construction Administration Services and extend time of completion date. $2,825.51

Documentation: Project Agreement between the Historic Preservation Training Center and the Heritage Documentation Programs, National Park Service, U.S. Department of the Interior Dated 3/2/09 $1,800.00 Scope of Work: Photographically document the Allstadt/Moler House ruins and its landscape context with no less than twenty views.

GENERAL DESCRIPTION OF PARTNERS WORK ACCOMPLISHED: HPTC managed the A&E Design contract and all project coordination between HPTC, A&E, HALS, and HAFE as already described above. HAFE Archaeology monitored the site investigations where the A&E excavated for conditions surveys. HALS photo documented the site and ruins. HAFE Maintenance performed vegetation clearance and site controls.

Project Funding Component - PMIS 136976B

Funding Component Title: Stabilize the HAFE Historic Allstadt/Moler House Ruins - Construction	**Funding Component Request Amount:** $256,500.12
Funding Component Reference Number (Multi-purpose):	**Funding Component Type:** Non-recurring
Funding Component Description: Construction Estimate Class C through FMSS/CESS. HAFE Asset 110419. Parent Work Order 1256291. Child Work Order 1256290.	
Initial Planned FY: 2007	**Requested Funding FY:** 2011
Review Status: Region-reviewed on 03/18/2008	
Date of Park Submission: 02/25/2008	**Submitted By:** Gayleen Boyd, Gboyd@Nps.Gov (Gmboyd)
Upper-level Review Status:	**Fee-demo Submission Number:**
Formulated FY: 2011	**Funded FY:** 2011
Formulated Amount: $256,500.00	**Funded Amount:** $256,500.00
Formulated Funding Source: Repair / Rehabilitation	**Funded Funding Source:** Repair / Rehabilitation
Formulated Program: 5 Year Plan	**Funded PWE Accounts:** 3064-1R12-MAL

Related PEPC Information

Related PEPC Project Number	Compliance Status	Expected Compliance Date

No Related PEPC Project Numbers Specified.

Component Cost Estimates

Labor Cost Type: Non-permanent NPS Staff/Day Labor	**Related Parent FMSS Work Order Number:** 1256291
Estimated By: Peter Dessauer	**Date of Estimate:** 11/26/2008
Estimate in 2009 **dollars**	**Class of Estimate:** C

Item	Description				Amount Moved
Amount moved to component 136976C	This unfunded amount has been shifted to component 136976C				($206,018.00)

Item	Description	Qty	Unit	Unit Cost	Item Cost
FMSS/CESS Construction Estimate	HAFE Asset 110419/CWO 1256290. CESS Class C Estimate. Includes Labor, Materials, Equipment, General Conditions, and O&P.	1	Lump	$407,624.00	$407,624.00
Planning & Documentation	HPTC field surveys, travel, conditions assessments, material testing, treatment selections, scaffolding engineering design, estimate, schedule, reports, reviews, and Project Agreement. HPTC Final Completion Report - 2 discs and 6 hardcopies.	1	Lump	$10,000.00	$10,000.00
Archaeology	Field work, archaeological monitoring, Correspondence, travel, photography, inspections, communications, meetings, reviews, reports, and approval with the WV SHPO.	1	Lump	$10,000.00	$10,000.00
				Component Net Cost	**$427,624.00**

Escalation Adjustments

Item	Description	Item Cost
Escalation 4% per year		$34,894.12
	Net Cost Estimate (Escalated)	**$462,518.12**

Eligible Funding Sources and Funding Priorities

Funding Source	Unit Priority at Formulation	Regional Priority	National Priority	Year Unit-Prioritized

2009 Economic Recovery - Deferred Maintenance	12			2009
Recreation Fee Park Revenue	12			2009
Recreation Fee Regional 20%	12			2009
Repair / Rehabilitation	12			2009

Component Status Report

Last Reported Status Date: 04/01/2011

Last Reported Completion Status: On-Site Work Started

Last Reported Planned Completion Date: 09/30/2011

Reason for change/delay from schedule: Work Proceeding as Planned

Explanation for the change/delay from project schedule:

Comments:

STATUS ON FRIDAY, APRIL 1, 2011 - The Project Scope of Work remains at 32% Complete. The Harpers Ferry Center (HPTC) has secured the site for the winter season. Work will resume in April or May 2011 and should be finished by July 2011.

Last Reported Account Status as of 04/01/2011:

Account	Amount Obligated (Expenditures + Undelivered Orders)	Revised Estimate
3064-1R12-MAL	$16,125.64	$0.00

Component Completion Report

Component Account Costs By Budget Object Class (based on AFS3):

Account	Personal Service	Travel	Contract	Supply	Equipment	Other	Total By Account
3064-1R12-MAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Component Account Cost							**$0.00**

Component Start Date: 09/27/2010

Component Completion Date:

Completion Report Date:

Created By:

Change in Condition:

Report Last Updated By:

As Built Drawing or Report Number:

As Built Drawing or Report Title:

Location of Original As Built Drawing or Report:

As Built Drawing or Report Author:

Superintendent Approval Date:	Superintendent Certification:
Brief Quantified Description of Final Product/Outcome:	

Project Identification - PMIS 137481	
Project Title: Emergency Stabilization of the Historic Allstadt/Moler House Ruins	**Project Total Cost:** $60,000.00
Park/Unit: Harpers Ferry National Historical Park	**Region:** National Capital
States: WV	**Congressional District:** WV02
Old Package Number:	**Reference Number:**
Project Type: Facility , Historic	**Financial System Package Number:** HAFE 137481
Contact Person: Peter Dessauer	**Contact Phone:** 304-535-6040

Project Status - PMIS 137481	
Date Created: 07/09/07	**Review Status:** Region-Reviewed on 03/18/2008
Date of Last Update: 09/10/10	**Updated By:** Peter Dessauer

Project Narratives - PMIS 137481

Description

This project concerns the emergency stabilization and immediate work to save the Allstadt/Moler House ruins. Project will include staging, site clearance, vegetation removal, timber bracing, and salvage/reuse of fallen stone.

Justifications



The Allstadt/Moler House is located on an historic farmstead, with a complex of associated buildings from the 19th and early 20th centuries covering an area of 4-5 acres in size, on South School House Ridge, west of Harpers Ferry. The House date of construction is between 1837-1851, in Greek Revival Style, is linked to the same Allstadt family which experienced the kidnappings by John Brown's raiders in October 1859, and is the only surviving structure from the time of the 1862 American Civil War battle on South School House Ridge.

The Park is beginning to clear the site and discover the ruins, which constitute only about 30% of the original standing structure. So far HAFE has researched and produced a Cultural Landscape Inventory Report in 2005 (Allstadt Farm), contracted for photography in 2007, and has toured the site with NPS preservation specialists for an assessment about ruins stablization. The consensus is that the ruins are in a delicate condition and require further documentation and stabilization treatment as soon as possible. Saving the remains of the Allstadt/Mohler House will be a significant contribution to the HAFE Park themes of John Brown's Raid and the Civil War, plus galvanize the initiative to prepare the Harpers Ferry Battlefield for visitation, interpretation, and tours in time for the 150th American Civil War anniversary celebrations.

This project will be an important initial step in the work to preserve and open the Harpers Ferry

ACW battlefield for the 150th commemorations of the John Brown Raid (1859) in 2009, the outbreak of the Civil War (1861) in 2011, the Battle of Harpers Ferry (1862) in 2012, and the Shenandoah Valley Campaign (1864) in 2014.

Measurable Results

This project will save an endangered but valuable cultural resource asset which is new to the HAFE inventory and achieve major GPRA Goals: i.e. preserve an historic structure for 106 compliance, preserve the historic 19/th battlefield scene for interpretation, stabilize the ruins for structural safety and security, and make a giant step in the plans and progress of HAFE American Civil War (ACW) Battlefield cultural resource development. The project will begin the process to achieve an important Park GPRA Ia5A Goal and bring the Allstadt/Moler House Ruins resource out of a FCI Rating of Serious Condition to a Fair Condition.

DOI Categories of Facilities Maintenance and Construction Needs - PMIS 137481

DOI Total Score: 732

DOI Ranking Factor Score: 700

Deferred Maintenance Needs

Critical Health and Safety Deferred Maintenance Need	0%
Critical Resource Protection Deferred Maintenance Need	100%
Critical Mission Deferred Maintenance Need	0%
Other Deferred Maintenance Need	0%

Capital Improvement Needs

Critical Health and Safety Capital Improvement Need	0%
Critical Resource Protection Capital Improvement Need	0%
Energy Policy, High Performance Sustainable Building Capital Improvement Need	0%
Code Compliance Capital Improvement Need	0%
Other Capital Improvement Need	0%

Project Activities, Assets, Emphasis Areas - PMIS 137481

Activities

- Stabilization

Assets [Primary - Buildings]

- Maintained Landscape
- Archeological Resource
- Historic Structure

Emphasis Areas

- Civil War Sesquicentennial Initiative
- Deferred Maintenance
- Lincoln Bicentennial

Resources

- Historic Structure

Project Prioritization Information - PMIS 137481

Unit Priority: 16 **IN FY** 2008

Unit Priority Band: HIGH

Project Capital Asset Accounting Determination Results Summary - PMIS 137481

Capital Asset Accounting Determination (CAAD) has been done, and all accounting beginning with pre-design planning must be in accordance with the following rules:

Heritage Assets	Accounts coded as "Heritage Assets" are REQUIRED to track these components of the project separately from other assets and costs, beginning with Pre-Design. Heritage Asset Accounts are established by coding "HP" in the G/L Post Type field and "HA" in the PROJ GROUP field of the FFS PROJ table when they are established.

Project Assistance Needs - PMIS 137481

Is Assistance Needed: No	

Related OFS Funding Requests- PMIS 137481

Request ID: 12197	**Request title:** Achieve and Maintain Strategic Employee and Visitor Safety Thresholds
Request ID: 25022	**Request title:** Ensure Visitor Access and Services
Request ID: 12194	**Request title:** Support Expanded Education Program to Meet Current 21st Century Initiative and Demand
Request ID: 13035	**Request title:** Increase Visitation Through Expanded Marketing and Promotion of the Park
Request ID: 8327	**Request title:** Interpret Exhibit at Newly Restored Building
Request ID: 4991	**Request title:** Maintain Newly Restored Buildings.
Request ID: 12196	**Request title:** Provide CORE Operations to Operate and Protect Recently Restored Buildings and Landscapes
Request ID: 6493	**Request title:** Maintain, Interpret, Protect Newly Restored Bldgs.
Request ID: 6494	**Request title:** Maintain, Interpret, Protect Newly Restored Bldgs.
Request ID: 9752	**Request title:** Maintain, Interpret, and Protect Newly Restored Buildings.
Request ID: 12191	**Request title:** Maintain, Protect, Administer, and Interpret Newly Acquired Land
Request ID: 10896	**Request title:** Operate and Protect Recently Restored Buildings
Request ID: 11688	**Request title:** Protect Recently Restored

	Buildings and other Cultural Resources

Project Funding Component - PMIS 137481A

Funding Component Title: Emergency Stabilization of the HAFE historic Allstadt House Ruins	**Funding Component Request Amount:** $60,000.00
Funding Component Reference Number (Multi-purpose):	**Funding Component Type:** Non-recurring
Funding Component Description: Emergency and immediate work to save the ruins. Staging, Site Clearance, Vegetation Removal, Timber Bracing, and Salvage/Reuse of Fallen Stone.	
Initial Planned FY: 2007	**Requested Funding FY:** 2008
Review Status: Region-reviewed on 03/18/2008	
Date of Park Submission: 02/20/2008	**Submitted By:** Gayleen Boyd, Gboyd@Nps.Gov (Gmboyd)
Upper-level Review Status:	**Fee-demo Submission Number:**
Formulated FY: 2009	**Funded FY:** 2009
Formulated Amount: $60,000.00	**Funded Amount:** $142,038.56
Formulated Funding Source: Repair / Rehabilitation	**Funded Funding Source:** Repair / Rehabilitation
Formulated Program: 5 Year Plan	**Funded PWE Accounts:** 3064-6911-MAL

Related PEPC Information

Related PEPC Project Number	Compliance Status	Expected Compliance Date
No Related PEPC Project Numbers Specified.		

Component Cost Estimates

Labor Cost Type: Non-permanent NPS Staff/Day Labor	**Related Parent FMSS Work Order Number:** 1427267
Estimated By: Peter Dessauer	**Date of Estimate:** 11/26/2008
Estimate in 2009 **dollars**	**Class of Estimate:** C

Item	Description	Qty	Unit	Unit Cost	Item Cost
Staging	HAFE/HPTC use of site. Scaffolding, lights, security, gates, parking, fences, signs, barricades, material storage, portasans, trailers, vehicles,	1	Lump	$5,000.00	$5,000.00

	compliance, transportation, daily site cleanup and dump deliveries. Special Equipment rental.				
Vegetation Clearance	Remove trees, stumps, roots, bushes, weeds, grasses, and vines from the site and off the masonry ruins.	1	Lump	$10,000.00	$10,000.00
Shoring & Bracing	Timber and steel supports to maintain erect the vertical masonry walls.	1	Lump	$25,000.00	$25,000.00
Masonry Restoration	Gather and salvage fallen stone for reuse. Repoint, relay, rebuild, and/or cap stone as necessary to stabilize and/or temporarily buttress walls.	1	Lump	$20,000.00	$20,000.00
				Component Funding Request	**$60,000.00**

Eligible Funding Sources and Funding Priorities

Funding Source	Unit Priority at Formulation	Regional Priority	National Priority	Year Unit-Prioritized
Cultural - ONPS	16			2008
Recreation Fee 20%	16			2008
Recreation Fee Park Revenue	16			2008
Repair / Rehabilitation	16			2008

Component Status Report

Last Reported Status Date: 09/10/2010

Last Reported Completion Status: Component Completed

Last Reported Planned Completion Date: 09/30/2010

Reason for change/delay from schedule: Work Proceeding as Planned

Explanation for the change/delay from project schedule:

Comments:

COMPLETION STATUS ON FRIDAY, SEPTEMBER 10. 2010: On June 9, 2010, the Final Inspection and Approval was granted by HAFE/HPTC for the contractor's punchlist item work for the installation of the timber frame braces buttressing the stone ruins of the historic Allstadt House. Oberservations during the summer 2010 have confirmed that these Emergency Stablization techinques have been working and that Ruins are staedy condition until the future time of further stabilzation work programmed in PMIS 136976B. This project is therefore delcared complete.

Last Reported Account Status as of 09/10/2010:

Account	Amount Obligated (Expenditures + Undelivered Orders)	Revised Estimate
3064-6911-MAL	$142,038.56	$0.00

Component Completion Report



Component Account Costs By Budget Object Class (based on AFS3):

Account	Personal Service	Travel	Contract	Supply	Equipment	Other	Total By Account
3064-6911-MAL	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$600.00
Total Component Account Cost							**$600.00**

Component Start Date: 11/10/2008	**Component Completion Date:** 09/10/2010
Completion Report Date: 09/10/2010	**Created By:**
Change in Condition: Poor **TO** Good	**Report Last Updated By:** Peter Dessauer **on** 09/10/2010
As Built Drawing or Report Number: Emergency Stabilization of the Allstadt Ruins	**As Built Drawing or Report Title:** Emergency Stabilization of the Allstadt Ruins
Location of Original As Built Drawing or Report: HPTC	**As Built Drawing or Report Author:** HPTC - Kari Grabinski
Superintendent Approval Date: 09/10/2010	**Superintendent Certification:** /s/Rebecca Harriett

Brief Quantified Description of Final Product/Outcome:

HAFE PMIS 137481 - PROJECT COMPLETION REPORT DESCRIPTION OF WORK ACCOMPLISHMENTS. This project work was current and related to the design work of PMIS 136976 Component A which was necessary to survey and design the Emergency Scope of Work.

PROJECT DATES February 15, 2008 - HAFE/HPTC Project Agreement signed. January 8; February 4; and March 27, 2009 - Meetings where HAFE/HPTC finalized project plans, phases, schedules, and divisions of work. March, 2009 - HAFE Day Labor and HAFE Archaeology clear vegetation from site. HAFE Archaeology digs test pits for structural engineering data. March, 2008 through December 2009 - A&E planning/design documents and HALS Photography from related PMIS 136976 establishes the PMIS 137481 Emergency Scope of Work. October 27, 2009 - PreConstruction Meeting. November 2009

through May 2010 - Sumersett Inc. fabricates and installs timber braces. March through June, 2010 - Punchlist corrections by Sumersett Inc. June 9, 2010 - Final Inspection and approval between HAFE/HPTC/Contractor. July 22, 2010 - Final Pay Application.

SUBCONTRACTS - Construction:

Contract Number C2680090198 Dated 9/19/09 Sumersett Construction, Inc. 1218 French Street, Suite 4B Erie, Pennsylvania 16501 $102,559.00 Scope of Work: Perform emergency stabilization with fabrication and installation of timber braces.

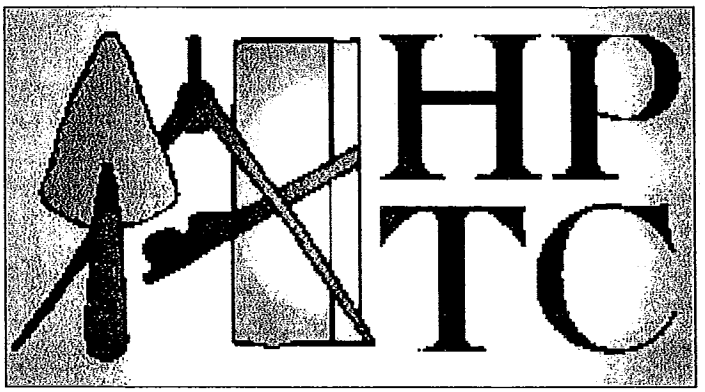
Modification #1 to C2680090198 Dated 7/7/10 Increase $3,219.70 Scope of Work: Add c-clamp to base of wall segment 7. Contract time extension: Period of performance from 70 calendar days to 182 calendar days.

SPECIFIC EMERGENCY CONSTRUCTION SCOPE OF WORK ACCOMPLISHED BY THE CONTRATCOR:

Approximately seventy-three linear feet of ruin wall of varying height was stabilized through the installation of bracing systems. Ten timber bracing systems were installed to stabilize seven sections of ruin wall. These systems consisted of concrete footings (to hold down resistance to overturning) and base, vertical and diagonal members constructed of treated lumber. The shorter bracing systems are attached to the wall by clamping horizontal wood sections with threaded rods. The tall bracing systems are clamped to the wall using a modified form jack and pre-welded steel angle frames that are bolted to timbers that are configured in a modified A-frame. An additional C-clamp brace was installed at the base of wall segment 7 to provide lateral stability.

GENERAL DESCRIPTION OF WORK ACCOMPLISHED BY PORJECT PARTNERS HPTC managed the Contractor and all project coordination between HPTC, Contractor, and HAFE as already described above. HAFE Archaeology monitored the site investigations where the Contractor worked and excavated for concrete footings and timber brace installations. HAFE Maintenance performed vegetation clearance and controls.

II.B. Project Agreements



FINAL PROJECT AGREEMENT

PMIS #136976
STABILIZE
HISTORIC ALLSTADT/MOLER HOUSE RUINS
PHASE I
HARPERS FERRY NATIONAL HISTORICAL PARK
FY 08

February 7, 2008

RECOMMENDED: _____ DATE: 2/7/08
SUPERINTENDENT, HISTORIC PRESERVATION TRAINING CENTER

CONCUR: _____ DATE: 02/15/08
HISTORIC ARCHITECT, HARPERS FERRY NATIONAL HISTORICAL PARK

APPROVED: _____ DATE: 2/15/08
SUPERINTENDENT, HARPERS FERRY NATIONAL HISTORICAL PARK

Submitted by:
National Park Service
Historic Preservation Training Center
4801-A Urbana Pike
Frederick, Md.

I. DESCRIPTION OF THE PROJECT

This Project Agreement addresses the initial phase of work (Phase I) of a larger, more complex, project (Phase II/PMIS #136976B) which is aimed at stabilizing the Historic Allstadt/Moler House Ruins located within Harpers Ferry National Historical Park. In addition, this project will also be used to prepare for the emergency stabilization of the ruins which is identified in the "Emergency Stabilization of the Historic Allstadt/Moler House Ruins" project statement (PMIS #137481).

Work to be completed through this project consists of historical research, project staging, site clearance, documenting the existing structure and its condition, evaluating the structural integrity, and developing plans and specifications for implementing emergency stabilization measures.

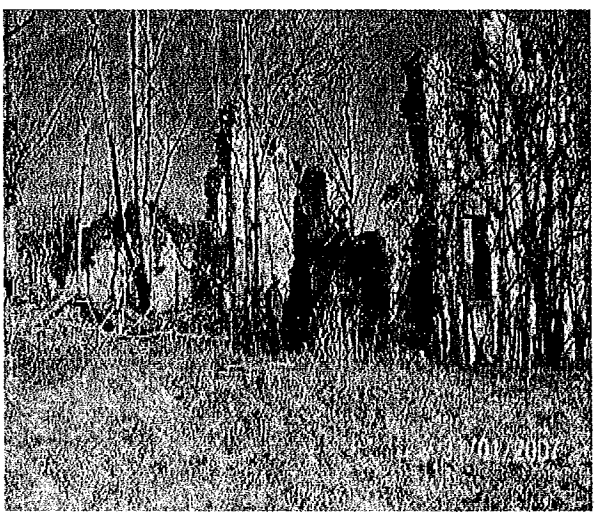
At the completion of this project a better defined scope of work for both the "Emergency Stabilization of the Historic Allstadt/Moler House Ruins" project (PMIS #137481) and the second phase of this project (PMIS #136976B) will be able to be presented.

In support of this project HAFE staff will be conducting archeological work as needed, preparing a topographic survey of the farmstead, assembling and submitting necessary compliance documents, and assisting with establishing site security.

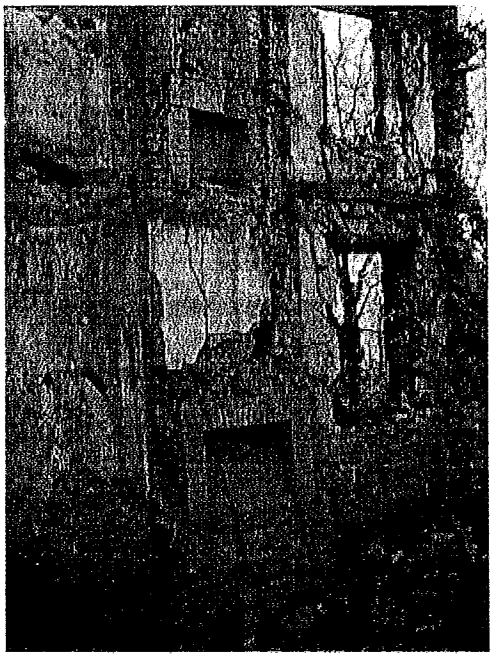
II. STRUCTURE DESCRIPTION

The Allstadt/Moler farmhouse is located on South Schoolhouse Ridge, West of Harpers Ferry and within Harpers Ferry National Historical Park. It is situated on a 4-5 acre historic farmstead within a complex of associated buildings dating from the 19th and early 18th centuries. Of Greek Revival style, the date of construction of the house is conjectured to be between 1837 and 1851.

Built of locally quarried rubble limestone, the structure is in a ruinous state having been gutted by a fire in 1986. There is no roof and only partial wall sections remain. Only about 30% of the original structure remains standing. In plan, the structure appears to occupy an "L" shaped footprint. Heavy vegetation, wall fall stone and debris obscure the structure making it very difficult to fully ascertain the dimensions and alignment of walls. It is apparent that the structure was a two story building that probably served as a domicile. Numerous fenestrations are evidenced in each of the remaining wall sections. Chimneys, with a firebox at each level, are incorporated into each of the gable ends.



III. STRUCTURE CONDITION



The structure is in a ruinous state and the late stages of deterioration. Only the North and South gable ends remain somewhat intact. These wall sections are inadequately supported or buttressed by remnants of the East and West walls. A small wall segment, of what was perhaps a rear ell, also remains. A high percentage of the remaining wall sections appear to be very unstable. Wall sections are severely out of plumb or deflected. Unprotected wall heads leave the core of the walls exposed to weathering and continue to allow water to enter. Pointing mortar has failed or is altogether absent in a high percentage of the mortar joints allowing the soft, high clay content, bedding to further erode. The 1986 fire has likely compromised the strength of the bedding mortar. Although the individual stone building units are stable the lack of mortar, and in some cases support from below, is allowing displacement of the units and stones to spill from the walls, creating voids in the stonework. Wooden window and door lintels have deteriorated or been adversely affected by the 1986 fire, further destabilizing wall sections. Fire boxes and chimney elements are collapsing. Only fragments of a pre-existing plaster coat remain. Vegetation has taken hold on all remaining wall sections. The foundation is filled with wall fall stone. Overall the structure is in very poor condition.

Note: API (Asset Priority Index) and FCI (Facility Condition Index) numbers are not assigned to ruins. When completed, stabilization efforts will have further stabilized the ruins.

IV. SCOPE OF THE PROJECT

HPTC will work within the Secretary of the Interior's Standards for the Treatment of Historic Properties as preservation specialists to complete the following tasks on the Allstadt/Moler House Ruins. When complete, the site will be cleared of vegetation permitting better access for a more thorough assessment, the site and structure will be further documented, the area will be further secured reducing life safety issues for visitors, and treatment recommendations, inclusive of specifications, will be completed for future stabilization efforts.

TASK # 1: Pre-Project Planning

This task will involve pre-project planning activities. HPTC will research and gather information related to the structure and immediate surrounding site. In addition, this task will be used to procure the services of an A&E firm to assist with the structural evaluation of the structure, preparation of recommendations and specifications for emergency stabilization and documentation of the existing structure.

Historical research will be limited to resources necessary to better understand and ascertain the construction period and building configuration. A&E assistance will be obtained to assist with assessing the structural integrity of the structure and planning for stabilization work. This assessment will address safety concerns, develop means for mitigating potential safety risks and develop both short and long term stabilization measures. The development of stabilization measures will include creating a design, identifying specifications and developing means and methods for the implementation of a system. Methods being considered for providing stabilization of the structure include the use of a structural scaffold system, an independent steel frame support system and steel component angle bracing and buttressing. Stabilization work would also include repairs to the masonry walls. A&E services will also provide documentation of the existing structure through photography and measured drawings.

Following the completion of this task the HPTC will be prepared to further refine and define the scope of work for the emergency stabilization identified in PMIS statement # 137481 and Phase II of this project.

In support of this task and the overall project, HAFE will complete 106 compliance processes, assist with any required archeological work and obtain any necessary permits.

TASK # 2: Mobilization/ Site Setup/Site Clearing

This task will involve a variety of activities. The HPTC will initially identify material and tool needs. A team of preservation craft persons, appropriate for the project, will be assembled. All necessary tools, equipment and materials will be assembled and transported to a HAFE designated staging area. Storage facilities and a base of operation in the park will be established at an approved onsite location.

A safety/hazard analysis will be conducted as part of this task and will be supported with the preparation of a safety plan for all onsite activities. Parking, access, and egress areas will be established. Fencing and signs will be installed, as required.

Following the establishment of a work area the HPTC will initiate site clearing activities. The goal of this work will be to provide adequate access to and around the site to complete planning work identified in Task #1.

This work will be limited to work that can be accomplished without risk to workers but be comprehensive enough to reveal the extent of the ruins. Vegetation engaged with the walls will not be removed at this time. Trees and light vegetation within 30' of the structure will be removed. This material will be chipped and spread as mulch. This vegetation-free zone will be maintained throughout the project.

It is recommended that a pre-emergent herbicide be applied prior to spring. Subsequent post-emergent treatments may be necessary in order to control re-growth of vegetation.

Note: Herbicide applications will be applied according to HAFE inspection and approval of means, materials, chemicals, and methods.

The chemical(s) name and E.P.A. number will be submitted to the I.P.M. Coordinator for approval prior to use.

HPTC will comply with the Park's requirement that a record of the chemical and it's use is documented for each application This record will include the date, weather conditions, applicator (must be at least a valid 2008 registered technician in West Virginia), the amount of area of the application, and the amount of chemical used in each application. Documentation Sheets will be provided if the chemical(s) are approved.

V. DATA COLLECTION

The following documents provided historical, existing condition assessments, structure specific recommendations, and management guidelines for this project:

Allstadt Farm Cultural Landscapes Inventory, 2005, National Park Service, Jeff Everett, Historian, Cultural Landscapes Division, National Capital Region

PMIS Funding Request, Project Identification #136976
PMIS Funding Request, Project Identification #137481

Field Notes recorded during site visit January 31, 2007

VI. COMPLIANCE

Section 106 clearance will be handled under the Memorandum of Agreement XXX process and shall be obtained by the Park. Any necessary future compliance requirements will be the responsibility of the park.

VII. PROJECT COORDINATION

The successful execution of this project will depend upon the timely completion of any and all necessary actions as outlined by each of the following parties to this Project Agreement:

HPTC: Review existing documentation and reports and prepare a Project Agreement and cost estimate describing project work.

Coordinate phasing of the work performed by the HPTC preservation team.

Conduct preconstruction, final inspection, and other such on-site, project-related meetings as required.

Provide project supervision for all work performed by the HPTC's preservation team.

Provide crafts people to perform all construction activity outlined in Section IX, Products.

Provide weekly reports on project progress and activities.

Provide proper disposal facilities for and periodic collection of all construction debris associated with this project.

Maintain site and cut grass within construction boundaries on a weekly basis.

Maintain a record of treatment and all documentation on all phases of the subject work. Prepare and distribute a record of treatment within six months of the date of the final inspection.

Provide for visitor access and protection while the project is ongoing.

Maintain work and staging area according to OSHA Regulations and Guidelines.

HAFE: Consistent with the provisions of this Project Agreement, provide access to the project site for the day-labor crew and any related contract or supply or service contract associated with the project work or as stipulated at the preconstruction conference.

Provide any and all necessary clearances and/or permits for the project including federal, state, and local permits required. Prepare all compliance documents as required by the Historic Preservation Act of 1966, as amended and NEPA of 1969.

Review, comment, and approve/reject all project submittals in a timely manner

Designate a single administrative contact for the project duration

Identify individuals and schedule availability for participation of Park personnel in the HPTC's Preservation Work Assignment Training Program, if desired (see attached program description)

Matters regarding site-related issues (access, closures, signing, etc.) will be determined by the HPTC and HAFE. The HPTC's project leader may vary from time-to-time, but at all times a designated person will retain on-site authority and serve as the immediate HPTC project contact.

HPTC project leaders do not have approval authority on matters concerning time, money, scope of work, or design changes. Matters regarding project objectives and/or design-related issues will be determined by approved compliance and design documents; any unresolved issues or changes will be handled between HAFE and the HPTC's supervisory staff.

Matters regarding logistics and/or techniques of project execution will be determined by the HPTC. Further refinement of these roles and responsibilities will be discussed at the preconstruction meeting.

VIII. SAFETY

Worker and visitor safety is a primary concern within the NPS. Safety awareness and compliance shall be both a team and individual concern, with all parties striving to attain a safer work environment.

GENERAL

A project-specific Safety Plan will be developed for this HPTC/HAFE project and made available to the client upon request. Each member of the project team will acknowledge their familiarity with the Plan by affixing their signature to the "Crew Sign-Off Sheet." The Plan designates the "Competent Person" for all OSHA regulated activities.

This HPTC/HAFE project is a hard hat area in compliance with OSHA regulations. All persons entering the designated work area will wear an approved hard hat at all times. The HPTC section chiefs are the only individuals who may grant exception to this HPTC policy. The HPTC Project Leader is responsible for ensuring that all activities are compliant with all safety-related issues.

Project leaders shall conduct weekly "tailgate safety meetings" with workers assigned to the project and file OSHA required records in the project file.

Project leaders shall ensure that all work activities are consistent with applicable health and safety regulations and the HPTC Safety Program.

ACCIDENT FORMS
On all HPTC projects, HPTC is responsible for reporting and investigating all accidents in accordance with HPTC's Safety Program (available upon request), laws and regulations.

Occupational Safety and Health Act - COMPLIANCE
All HPTC project work shall be conducted in accordance with OSHA regulations – 29 CFR Part 1926.

IX. PRODUCTS

Products to be furnished by the agreements within this Project Agreement from the HPTC to the HAFE are:

1. Completion of preservation tasks as detailed in Section IV of this Project Agreement.

2. Preparation of a Record of Treatment for this project, both in accordance with Director's Order (DO) #28. The Record of Treatment includes account data, correspondence, color photographs, sketches, weekly reports, a narrative outlining the course of work, conditions encountered, and materials used.

The HPTC shall provide limited distribution of the Record of Treatment. Broad distribution of the Record of Treatment, as outlined in Appendix D, DO#28, shall be the responsibility of the Park. The HPTC shall provide the HAFE Program Manager with the Record of Treatment prepared in a CD ROM format.

Included in this document will be select scanned and digital photographic images. All original photographs and negatives will be packaged separately in a loose-leaf binder and presented to the HAFE Park for their library records.

The HPTC shall retain an electronic copy with duplicates of all photographs for the HPTC library. The HPTC shall distribute a CD ROM copy of the Record of Treatment report to the HPTC Deputy Superintendent, the designated Project Leader, the Harpers Ferry Center Library, the DSC Technical Information Center and respective park Regional Office.

X. ESTIMATED SCHEDULE

Draft Project Agreement:	January 22, 2008
Final Project Agreement:	February 15, 2008
Estimated Project Start Date:	TBA 2008
Project Completion Date:	TBA 2008

XI. PROJECT TEAM

HPTC:
Chris Robinson, Project Supervisor
Rene Laya, Exhibits Specialist

HAFE:
Peter Dessauer, Historic Architect, HAFE
Michael Castagnetto, Chief of Maintenance, HAFE
Dennis Frye, Chief of Cultural Resources, HAFE
Mia Parsons, Chief Archeologist, HAFE
Dale Nisbet, Natural Resource Specialist (IPM Coordinator), HAFE

XII. COST ESTIMATE

TASK # 1: Pre-Project Planning

Labor:	
(1) Exhibits Specialist @ 3 wks	4,800
Contract:	
A&E Services	20,000
SUBTOTAL	**24,800**

TASK # 2: Mobilization/ Site Setup/Site Clearing

Labor:	
(1) Exhibits Specialist @ 2 wks	3,200
(2) Maintenance Workers @ 2 wks	5,270
Materials	
Herbicides, fencing, etc	1,000
Equipment Rental:	
Chipper	1,000
SUBTOTAL	**10,470**

ITEM #1: Project-Related Costs

NPS/GSA motor pool	1,650
Record of Treatment	1,500
Project Supervision	2,830
SUBTOTAL:	**5,980**

COST ESTIMATE SUMMARY

TASK #1	**24,800**
TASK #2	**10,470**
ITEM #1	**5,980**
SUBTOTAL	41,250
HPTC Overhead	13,750
ESTIMATED HPTC PROJECT COST	**55,000**
HAFE Archeological and Compliance Assistance	5,000
TOTAL ESTIMATED PROJECT COST	**60,000**

NOTE: HPTC's salaries are calculated on a pay period basis. The number of pay periods is based upon an estimate of the total amount of hours required for each team member to complete the required project tasks. The hourly rate for each occupation is determined by combining the direct hourly rate plus benefits with a prorated amount for the indirect costs of annual and sick leave, holidays, and training time.

XIII. TRAINING

It is the objective of the HPTC to expand our programs by providing opportunities for all NPS employees to receive training, which increases their appropriate levels of sensitivity and responsibility in the recognition and implementation of historic preservation of cultural resources. The focus of HPTC's training is on work-based learning and skill improvement.

Various aspects of this project offer different learning opportunities for those involved in its execution. HPTC shall make every effort to maximize the training potential of the project described in this Project Agreement by scheduling HPTC's staff, program participants, and Park personnel to appropriate project duties. General training objectives have been developed for this project and are listed below:

1. To assess the condition of a masonry structure.

2. To develop means and methods for the stabilization of a historic masonry structure.

3. To document the existing conditions of a historic masonry structure using photographs and field sketches.

PRESERVATION WORK ASSIGNMENT - GENERAL GUIDELINES

To foster a better understanding of the Historic Preservation Training Center's (HPTC) programs and mission, and to enable Park staffs to develop a sense of ownership and feeling of personal involvement in the park project, we have developed the Preservation Work Assignment Program.

This program will be offered only if the assignment will afford a "good" training experience for the park staff. Factors such as project leader and crew skill, knowledge and experience levels, type of project, etc., will be considered before the assignment is offered.

The Project Supervisor or HPTC Superintendent will ask the Maintenance Chief of the host park if they would like any of their staff to work with our crew on the project. If they are agreeable, the park will identify employees. Developmental objectives will be established after meeting with the park staff.

Midway through the assignment, a progress report (Verbal if assignment is two weeks, written if longer) will be sent to the park staff to solicit their input about how the assignment is progressing. The Maintenance Chief and the HPTC Project Supervisor or HPTC Superintendent will solve any problems that have arisen.

At the end of the assignment, participants will be issued a training certificate, and evaluations will be sent to the participant, the Maintenance Chief/Supervisor, and the Project Leader.

The following criteria will be negotiated between the Maintenance Chief and HPTC Project Supervisor or HPTC Superintendent:

- Park staff must work the agreed upon number of days on the project in order to achieve the established objectives.

- Park staff will work the same schedule as the HPTC crew or as close to it as possible.

- Park staff must notify the HPTC Project Leader as soon as possible when their employee has called in sick or is taking annual leave. Likewise, the HPTC Project Leader will notify park staff when the crew must return to the HPTC before scheduled. This includes inclement weather arrangements.

- Park staff must take breaks and lunch period at the project site and not return to the maintenance yard.

- Park staff must work at the project site during their entire assignment and not leave to perform other park duties.

- Park staff must provide own tools.

If it is arranged for a park employee to come to the HPTC to work in the Shop, the Training Manager should be notified so that travel arrangements can be made. All of the other above information applies to this situation also.

DESIGN CHANGE APPROVAL

Design Change Approval #: Date of Submittal:

Park/Area: Drawing/Specification #:

Project Supervisor: Project Leader:

Reference (Approval specification, detail or page # you propose to change)

Proposed Change (Brief description of change with detail attached if necessary)

Cost Estimate

Discussion (Who?, What?, Where?, When?, and How? Add comments and/or follow-up.

Recommended by:_____ Date:
Initiator

Concur:_____ Date:
Project Supervisor

Concur: _____ Date:
Assistant Superintendent, HPTC

Concur: _____ Date:
Historical Architect, HAFE

Approved:_____ Date:
Superintendent, HAFE

Historic Preservation Training Center
Direct Charge Authorization
FY2009

Please complete all entries, including the proper signatures, and fax to the HPTC Contact listed below.

Park: Harpers Ferry NHP | Alpha Code: HAFE

Region: NCR | Date: 12/16/08

Project Title: Stabilize the HAFE Historic Allstadt/Mohler House Ruins, Phase I. | Home Org. 3853

Account Number: 3064-6910-MAL | Fund Type: RERE

Authorized Amount: $60,000.00 | PMIS Number: 136976

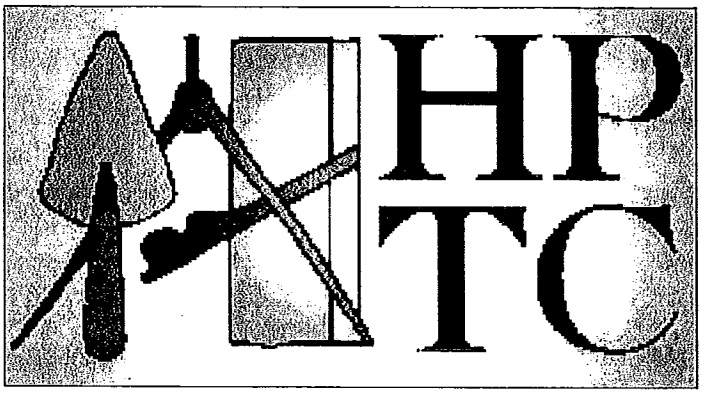
Project ID No.: HAFE-136976A | Funding Obligation Date: 9/15/2009

Project Description:

This DCA request is for the the planning and design of long-term stabilization of the Allstadt/Moler House Ruins to be completed during Phase II. Work is outlined in the Final Project Agreement and will consist of further evaluating the integrity of the ruins and developing long-term treatment recommendations.

APPROVALS

Office Contact:	Peter Dessauer	Telephone Number: 304-535-6040
		Fax Number: 304-535-6244
Signature:	Peter Dessauer	Date: 12/17//08
Office Budget Contact:	Dave Hammers	Telephone Number: 202-619-7270
		Fax Number: 202-619-7066
Signature:	Dave Hammers	Date: 12/17/2008
HPTC Contact:	Chris Robinson	Telephone Number: 301-663-8206
		Fax Number: 301-663-8032
		Date: 12/16/2008
HPTC Budget Contact:	Carol Burkhard	Telephone Number: 301-663-8206
HPTC Proj. Contact:	Fritz Rushlow	Telephone Number: 301-663-8206



FINAL PROJECT AGREEMENT

PMIS #137481
EMERGENCY STABILIZATION
OF THE
HISTORIC ALLSTADT/MOLER HOUSE RUINS
HARPERS FERRY NATIONAL HISTORICAL PARK
FY 08

February 7, 2008

RECOMMENDED: _____ DATE: 2/7/08
SUPERINTENDENT, HISTORIC PRESERVATION TRAINING CENTER

CONCUR: _____ DATE: 02/15/08
HISTORIC ARCHITECT, HARPERS FERRY NATIONAL HISTORICAL PARK

APPROVED: _____ DATE: 2/13/08
SUPERINTENDENT, HARPERS FERRY NATIONAL HISTORICAL PARK

Submitted by:
National Park Service
Historic Preservation Training Center
4801-A Urbana Pike
Frederick, Md.

I. DESCRIPTION OF THE PROJECT

Work to be executed under this Project Agreement consists of stabilizing masonry wall sections associated with the Historic Allstadt/Moler House Ruins, located along Schoolhouse Ridge within Harpers Ferry National Historical Park. At the request of the Park, the Historic Preservation Training Center (HPTC) proposes to conduct preservation work that will temporarily stabilize the masonry wall sections of the ruins until which time a more comprehensive stabilization project can be planned and executed. This larger, more complex project is currently programmed for FY09 and is identified in the PMIS #136976B statement of work.

In response to the Park's request for assistance with providing treatment of the remaining walls, the HPTC has examined and evaluated the wall sections that make-up the ruins. During on site consultation with Park representatives it was agreed that deficiencies in the walls would continue to deteriorate, if left unattended, and should receive treatment.

Treatments to be provided through this project consist of installation of a bracing/shoring/buttressing system to stabilize wall sections, removing vegetation engaged on the walls, removal of debris from the immediate site and collection of wall fall stones. These treatments will reduce safety concerns for both workers and visitors, temporarily support wall sections and prepare the ruins for a comprehensive stabilization undertaking planned for FY09.

The planning, design and specifications for the emergency bracing/shoring system will be developed during the execution of phase I of "Stabilize Historic Allstadt/Moler House Ruins" (PMIS #136976). Planning will consider incorporating the emergency bracing/shoring system into any long-term bracing/shoring system that is recommended.

II. STRUCTURE DESCRIPTION

The Allstadt/Moler farmhouse is located on South Schoolhouse Ridge, West of Harpers Ferry and within Harpers Ferry National Historical Park. It is situated on a 4-5 acre historic farmstead within a complex of associated buildings dating from the 19th and early 18th centuries. Of Greek Revival style, the date of construction of the house is conjectured to be between 1837 and 1851. Built of locally quarried rubble limestone, the structure is in a ruinous state. There is no roof and only partial wall sections remain.



Only about 30% of the original structure remains standing. In plan, the structure appears to occupy an "L" shaped footprint. Heavy vegetation, wall fall stone and debris obscure the structure making it very difficult to fully ascertain the dimensions and alignment of walls. It is apparent that the structure was a two story building that probably served as a domicile. Numerous fenestrations are evidenced in each of the remaining wall sections. Chimneys, with a firebox at each level, are incorporated into each of the gable ends.

III. STRUCTURE CONDITION



The structure is in a ruinous state and the late stages of deterioration. Only the North and South gable ends remain somewhat intact. These wall sections are inadequately supported or buttressed by remnants of the East and West walls. A small wall segment, of what was perhaps a rear ell, also remains. A high percentage of the remaining wall sections appear to be very unstable. Wall sections are severely out of plumb or deflected. Unprotected wall heads leave the core of the walls exposed to weathering and continue to allow water to enter. Pointing mortar has failed or is altogether absent in a high percentage of the mortar joints allowing the soft, high clay content, bedding to further erode. Although the individual stone building units are stable the lack of mortar, and in some cases support from below, is allowing displacement of the units and stones to spill from the walls, creating voids in the stonework. Wooden window and door lintels have deteriorated or been adversely effected by an apparent fire further destabilizing wall sections. Fire boxes and chimney elements are collapsing. Only fragments of a pre-existing plaster coat remain. Vegetation has taken hold on all remaining wall sections. The foundation is filled with wall fall stone. Overall the structure is in very poor condition.

Note: API (Asset Priority Index) and FCI (Facility Condition Index) numbers are not assigned to ruins. When completed, stabilization efforts will have further stabilized the ruins.

IV. SCOPE OF THE PROJECT

HPTC will work within the Secretary of the Interior's Standards for the Treatment of Historic Properties as preservation specialists to complete the following tasks on the Allstadt/Moler House Ruins. When complete, the structure will be stabilized to the extent necessary to protect workers and accommodate future long-term stabilization efforts.

TASK # 1: Install Bracing/Shoring/Buttressing System

This task will involve the installation of a bracing/shoring/buttressing system. The design, specifications and means and methods of accomplishing this system is undetermined at this time but will be accomplished through the execution of Task #1: Pre-Project Planning, identified in the project agreement for Phase I of the "Stabilize Historic Allstadt/Moler House Ruins" project (PMIS #136976).

At a minimum, this system is intended to provide short-term (emergency) stabilization of the structure while creating a safe work environment for those removing vegetation and wall fall stones, conducting investigative work, documenting the structure, and planning for a larger undertaking to be completed through Phase II of this project. Further it will be desirable that the system also serve as a work platform from which to perform repairs. Consideration will also be given to designing a system that can be integrated into, or adapted to be used with, any future system intended to provide long term stabilization. Systems being considered for providing stabilization of the structure include the use of a structural scaffold system, an independent steel frame support system or steel component angle bracing and buttressing. The fabrication and installation of this system is planned to be executed using contracted services with the assistance of a day labor crew, as needed.

Design alternatives prepared through the execution of Task #1: Pre-Project Planning, of the "Stabilize Historic Allstadt/Moler House Ruins" project agreement (PMIS #136976) will be presented to the park for consideration and approval prior to any work being initiated..

TASK # 2: Site Clearing and Stone Retrieval

Following the completion of Task #1 work associated with this task will commence. Activities will include the removal of vegetation (vines) engaged with the masonry, removal of debris from within and immediately adjacent to the structure and the retrieval and stockpiling of wall fall stone.

Presently, a significant number of large caliper vines have become engaged with the masonry walls. These vines will be carefully removed.

The site also contains a significant amount of debris and deteriorated building components. These items will be removed from the site. Prior to disposal, and material suspected to be previous architectural elements will be examined and archived if determined appropriate. The area immediately surrounding the structure and within the foundation area is littered with significant amounts f wall fall stone. This material will be retrieved and stored for possible re-use during Phase II of the "Stabilize Historic Allstadt/Moler House Ruins" project.

V. DATA COLLECTION

The following documents provided historical, existing condition assessments, structure specific recommendations, and management guidelines for this project:

Allstadt Farm Cultural Landscapes Inventory, 2005, National Park Service, Jeff Everett, Historian, Cultural Landscapes Division, National Capital Region

PMIS Funding Request, Project Identification #136976
PMIS Funding Request, Project Identification #137481

Field Notes recorded during site visit January 31, 2007

VI. COMPLIANCE

Section 106 clearance will be handled under the Memorandum of Agreement XXX process and shall be obtained by the Park. Any necessary future compliance requirements will be the responsibility of the park.

VII. PROJECT COORDINATION

The successful execution of this project will depend upon the timely completion of any and all necessary actions as outlined by each of the following parties to this Project Agreement:

HPTC: Review existing documentation and reports and prepare a Project Agreement and cost estimate describing project work.

Coordinate phasing of the work performed by the HPTC preservation team.

Conduct preconstruction, final inspection, and other such on-site, project-related meetings as required.

Provide project supervision for all work performed by the HPTC's preservation team.

Provide crafts people to perform all construction activity outlined in Section IX, Products.

Provide weekly reports on project progress and activities.

Provide proper disposal facilities for and periodic collection of all construction debris associated with this project.

Maintain site and cut grass within construction boundaries.

Maintain a record of treatment and all documentation on all phases of the subject work. Prepare and distribute a record of treatment within six months of the date of the final inspection.

Provide for visitor access and protection while the project is ongoing.

Maintain work and staging area according to OSHA Regulations and Guidelines.

HAFE: Consistent with the provisions of this Project Agreement, provide access to the project site for the day-labor crew and any related contract or supply or service contract associated with the project work or as stipulated at the preconstruction conference.

Provide any and all necessary clearances and/or permits for the project including federal, state, and local permits required. Prepare all compliance documents as required by the Historic Preservation Act of 1966, as amended and NEPA of 1969.

Review, comment, and approve/reject all project submittals in a timely manner

Provide access to a clean water source to be used for project-related purposes.

Designate a single administrative contact for the project duration

Identify individuals and schedule availability for participation of Park personnel in the HPTC's Preservation Work Assignment Training Program, if desired (see attached program description)

Matters regarding site-related issues (access, closures, signing, etc.) will be determined by the HPTC and HAFE. The HPTC's project leader may vary from time-to-time, but at all times a designated person will retain on-site authority and serve as the immediate HPTC project contact.

HPTC project leaders do not have approval authority on matters concerning time, money, scope of work, or design changes. Matters regarding project objectives and/or design-related issues will be determined by approved compliance and design documents; any unresolved issues or changes will be handled between HAFE and the HPTC's supervisory staff.

Matters regarding logistics and/or techniques of project execution will be determined by the HPTC. Further refinement of these roles and responsibilities will be discussed at the preconstruction meeting.

VIII. SAFETY

Worker and visitor safety is a primary concern within the NPS. Safety awareness and compliance shall be both a team and individual concern, with all parties striving to attain a safer work environment.

GENERAL

A project-specific Safety Plan will be developed for this HPTC/HAFE project and made available to the client upon request. Each member of the project team will acknowledge their familiarity with the Plan by affixing their signature to the "Crew Sign-Off Sheet." The Plan designates the "Competent Person" for all OSHA regulated activities.

This HPTC/HAFE project is a hard hat area in compliance with OSHA regulations. All persons entering the designated work area will wear an approved hard hat at all times. The HPTC section chiefs are the only individuals who may grant exception to this HPTC policy. The HPTC Project Leader is responsible for ensuring that all activities are compliant with all safety-related issues.

Project leaders shall conduct weekly "tailgate safety meetings" with workers assigned to the project and file OSHA required records in the project file.

Project leaders shall ensure that all work activities are consistent with applicable health and safety regulations and the HPTC Safety Program.

ACCIDENT FORMS

On all HPTC projects, HPTC is responsible for reporting and investigating all accidents in accordance with HPTC's Safety Program (available upon request), laws and regulations.

Occupational Safety and Health Act - COMPLIANCE

All HPTC project work shall be conducted in accordance with OSHA regulations – 29 CFR Part 1926.

IX. PRODUCTS

Products to be furnished by the agreements within this Project Agreement from the HPTC to the HAFE are:

1. Completion of preservation tasks as detailed in Section IV of this Project Agreement.

X. ESTIMATED SCHEDULE

Draft Project Agreement:	January 22, 2008
Final Project Agreement:	February 15, 2008
Estimated Project Start Date:	TBA 2008
Project Completion Date:	TBA 2008

XI. PROJECT TEAM

HPTC:
Chris Robinson, Project Supervisor
Rene Laya, Exhibits Specialist

HAFE:
Peter Dessauer, Historic Architect, HAFE
Michael Castagnetto, Chief of Maintenance, HAFE
Dennis Frye, Chief of Cultural Resources, HAFE
Mia Parsons, Chief Archeologist, HAFE

XII. COST ESTIMATE

TASK # 1: Install Bracing/Shoring/Buttressing System

Labor:	
(1) Exhibits Specialist @ 2 wks	3,200
Contract Services:	
Fabrication and installation of system	25,000**
SUBTOTAL	**28,200**

TASK # 2: Site Clearing and Stone Retrieval

Labor:	
(1) Exhibits Specialist @ 1 wk	1,600
(2) Maintenance Workers @ 2 wks	5,270
Equipment Rental:	
Crane, skid steer	2,300
SUBTOTAL	**9,170**

ITEM #1: Project-Related Costs

NPS/GSA motor pool	1,712
Project Supervision	3,721
SUBTOTAL:	**5,433**

COST ESTIMATE SUMMARY

TASK #1	**28,200**
TASK #2	**9,170**
ITEM #1	**5,433**
SUBTOTAL	42,803
HPTC Overhead	7,197
ESTIMATED PROJECT TOTAL	**$50,000**

** HPTC's standard overhead rate has been reduced to 5% for this contracted line item

NOTE: HPTC's salaries are calculated on a pay period basis. The number of pay periods is based upon an estimate of the total amount of hours required for each team member to complete the required project tasks. The hourly rate for each occupation is determined by combining the direct hourly rate plus benefits with a prorated amount for the indirect costs of annual and sick leave, holidays, and training time.

XIII. TRAINING

It is the objective of the HPTC to expand our programs by providing opportunities for all NPS employees to receive training, which increases their appropriate levels of sensitivity and responsibility in the recognition and implementation of historic preservation of cultural resources. The focus of HPTC's training is on work-based learning and skill improvement.

Various aspects of this project offer different learning opportunities for those involved in its execution. HPTC shall make every effort to maximize the training potential of the project described in this Project Agreement by scheduling HPTC's staff, program participants, and Park personnel to appropriate project duties. General training objectives have been developed for this project and are listed below:

1. To assess the condition of a masonry structure.

2. To develop means and methods for the stabilization of a historic masonry structure.

PRESERVATION WORK ASSIGNMENT - GENERAL GUIDELINES

To foster a better understanding of the Historic Preservation Training Center's (HPTC) programs and mission, and to enable Park staffs to develop a sense of ownership and feeling of personal involvement in the park project, we have developed the Preservation Work Assignment Program.

This program will be offered only if the assignment will afford a "good" training experience for the park staff. Factors such as project leader and crew skill, knowledge and experience levels, type of project, etc., will be considered before the assignment is offered.

The Project Supervisor or HPTC Superintendent will ask the Maintenance Chief of the host park if they would like any of their staff to work with our crew on the project. If they are agreeable, the park will identify employees. Developmental objectives will be established after meeting with the park staff.

Midway through the assignment, a progress report (Verbal if assignment is two weeks, written if longer) will be sent to the park staff to solicit their input about how the assignment is progressing. The Maintenance Chief and the HPTC Project Supervisor or HPTC Superintendent will solve any problems that have arisen.

At the end of the assignment, participants will be issued a training certificate, and evaluations will be sent to the participant, the Maintenance Chief/Supervisor, and the Project Leader.

The following criteria will be negotiated between the Maintenance Chief and HPTC Project Supervisor or HPTC Superintendent:

- Park staff must work the agreed upon number of days on the project in order to achieve the established objectives.

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- Park staff must provide own tools.

If it is arranged for a park employee to come to the HPTC to work in the Shop, the Training Manager should be notified so that travel arrangements can be made. All of the other above information applies to this situation also.

DESIGN CHANGE APPROVAL

Design Change Approval #: Date of Submittal:

Park/Area: Drawing/Specification #:

Project Supervisor: Project Leader:

Reference (Approval specification, detail or page # you propose to change)

Proposed Change (Brief description of change with detail attached if necessary)

Cost Estimate

Discussion (Who?, What?, Where?, When?, and How? Add comments and/or follow-up.

Recommended by:_____ Date:
Initiator

Concur:_____ Date:
Project Supervisor

Concur: _____ Date:
Assistant Superintendent, HPTC

Concur: _____ Date:
Historical Architect, HAFE

Approved:_____ Date:
Superintendent, HAFE

Historic Preservation Training Center
Direct Charge Authorization
FY2009

Please complete all entries, including the proper signatures, and fax to the HPTC Contact listed below.

Park: Harpers Ferry NHP
Alpha Code: HAFE

Region: NCR
Date: 12/16/08

Project Title: Emergency Stabilization of the HAFE Historic Allstadt/Mohler House Ruins
Home Org. 3853

Account Number: 3064-6911-MAL
Fund Type: RERE

Authorized Amount: $60,000.00
PMIS Number: 137481

Project ID No.: HAFE-137481A
Funding Obligation Date: 9/15/2009

Project Description:
This DCA request is for the emergency stabilization of the Allstadt/Moler House Ruins. Work is outlined in the Final Project Agreement and will consist of evaluating the stabilility of the ruins, developing emergency treatment recommendations and implementing approved treatments.

APPROVALS

Office Contact:	Peter Dessauer	Telephone Number: 304-535-6040 Fax Number: 304-535-6244
Signature:	Peter J. Dessauer	Date: 12/16/2008
Office Budget Contact:	Dave Hammers	Telephone Number: 202-619-7270 Fax Number: 202-619-7066
Signature:	David A. Hammers	Date: 12/16/2008
HPTC Contact:	Chris Robinson	Telephone Number: 301-663-8206 Fax Number: 301-663-8032 Date: 12/16/2008
HPTC Budget Contact:	Carol Burkhard	Telephone Number: 301-663-8206
HPTC Proj. Contact:	Fritz Rushlow	Telephone Number: 301-663-8206

Historic Preservation Training Center
Direct Charge Authorization
FY2009

Please complete all entries, including the proper signatures, and fax to the HPTC Project Contact listed below.

Park: Harpers Ferry NHP — **Alpha Code:** HAFE

Region: NCR — **Date:** 8/20/2009

Project Title: Emergency Stabilization of the HAFE Historic Allstadt/Mohler House Ruins — **Home Org.** 3850

Account Number: 3064-6911-MAL — **Fund Type:** Repair/Rehab

Authorized Amount: $78,000.00 — **PMIS Number:** 137481

Project ID No.: HAFE-137481 — **Funding Obligation Date:** Sept. 15, 2010

Project Description:
This DCA request is for the emergency stabilization of the Allstadt/Moler House Ruins. Work is outlined in the Final Project Agreement and will consist of evaluating the stabilility of the ruins, developing emergency treatment recommendations and implementing approved treatments. This DCA is for an additional $78,000 bringing the approved amount for this package to $138,000.

APPROVALS

Office Contact: Peter Dessauer		Telephone Number: 304-535-6040
		Fax Number: 304-535-4022
Signature: Peter Dessauer		Date: 8/20/2009
Office Budget Contact:	Dave Hammers	Telephone Number: 202-619-7270
		Fax Number: 202-619-7066
Signature: David A. Hammers		Date: 8/20/2009
HPTC Contact:	Fritz Rushlow	Telephone Number: 301-663-8206
		Fax Number: 301-663-8032
HPTC Budget Contact:	Carol Burkhard	Telephone Number: 301-663-8206
HPTC Proj. Contact:	Kari Grabinski	Telephone Number: 301-663-8206

Historic Preservation Training Center
Direct Charge Authorization
FY2010

Please complete all entries, including the proper signatures, and fax to the HPTC Contact listed below.

Park: Harpers Ferry NHP | Alpha Code: HAFE

Region: National Capital Region | Date: 3/4/2010

Project Title: Emergency Stabilization of the HAFE Historic Allstadt/Mohler House Ruins | Home Org. 3850

Account Number: 3064-6911-MAL | Fund Type: RERE

Authorized Amount: $3,300.00 | PMIS Number: 137481

Project ID No.: HAFE-137481 | Funding Obligation Date: September 15, 2010

Project Description:

This DCA request is for the emergency stabilization of the Allstadt/Moler House Ruins. As recommended by the structural engineer, additional emergency stabilization work will be completed at the base of wall segment 7. This DCA is for an additional $3,300.00 bringing the approved amount for this package to $141,300.00

APPROVALS

Office Contact:	Peter Dessauer	Telephone Number: 304-535-6040
		Fax Number: 304-535-4022
Signature:	Peter Dessauer	Date: 3/4/2010
Office Budget Contact:	Dave Hammers	Telephone Number: 202-619-7270
		Fax Number: 202-619-7066
Signature:	David A Hammers	Date: 3/4/2010
HPTC Contact:	Fritz Rushlow	Telephone Number: 301-663-8206
		Fax Number: 301-663-8032
HPTC Budget Contact:	Carol Burkhard	Telephone Number: 301-663-8206
HPTC Proj. Contact:	Kari Grabinski	Telephone Number: 301-663-8206

Ann Parker
03/10/2009 03:11 PM EST

To: Kari Grabinski/HPTC/NPS@NPS, Dennis Ebersole/HFC/NPS@NPS
cc:
Subject: Work Order for Allstadt Ruins

Please see the attached work order for the current cost of this job. I highlighted the actual cost of this work order in yellow for your review. If you need anything else please let me know.

Allstadt.rtf

Ann Parker
National Park Service
Facilities Services Assistant
Voice (304) 535-6269
Fax (304) 535-2901
Ann_Parker@nps.gov

Work Order

Work Order: 1256290 (Stabilization Construction)

Park:	HAFE (Harpers Ferry National Historical Park)
Site:	P057 (Harpers Ferry National Historical Park)
Location:	110419 (Allstadt/Mohler House Ruins)
Asset:	( )
Job Plan:	( )
NPS GL Account:	
Work Type:	FM
Sub Type:	DM

Status:	APPR
Date Reported:	05/15/2007
Planned Start:	
Actual Start:	
Due Date:	
Actual Finish:	
Priority:	5
Parent:	1256291
Sequence:	
Reported by:	APARKER
Phone:	
Supervisor:	
Lead Craft:	

s project concerns the stabilization on a broad scale of the high walls and expansive stone masonry remains (Ruins) and foundations of the historic Allstadt/Moler House, located on South School House Ridge on the American Civil War Battlefield, HAFE Park, harpers Ferry, West Virginia. The Historic Preservation Training Center (HPTC/NPS) has agreed to perform most of the work. Minor contracting and 106 Compliance will be managed by the Park. Major A&E Design Services and major independent contracting will not be necessary. The project scope of work includes: vegetation clearance over a two acre site; removal of 70 shrubs, 30 trees/trunks, and thick vines off 2900sf of existing stone walls; staging, rigging, and scaffolding over the ruins; repointing and grouting over 1000sf of existing stone walls; reset nearly 3000 cubic feet of existing weak stone walls; special protections, shoring, and bracing of stone walls during construction; cleanup and closeout; archaeological monitoring; and final project report. This project should follow in sequence with HAFE PMIS 137481 - Emergency Stabilization of Moler House Ruins - which is on the same site. Component A (Planning & Design - year one) Component B (Construction - year two)

NPS Day Labor - HAFE and HPTC craftsmen, laborers, and professionals.

	Total Hrs	Labor Cost	Material Cost	Tool Cost	Service Cost	Total
Estimated	1,498:36	$299,294	$117,627	$7,913	$152,438	$577,272
Actual	103:00	$2,699	$0	$3,820	$0	$6,519

Operation		Meas. Point	Value	Date	Observations
10	NPS CESS Data Update 2007; Prices as of 1/1/2007; Mar 2007 Version				
11	General template, April 2007 Version				
12	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W				
13	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W				
14	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W				
15	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W				
16	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W				
17	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W				

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18	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W	
19	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W	
20	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W	
21	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W	
22	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W	
23	Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" H x 6' W	
24	Trees, pruning from ground, 12" caliper	
25	Shrubs, prune, per shrub, 6' height	
26	Grout, CMU cores, 4"thk, 0.067 C.F./S.F., by hand, exc. blockwork	
27	Field stone wall, wall	
28	Rigging	
29	Automotive equip., hoists, adj frames, two post, 24,000 lb cap.	
30	Sel clrng, 1.5CY backhoe, 26"-36"dia, stump rmv on site by hyd backhoe	

Planned Labor	Quantity	Plan Hrs.	Work Notes
BRHE	1	400:00	
BRHE	1	14:33	
BRIC	1	600:00	
BRIC	1	21:49	
CARP	1	100:00	
CLAM	1	49:14	
CLAM	1	8:00	
EQMD	1	15:00	
HELP	1	100:00	
HELP	1	53:20	
SKWK	1	106:40	
TRHV	1	30:00	

Planned Materials — Planned Quantity | Actual Quantity

No Planned Materials attached

Planned Tools — Quantity | Planned Hrs. | Actual Hrs.

No Planned Tools attached

Sub-Work Orders

No Sub Work Orders attached

Hazards and Precautions

No Hazards and Precautions attached

Hazardous Material — MSDS | Health | Flammability | Reactivity | Contact

No Hazardous Materials attached

Hazards with Tagsout and Lockouts

No Hazard with Tagsout and Lockouts attached

Date Completed: _____ Completed By: _____ Supervisor: _____

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This Document Contains Sensitive But Unclassified Information
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Properly Destroy When No Longer Needed

Form 10-577
(March 1990)

United States Department of the Interior
National Park Service

JOB ORDER REQUEST

JOB ORDER NO.

JOB DESCRIPTION	LOCATION	DISTRICT
Stabilization Construction	Allstadt/Mohler House Ruins	

PROPOSED START DATE	TARGET COMP. DATE	NO. OF UNITS	UNIT OF MEASURE	EST. COST PER UNIT	ACT. COST PER UNIT

STANDARD AND LEVEL PROPOSED

STATEMENT OF WORK PROPOSED

Vegetation clearance over a two acre site; removal of 70 shrubs, 30 trees/trunks, and thick vines off 2900 sq ft of existing stone walls.

	POSITION TITLE, GRADE AND SURNAME	EST. M/DAYS	DAILY RATE	EST. COSTS	ACT. M/DAYS	ACTUAL COSTS
PERSONAL SERVICES						

	TYPE OF EQUIPMENT	EST. HR./MIN.	RATE	EST. COSTS	ACT. HRS/MIN	ACTUAL COSTS
EQUIPMENT RENTAL						

	ITEM	EST. COSTS	ACTUAL COSTS
MATERIALS AND OTHER COSTS			

COST ACCOUNT	PERSONAL SERVICES	EQUIP RENTAL	SUPPLIES & MATERIAL	OTHER (TOOLS)	TOTAL
3064-6911-MAL	$4,056.28		$90.19	$3,895.34	$8,041.81

REQUESTED BY (TITLE & SIGNATURE)	CONCURRED BY (TITLE & SIGNATURE)	APPROVED BY (TITLE & SIGNATURE)
Kari Grabinski, Exhibits Specialist		Kari Grabinski, Exhibits Specialist

COMPLETED BY	DATE COMP.	INSPECTED BY	DATE INSPECTED
		Kari Grabinski	3/27/09

PROJECT AGREEMENT

between the

HISTORIC PRESERVATION TRAINING CENTER

and the

HERITAGE DOCUMENTATION PROGRAMS

NATIONAL PARK SERVICE

U.S. DEPARTMENT OF THE INTERIOR

I. BACKGROUND

Under the authority of the 1935 Historic Sites Act and the 1966 National Historic Preservation Act, as amended in 1980 (16 U.S.C. 470), Heritage Documentation Programs (HDP) assists in the preservation of significant resources by recording historic buildings, structures, and landscapes, and transmitting the documentation to an archive at the Library of Congress. HDP is comprised of three surveys: Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscapes Survey (HALS) and a geographic information program, Cultural Resource GIS Facility. Documentation by the surveys provides baseline data that assists in directing planning efforts for rehabilitation and restoration (including historic structures reports and cultural landscape reports), and can facilitate the interpretation of buildings, structures, and landscapes. GIS provides cultural resource managers with tools and data for conducting spatial analysis that are critical for making resource management decisions.

II. PURPOSE

The purpose of this document is to define an agreement between the Historic Preservation training Center (HPTC) and the HDP to cosponsor a HABS/HALS recording project of the Allstadt/Moler House ruins.

III. PROJECT

The HDP and HPTC of the National Park Service will jointly sponsor and provide other support as necessary for a landscape architectural documentation project during 2009 to produce large-format photography as listed in Section IV, SCOPE OF WORK, of this General Agreement.

IV. SCOPE OF WORK

The HALS Washington office will direct and conduct a documentation project at the Allstadt/Moler House ruins in consultation with HPTC. The Allstadt ruins are a part of an approximately 672 acres farm that existed at the time of John Brown's Raid (10/1859) and the Battle of Harpers Ferry (9/1862). The House is in a ruinous state, but it is the desire of NPS to stabilize the structures for interpretation.

The recording team will produce landscape architectural documentation as time permits, consisting of large-format photography.

PHOTOGRAPHY:

The photographer will produce landscape architectural documentation, consisting of large-format black and white photographs (negative 4" x 5" or larger). The photographer will document the Allstadt/Moler House ruins and its landscape context with no less than twenty views that will include the following unless areas are inaccessible.

1. Exterior Elevations with scale rod (6)
2. Interior Elevations with scale rod (6) predicated on stability of structure
3. Landscape Context and general views (4)
4. Ruin Details (4)

HPTC will provide the field team with the following:

Access to all structures, areas and spaces to be documented.
Staff assistance and guidance as required.
Parking space with close proximity to the site.

The HDP will provide Washington office supervisory personnel, staff or contract photographer, and photographic supplies.

V. TIME SCHEDULE

The recording project will occur between March 23 and April 17, 2009. HDP will provide HPTC with the photographs by June 30, 2009.

VI. RECORDING TEAM

The Allstadt/Moler House ruins project will be undertaken by a professionally qualified photographer. The photographer will be under the direct supervision of the HDP Washington office. He may be hired as Federal employee or private contractor, or be employed by outside organizations under cooperative agreements with HDP. Federal employees will be covered by all benefits provided to U.S. government temporary employees. Non-Federal employees will be accorded VIP status for liability purposes.

VII. FUNDING

HPTC authorizes HDP to cross-charge $1800.00 to project account 3064-6910-MAL, to cover the cost of field personnel, supplies, travel, and reproductions. The Allstadt/Moler House ruins project funds can be utilized only on the Allstadt/Moler House ruins project.

VIII. RECORDS AND DELIVERABLES

Upon completion of the Washington office editing of the documentation produced on the Allstadt/Moler House ruins, HAFE will be provided with:

1. One contact print of all photographic views, identified and numbered.
2. One set of digitized photographic view, on appropriate medium.

Within one year after the termination of the HALS Allstadt/Moler House ruins project, all original records produced by HDP will be transmitted to the HABS/HAER/HALS collection at the Library of Congress.
HPTC will credit the National Park Service, HDP Division, and the photographer when the images are published or exhibited.

IX. CONTACTS:

Paul D. Dolinsky, Chief
HALS/CRGIS
Heritage Documentation Programs
1849 C Street NW (2270)
Washington DC 20240
Telephone: 202-354-2116
Facsimile: 202-371-6473
E-mail: paul_dolinsky@nps.gov

Kari Grabinski
Exhibits Specialist
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21704
Telephone: 301-663-8206 ext. 118
Facsimile: 301-663-8032
E-Mail: kari_grabinski@nps.gov

Peter F. Dessauer, Historical Architect
Harpers Ferry National Historical Park
P.O. Box 65
Harpers Ferry, WV 25425
Telephone: 304-535-6040
Facsimile: 304-535-6244
E-mail: peter_dessauer@nps.gov

X. RESPONSIBLE INDIVIDUALS:

Richard O'Connor, Chief,
Heritage Documentation Programs
National Park Service
1849 "C" Street, N.W. (2270)
Washington, D.C. 20240
Telephone: (202) 354-2186
Facsimile: (202) 371-6473
E-mail: richard_o'connor@nps.gov

H. Thomas McGrath Jr.
Superintendent
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21704
Telephone 301-663-8206 ext. 109
Facsimile: 301-663-8032
E-mail: h_thomas_mcgrath@nps.gov

Paul D. Dolinsky, Chief
HALS/CRGIS
Heritage Documentation Programs
1849 "C" Street, NW (2270)
Washington DC 20240
Telephone: 202-354-2116
Facsimile: 202-371-6473
E-mail: paul_dolinsky@nps.gov

XII. AUTHORIZATION:

Chief, Heritage Documentation Programs — Date: 3.27.08

Superintendent, Historic Preservation Training Center — Date: 3/2/08

II.C. Contract Documents & Modifications

ORDER FOR SUPPLIES OR SERVICES

PAGE 1 OF 17 PAGES

IMPORTANT: Mark all packages and papers with contract and/or order numbers.

1. DATE OF ORDER: 03/20/2009	2. CONTRACT NO. *(If any)*
3. ORDER NO.: P2680090069	4. REQUISITION/REFERENCE NO.: R2680090069

5. ISSUING OFFICE *(Address correspondence to)*

WASO - HPTC - Historic Preservation Training Center
Gambrill House
4801-A Urbana Pike
Frederick MD 21704

6. SHIP TO: Kari Grabinski

a. NAME OF CONSIGNEE: WASO - HPTC - Historic Preservation Training Center

b. STREET ADDRESS: Gambrill House, 4801-A Urbana Pike

c. CITY	d. STATE	e. ZIP CODE
Frederick	MD	21704

7. TO:

a. NAME OF CONTRACTOR

b. COMPANY NAME: **MC MULLAN & ASSOC INC**

c. STREET ADDRESS: **8381 Old Courthouse Rd Ste 350**

d. CITY	e. STATE	f. ZIP CODE
Vienna	**VA**	**22182-3818**

f. SHIP VIA: Destination

8. TYPE OF ORDER

[X] a. PURCHASE
REFERENCE YOUR: written quote 02/26/09
Please furnish the following on the terms and conditions specified on both sides of this order and on the attached sheet, if any, including delivery as indicated.

[ ] b. DELIVERY - Except for billing instructions on the reverse, this delivery order is subject to instructions contained on this side only of this form and is issued subject to the terms and conditions of the above-numbered contract.

9. ACCOUNTING AND APPROPRIATION DATA
2009 - - - 3064 - - 252A - - MAL - - - 6911 - - - - - -

10. REQUISITIONING OFFICE: WASO - HPTC - Historic Preservation Training Center

11. BUSINESS CLASSIFICATION *(Check appropriate box(es))*
[ ] a. SMALL [ ] b. OTHER THAN SMALL [ ] c. DISADVANTAGED [ ] d. WOMEN-OWNED

12. F.O.B. POINT	14. GOVERNMENT B/L NO.	15. DELIVER TO F.O.B. POINT ON OR BEFORE *(Date)*	16. DISCOUNT TERMS
Destination		07/17/2009	10 days %
13. PLACE OF			20 days %
a. INSPECTION: Frederick, MD / b. ACCEPTANCE: Frederick, MD			30 days %
			days %

17. SCHEDULE *(See reverse for Rejections)*

ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	QUANTITY ACCEPTED (g)
	SEE LINE ITEM DETAIL					

SEE BILLING INSTRUCTIONS ON REVERSE	18. SHIPPING POINT	19. GROSS SHIPPING WEIGHT	20. INVOICE NO.		17(h) TOT. *(Cont. pages)*
	21. MAIL INVOICE TO: Tammie Laya a. NAME: WASO - HPTC - Historic Preservation Training Center b. STREET ADDRESS *(or P.O. Box)*: Gambrill House,4801-A Urbana Pike c. CITY: Frederick / d. STATE: MD / e. ZIP CODE: 21704			$19,918.44	17(i) GRAND TOTAL

22. UNITED STATES OF AMERICA BY *(Signature)* Sheila E. Rushlow

23. NAME *(Typed)*: Sheila E. Rushlow
TITLE: CONTRACTING/ORDERING OFFICER

If desired, this order (or a copy thereof) may be used by the Contractor as the Contractor's invoice, instead of a separate invoice, provided the following statement, (signed and dated) is on (or attached to) the order: "Payment is requested in the amount of $_____. No other invoice will be submitted." However, if the Contractor wishes to submit an invoice, the following information must be provided; contract number (if any), order number, item number(s), description of supplies or service, sizes, quantities, unit prices, and extended totals. Prepaid shipping costs will be indicated as a separate item on the invoice. Where shipping costs exceed $10 (except for parcel post), the billing must be supported by a bill of lading or receipt. When several orders are invoiced to an ordering activity during the same billing period, consolidated periodic billings are encouraged.

RECEIVING REPORT

Quantity in the "Quantity Accepted" column on the face of this order has been: ☐ inspected, ☐ accepted, ☐ received by me and conforms to contract. Items listed below have been rejected for the reasons indicated.

SHIPMENT NUMBER	PARTIAL		DATE RECEIVED	SIGNATURE OF AUTHORIZED U.S. GOV'T REP.	DATE
	FINAL				
TOTAL CONTAINERS		GROSS WEIGHT	RECEIVED AT	TITLE	

REPORT OF REJECTIONS

ITEM NO.	SUPPLIES OR SERVICES	UNIT	QUANTITY REJECTED	REASON FOR REJECTION

IMPORTANT: Mark all packages and papers with contract and/or order numbers.

DATE OF ORDER	CONTRACT NO.	ORDER NO.
03/20/2009		P2680090069

ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	QUANTITY ACCEPTED (g)
0001	Design Services for the AllstadtMoler House Ruins Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials and travel to provide professional design services for the Stablization of the Allstadt/Moler House Ruins project in accordance with the attached Scope of Work consisting of 3 pages. Payment - Upon completion and acceptance of all work and receipt of a proper invoice, the Goverment will pay the Contractor the firm-fixed price of $19,918.44. Attachment - The following listed document is incorporated into the order: Scope of Work, 3 Pages *Delivery Date* 07/17/2009 *Start Date* 03/27/2009 *End Date* 07/17/2009 Reference Requisition: R2680090069	1.00	job	19,918.440	19,918.44	

TOTAL CARRIED FORWARD TO 1ST PAGE (ITEM 17i) ⇒ $19,918.44

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COMMERCIAL CLAUSES

1 52.252-02 CLAUSES INCORPORATED BY REFERENCE

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):

[Insert one or more Internet addresses]

Clause	Title	Date
52.204-07	Central Contractor Registration	April 2008
52.232-10	Payments under Fixed-Price Architect-Engineer Contracts	August 1987
52.236-22	Design Within Funding Limitations	April 1984
52.236-23	Responsibility of the Architect-Engineer Contractor	April 1984
52.236-24	Work Oversight in Architect-Engineer Contracts	April 1984
52.236-25	Requirements for Registration of Designers	June 2003
52.242-14	Suspension of Work	April 1984
52.248-02	Value Engineering Program--Architect-Engineer	March 1990
52.249-07	Termination (Fixed-Price Architect-Engineer)	April 1984

2 52.204-06 DATA UNIVERSAL NUMBERING SYSTEM (DUNS) NUMBER APRIL 2008

(a) 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 number or "DUNS+4" that identifies the offeror's name and address exactly as stated in the offer. The DUNS number is a nine-digit number assigned by Dun and Bradstreet, Inc. The DUNS+4 is the DUNS number plus a 4-character suffix that may be assigned at the discretion of the offeror to establish additional CCR records for identifying alternative Electronic Funds Transfer (EFT) accounts (see Subpart 32.11) for the same concern.

(b) 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 name.

(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).

SECTION B -- SUPPLIES OR SERVICES AND PRICES

B.1 NOT INCLUDED

SECTION C -- DESCRIPTIONS AND SPECIFICATIONS

C.1 SEE ATTACHED SECTION C CONSISTING OF THREE PAGES.

SECTION D -- PACKAGING AND MARKING

D.1 SEE ATTACHED SECTION D CONSISTING OF ONE PAGE.

SECTION E -- INSPECTION AND ACCEPTANCE

E.1 SEE ATTACHED SECTION E CONSISTING OF ONE PAGE.

SECTION F -- DELIVERIES OR PERFORMANCE

F.1 SEE ATTACHED SECTION F CONSISTING OF ONE PAGE

SECTION G -- CONTRACT ADMINISTRATION DATA

G.1 SEE ATTACHED SECTION G CONSISTING OF TWO PAGES.

SECTION H -- SPECIAL CONTRACT REQUIREMENTS

H.1 NOT INCLUDED

SECTION I -- CONTRACT CLAUSES

I.1 52.252-02 CLAUSES INCORPORATED BY REFERENCE

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):

[Insert one or more Internet addresses]

Clause	Title	Date
52.202-01	Definitions	July 2004
52.203-03	Gratuities	April 1984
52.203-05	Covenant Against Contingent Fees	April 1984
52.203-07	Anti-Kickback Procedures	July 1995
52.216-25	Contract Definitization	October 1997
52.219-06	Notice of Total Small Business Set-Aside	June 2003
52.223-14	Toxic Chemical Release Reporting	August 2003
52.225-13	Restrictions on Certain Foreign Purchases	June 2008
52.229-03	Federal, State, and Local Taxes	April 2003
52.232-26	Prompt Payment for Fixed-Price Architect-Engineer Contracts	October 2008
52.232-33	Payment by Electronic Funds Transfer-Central Contractor Registration	October 2003
52.233-01	Disputes	July 2002
52.233-03	Protest after Award	August 1996
52.237-02	Protection of Government Buildings, Equipment, And Vegetation	April 1984
52.242-13	Bankruptcy	July 1995
52.243-01 Alt III	Changes--Fixed Price (Aug 1987) - Alternate III	April 1984
52.244-04	Subcontractors and Outside Associates and Consultants (Architect-Engineer Services)	August 1998
52.244-06	Subcontracts for Commercial Items	February 2009
52.250-01	Indemnification Under Public Law 85-804	April 1984

I.2 52.216-24 LIMITATION OF GOVERNMENT LIABILITY APRIL 1984

(a) In performing this contract, the Contractor is not authorized to make expenditures or incur obligations exceeding _____ dollars.

(b) The maximum amount for which the Government shall be liable if this contract is terminated is _____ dollars.

I.3 52.219-27 NOTICE OF TOTAL SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS SET-ASIDE MAY 2004

(a) Definition. "Service-disabled veteran-owned small business concern"-

(1) Means a small business concern-

(i) Not less than 51 percent of which is owned by one or more service-disabled veterans or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more service-disabled veterans; and

(ii) The management and daily business operations of which are controlled by one or more service-disabled veterans or, in the case of a service-disabled veteran with permanent and severe disability, the spouse or permanent caregiver of such veteran.

(2) "Service-disabled veteran" means a veteran, as defined in 38 U.S.C. 101(2), with a disability that is service-connected, as defined in 38 U.S.C. 101(16).

(b) General.

(1) Offers are solicited only from service-disabled veteran-owned small business concerns. Offers received from concerns that are not service-disabled veteran-owned small business concerns shall not be considered.

(2) Any award resulting from this solicitation will be made to a service-disabled veteran-owned small business concern.

(c) Agreement. A service-disabled veteran-owned small business concern agrees that in the performance of the contract, in the case of a contract for-

(1) Services (except construction), at least 50 percent of the cost of personnel for contract performance will be spent for employees of the concern or employees of other service-disabled veteran-owned small business concerns;

(2) Supplies (other than acquisition from a nonmanufacturer of the supplies), at least 50 percent of the cost of manufacturing, excluding the cost of materials, will be performed by the concern or other service-disabled veteran-owned small business concerns;

(3) General construction, at least 15 percent of the cost of the contract performance incurred for personnel will be spent on the concern's employees or the employees of other service-disabled veteran-owned small business concerns; or

(4) Construction by special trade contractors, at least 25 percent of the cost of the contract performance incurred for personnel will be spent on the concern's employees or the employees of other service-disabled veteran-owned small business concerns.

(d) A joint venture may be considered a service-disabled veteran owned small business concern if-

(1) At least one member of the joint venture is a service-disabled veteran-owned small business concern, and makes the following representations: That it is a service-disabled veteran-owned small business concern, and that it is a small business concern under the North American Industry Classification Systems (NAICS) code assigned to the procurement;

(2) Each other concern is small under the size standard corresponding to the NAICS code assigned to the procurement; and

(3) The joint venture meets the requirements of paragraph 7 of the explanation of Affiliates in 19.101 of the Federal Acquisition Regulation.

(4) The joint venture meets the requirements of 13 CFR 125.15(b)

(e) Any service-disabled veteran-owned small business concern (nonmanufacturer) must meet the requirements in 19.102(f) of the Federal Acquisition Regulation to receive a benefit under this program.

(End of clause)

I.4 52.252-02 CLAUSES INCORPORATED BY REFERENCE FEBRUARY 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):

[Insert one or more Internet addresses]

SECTION J -- LIST OF DOCUMENTS, EXHIBITS AND OTHER ATTACHMENTS

J.1 SEE ATTACHED SECTION J CONSISTING OF ONE PAGE.

SECTION C
DESCRIPTION/SPECIFICATIONS

1. BACKGROUND AND OBJECTIVES

The Allstadt/Moler House is located on an historic farmstead, with a complex of associated buildings from the 19th and early 20th centuries covering an area of 4-5 acres in size, on South School House Ridge, west of Harpers Ferry on Millville Road. The House date of construction is between 1837-1851 in Greek Revival Style and is linked to the same Allstadt family which experienced the kidnapping by John Brown's raiders in October 1859. It is considered the only surviving structure from the time of the 1862 Battle on South School House Ridge. The existing ruins stand on a foundation footprint approximately 50ft x 30ft for the main portion of the house and approximately 40ft x 25ft for a rear "L" annex. The existing walls are rough stone laid in mortar and are in varying heights and degrees of deterioration.

The goal of this project is to preserve what remains of the Allstadt/Moler House. The ruins are currently covered in vines and both live and dead vegetation are impacting their stability. The NPS plans to remove as much of the general vegetation as possible without impacting the structure or putting workers in harms' way. The expectation is that implementation of temporary stabilization measures will be required prior to any additional vegetation removal or long-term stabilization treatments. The NPS has a budget of approximately $20,000 to design immediate and long-term stabilization of the ruins.

2. SCOPE OF WORK

Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials and travel to provide professional design services for Stabilization of the Allstadt/Moler House Ruins project as follows:

A. PHASE I:

(a) Site visit with Contracting Officer's Technical Representative (COTR).
(b) Document existing conditions and observations.
(c) Evaluate goals of project with respect to schedule and budget restrictions/requirements.
(d) Make recommendations about need for temporary stabilization and additional vegetation removal.
(e) Design temporary stabilization treatment (including Class C cost estimate).

B. PHASE II:

(a) Site Visit.
(b) Conduct in-depth investigation of ruins, including any testing.
(c) Document footprint of ruins.
(d) Develop long-term stabilization treatment options (including Class C cost estimates).
(e) Meet with COTR and Harpers Ferry National Historical Park (HAFE) Design Team to discuss long-term stabilization treatment options.

C. PHASE III:

(a) Develop design and construction documents for the preferred treatment selected by HAFE Design Team (including Class A cost estimate). Organize documents by phase to reflect phased funding.
(b) Develop annual maintenance and inspection plans for ruins, site and vegetation.

DELIVERABLES

PHASE I: A letter report including:

- Existing conditions and observations
- Proposed approach to executing project according to budget and schedule
- Sketches and annotated photos sufficiently detailed to execute the temporary stabilization treatment and vegetation removal
- Class C cost estimate for temporary stabilization

PHASE II:

1. HABS/HAER Documentation Level III Sketch Plan. Sketch plan shall be:
   - Neat and orderly and show proper relation and proportion to one another
   - Include adequate dimensions
   - Ink on bond paper (8 ½ x 11")
2. A letter report documenting potential long-term stabilization solutions including pros and cons, sketches and Class C cost estimates for each

PHASE III:

1. Phased construction documents for preferred treatment. Provide draft documents for review by COTR and HAFE prior to finalization.
2. Tabbed three-ring binder containing annual maintenance and inspection plans. Provide draft documents for review by COTR and HAFE prior to finalization.

SCHEDULE OF SUBMITTALS

Five (5) hard copies and one (1) compact disc containing all electronic files shall be submitted to the COTR. As an alternative, electronic document files may be uploaded to the NPS ftp site.

GOVERNMENT-FURNISHED DOCUMENTS

The Contracting Officer's Technical Representative (COTR) will provide the following Government-Furnished documents:

1. NPS 2008 List of Classified Structures Entry
2. NPS 2005 Cultural Landscape Inventory Report
3. NPS HALS 2007 documentation photographs

SECTION D
PACKAGING AND MARKING

1. **PACKAGING**

Preservation, packaging, and packing for all shipments or mailing of all required submittals shall be in accordance with good commercial practices. This shall include adequate packaging and marking to prevent deterioration and damage during shipment, handling, and storage and be adequate to ensure acceptance by common carrier and safe transportation at the most economical rates.

The shipment shall also be labeled to ensure easy routing at its destination. Information shall include a description of the package contents. Information shall be rendered clearly, in permanent inks, and positioned to be readily apparent.

2. **DELIVERABLES**

All deliverables shall be shipped F.O.B. Destination, within Consignee's premises, with all shipping and transportation costs prepaid. Deliveries shall be shipped by either registered or certified mail to ensure that shipments can be traced, if lost.

The F.O.B. Point for deliverables shall be as follows:

A. Submittals

Contracting Officer's Technical Representative
National Park Service
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21701

B. Contract/Contract Administration

Contracting Officer
National Park Service
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21704

SECTION E
INSPECTION AND ACCEPTANCE

INSPECTION AND ACCEPTANCE

All service and work performed under this contract shall be subject to review by the designated Contracting Officer's Technical Representative (COTR) at any time during performance.

The Contractor agrees that performance of work and services pursuant to the requirements of this contract shall conform to high professional standards. Final acceptance of all work will be at the work site.

SECTION F
DELIVERIES OR PERFORMANCE

1. **TIME FOR COMPLETION**

All work specified shall be completed on or before July 17, 2009 in accordance with the following schedule:

TASK	RESPONSIBLE PARTY	NOT LATER THAN DATE
Vegetation Removal	HAFE Maintenance	February 11 – March 6, 2009
On-Site Visit #1	Structural Engineer	March 27, 2009
On-Site Visit #2 Phase I Deliverable	Structural Engineer	April 17, 2009
On-Site Visit #3	Structural Engineer	April 20, 2009
HALS Photographic Documentation	HABS/HAER/HALS	March 23, 2009 – April 17, 2009
Temp. Stabilization/Addl Vegetation Removal	TBD	April/May, 2009
Meeting with HAFE Design Team/ Phase II Deliverable	Structural Engineer/COTR	May 22, 2009
Construction Documents for Preferred Long Term Stabilization Treatment	Structural Engineer	July 17, 2009

2. **REVIEW AND APPROVAL**

The COTR will notify the Contractor in writing of approval or rejection of the work within fourteen calendar days. Any additions or corrections shall be completed and returned to the Government within fourteen calendar days. In the event the Government delays beyond the period specified, the Contractor shall be entitled to a day-to-day extension in the final completion date.

SECTION G
CONTRACT ADMINISTRATION DATA

1. **CONTRACTING OFFICER'S TECHNICAL REPRESENTATIVE**

The persons named below are designated as the Contracting Officer's Technical Representative (COTR):

Kari Grabinski
Exhibits Specialist

The Contracting Officer's Technical Representative is responsible for: (1) monitoring the Contractor's construction performance including the surveillance and evaluation of work as it progresses and recommending to the Contracting Officer changes in requirements; (2) interpreting the Specifications; (3) performing evaluation of work in progress and submittals; (4) performing technical inspections and acceptances required by this contract; and (5) assisting the Contracting Officer in the resolution of problems encountered during the construction period.

THE CONTRACTING OFFICER IS RESPONSIBLE AND HAS THE SOLE AUTHORITY FOR DIRECTING AND/OR NEGOTIATING ANY CHANGES IN THE TERMS, CONDITIONS, OR AMOUNTS CITED IN THE CONTRACT. INCREASES IN THE SCOPE OF WORK SHALL BE APPROVED BY THE CONTRACTING OFFICER.

For guidance from the Contracting Officer's Technical Representative to the Contractor to be valid, it must: (1) be consistent with the specifications set forth in this contract; (2) not constitute new assignment of work or change the expressed terms, conditions, or specifications incorporated into this contract; (3) not constitute a basis for an extension to the period of performance or contract delivery schedule; (4) not constitute a basis for any increase in the total contract value.

2. **SUBMISSION OF INVOICES**

The Contractor shall submit a properly certified invoice (in triplicate) to: NATIONAL PARK SERVICE, HISTORIC PRESERVATION TRAINING CENTER, 4801A URBANA PIKE, FREDERICK, MARYLAND 21704.

At a minimum, a properly certified invoice must include the below information:

A. Name and address of the Contractor;
B. Taxpayer Identification Number;
C. Invoice date;
D. Contract number or other authorization for supplies delivered or services performed (including order number and contract line item number);
E. Description, quantity, unit of measure, unit price, and extended price of supplies delivered or services performed;

F. Name and address of Contractor official to whom payment is to be sent (must be the same as that in the contract or in a proper notice of assignment);

G. Name (where practicable), title, phone number, and mailing address of person to be notified in event of a defective invoice; and

H. Any other information or documentation required by other requirements of the contract (such as evidence of shipment).

SECTION J
LIST OF DOCUMENTS, EXHIBITS, AND OTHER ATTACHMENTS

1. NPS 2008 List of Classified Structures Entry
2. NPS 2005 Cultural Landscape Inventory Report
3. NPS HALS 2007 documentation photographs

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. CONTRACT ID CODE	Page 1 of 2

2. AMENDMENT/MODIFICATION NO.	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. *(If applicable)*
0001	04/22/2009	R2680090069	

6. ISSUED BY	CODE 26800	7. ADMINISTERED BY *(If other than Item 6)*	CODE
WASO - HPTC - Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick, MD 21704			

8. NAME AND ADDRESS OF CONTRACTOR *(No., street, county, State and Zip Code)*		9A. AMENDMENT OF SOLICITATION NO.
MC MULLAN & ASSOC INC		9B. DATED *(SEE ITEM 11)*
8381 Old Courthouse Rd Ste 350	(X)	10A. MODIFICATION OF CONTRACT/ORDER NO. / P2680090069
Vienna, VA 22182-3818	(X)	10B. DATED *(SEE ITEM 13)* 03/20/2009
CODE * FACILITY CODE		

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*

See Line Item Detail

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS.
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	
☐	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
☑	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
☐	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
☐	D. OTHER *(Specify type of modification and authority)*

E. IMPORTANT: Contractor ☒ is not, ☐ is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

The purpose of this Administrative Modification is to change the account number from: 3064-6911-MAL to 3064-6910-MAL.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER *(Type or print)*		16A. NAME AND TITLE OF CONTRACTING OFFICER *(Type or print)* Sheila E. Rushlow	
15B. CONTRACTOR/OFFEROR *(Signature of person authorized to sign)*	15C. DATE SIGNED	16B. United States of America BY Sheila E. Rushlow *(Signature of Contracting Officer)*	16C. DATE SIGNED 04/22/2009

Line Item Summary	Document Number	Title	Page
	P2680090069/0001	Design services Allstadt/Moler hs	2 of 2

Total Funding: $19,918.44

FYs	Fund	Budget Org	Sub	Object Class	Sub	Program	Cost Org	Sub	Proj/Job No.	Sub	Reporting Category
See Line Item(s)											

Division **Closed FYs** **Cancelled Fund**

Line Item Number	Description	Delivery Date (Start date to End date)	Quantity	Unit of Issue	Unit Price	Total Cost
0001	Design Services for the AllstadtMoler House Ruins	07/17/2009 (03/27/2009 to 07/17/2009)	0.00	job	$0.00	$0.00

Change in Funding

Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials and travel to provide professional design services for the Stablization of the Allstadt/Moler House Ruins project in accordance with the attached Scope of Work consisting of 3 pages.

Payment - Upon completion and acceptance of all work and receipt of a proper invoice, the Goverment will pay the Contractor the firm-fixed price of $19,918.44.

Attachment - The following listed document is incorporated into the order:

Scope of Work, 3 Pages

Ref Req No: R2680090069

Funding Information:

2009 - - - 3064 - - 252A - - MAL - - - 6911 - - - - - - -
-19,918.44

2009 - 2010 - - 3064 - - 252A - - MAL - - - 6910 - - - - -
-
19,918.44

Previous Total: $19,918.44
Modification Total: $0.00
Grand Total: $19,918.44
(Includes Discounts)

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. CONTRACT ID CODE	Page 1 of 2

2. AMENDMENT/MODIFICATION NO.	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. *(If applicable)*
0002	09/21/2009	R2680090069	

6. ISSUED BY	CODE 26800	7. ADMINISTERED BY *(If other than Item 6)*	CODE
WASO - HPTC - Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick, MD 21704			

8. NAME AND ADDRESS OF CONTRACTOR *(No., street, county, State and Zip Code)*		9A. AMENDMENT OF SOLICITATION NO.
MC MULLAN & ASSOC INC		9B. DATED *(SEE ITEM 11)*
8381 Old Courthouse Rd Ste 350	(X)	10A. MODIFICATION OF CONTRACT/ORDER NO. / P2680090069
Vienna, VA 22182-3818	(X)	10B. DATED *(SEE ITEM 13)* 03/20/2009
CODE * FACILITY CODE		

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*

See Line Item Detail

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS.
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	
☐	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
☐	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
☑	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 52.243-1 CHANGES-FIXED PRICE
☐	D. OTHER *(Specify type of modification and authority)*

E. IMPORTANT: Contractor ☐ is not, ☒ is required to sign this document and return 4 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

The purpose of this modification is to change the Scope of Work, extend the Time for Completion date, and increase the firm-fixed price as a result thereof in accordance with the attached consisting of one page.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER *(Type or print)*	16A. NAME AND TITLE OF CONTRACTING OFFICER *(Type or print)*
Douglas E. Bondy Douglas E. Bondy PE	Sheila E. Rushlow

15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. United States of America	16C. DATE SIGNED
Douglas E. Bondy	9.22.09	BY Sheila E. Rushlow	9/23/09
(Signature of person authorized to sign)		*(Signature of Contracting Officer)*	

Line Item Summary	Document Number	Title	Page
	P2680090069/0002	Design services Allstadt/Moler hs	2 of 2

Total Funding: $22,743.95

FYs	Fund	Budget Org	Sub	Object Class	Sub	Program	Cost Org	Sub	Proj/Job No.	Sub	Reporting Category
See Line Item(s)											

Division **Closed FYs** **Cancelled Fund**

Line Item Number	Description	Delivery Date (Start date to End date)	Quantity	Unit of Issue	Unit Price	Total Cost
0001	Design Services for the AllstadtMoler House Ruins	07/17/2009 (03/27/2009 to 07/17/2009)	0.00	job	$2,825.51	$2,825.51

Change in Funding, Unit Price

Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials and travel to provide professional design services for the Stablization of the Allstadt/Moler House Ruins project in accordance with the attached Scope of Work consisting of 3 pages.

Payment - Upon completion and acceptance of all work and receipt of a proper invoice, the Goverment will pay the Contractor the firm-fixed price of $19,918.44.

Attachment - The following listed document is incorporated into the order:

Scope of Work, 3 Pages

Ref Req No: R2680090069

Funding Information:

2009 - 2010 - - 3064 - - 252A - - MAL - - - 6910 - - - - -

-

2,825.51

Previous Total:	$19,918.44
Modification Total:	$2,825.51
Grand Total:	$22,743.95
(Includes Discounts)	

THEREFORE:

1. Order for Supplies or Services, Optional Form 347 is modified as follows:

   A. Number 15, Deliver to F.O.B. Point On Or Before, is modified to extend the date from July 17, 2009 to October 30, 2009.

   B. Number 17(i), Grand Total is changed from: $19,918.14 to $22,743.95. This is an increase of $2,825.51.

2. **SECTION C, DESCRIPTION/SPECIFICATIONS**, Number 2, **SCOPE OF WORK**, is modified as follows:

   A. Paragraph A, PHASE I, is modified to add the following:

   - The Contractor shall sign and seal construction drawings developed from the current design sketches for Phase I, Temporary Stabilization.
   - The Contractor shall provide a reinforced concrete specification to supplement the construction drawings.
   - Electronic copies of the signed and sealed construction drawings and specifications in both dwg and pdf format.

   The cost associated with this work is $1,580.01.

   B. Paragraphs B, PHASE II and PHASE III, are modified to add the following:

   The Contractor shall provide not-to-exceed 10 hours of time to conduct submittal reviews and additional site visits if necessary at a not-higher-than hourly rate of $124.55. Labor rates will be charged for the requested disciplines as follows: $195.29 Principal, $135.11 for Senior Structural Engineer, $94.45 for an Engineer and $73.34 for CADD. The not-to-exceed cost associated with this is $1,245.50. Work will be billed and paid based on actual number hours used at the specific discipline.

3. **SECTION F, DELIVERIES OR PERFORMANCE**, Number 1, **TIME FOR COMPLETION**, is modified to extend the date from July 17, 2009 to October 30, 2009.

-ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED-

SOLICITATION , OFFER, AND AWARD *(Construction, Alteration, or Repair)*	1. SOLICITATION NUMBER	2. TYPE OF SOLICITATION ☐ Sealed Bid ☐ Negotiated	3. DATE ISSUED 09/19/2009	PAGE OF PAGES Page 1 of 30

IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NO.	5. REQUISITION/PURCHASE REQUEST NO.	6. PROJECT NO.
C2680090198		

7. ISSUED BY	CODE 26800	8. ADDRESS OFFER TO	CODE 26800
Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick,MD 21704		Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick,MD 21704	

9. FOR INFORMATION CALL:	A. NAME	B. TELEPHONE NO. *(Include area code) (NO COLLECT CALLS)*
	Sheila Rushlow	(301) 663-8206 ext. 103

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS *(Title, identifying no., date):*

Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials, equipment and travel necessary to complete Emergency Stabilization measures to hold the Allstadt/Moler ruins in place.

All work shall be done in accordance with Sections A through J attached.

Payment - Upon completion, acceptance and acceptance of work and receipt of a proper invoice, the Government will pay the Contractor the firm-fixed price of $102,559

11. The Contractor shall begin performance within 31 calendar days and complete it within 70 calendar days after receiving ☐ award ☑ notice to proceed.
This performance period is ☑ mandatory ☐ negotiable. (See Section F)

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? *(If "YES", indicate within how many calendar days after award in Item 12B.)*	12B. CALENDAR DAYS
☑ YES ☐ NO	31

13. ADDITIONAL SOLICITATION REQUIREMENTS:

A. Sealed offers in original and 2 copies to perform the work required are due at the place specified in Item 8 by 12:00 pm *(hour)* local time 09/15/2008 *(date)*. If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

B. An offer guarantee ☐ is, ☐ is not required.

C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

D. Offers providing less than calendar days for government acceptance after the date offers are due will not be considered and will be rejected.

OFFER (Must be fully completed by offeror)

14. NAME AND ADDRESS OF OFFEROR *(Include zip code)*	15. TELEPHONE NO. *(Include area code)*
Sumersett Construction Inc. 1218 French St Ste 4B Erie,PA 16501-2035	(814) 440-9395 ext.
	16. REMITTANCE ADDRESS *(Include only if different than Item 14)*
CODE FACILITY CODE	

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within calendar days after the date offers are due. *(Insert any number equal to or greater than the minimum requirement stated in Item 13D. Failure to insert any number means the offeror accepts the minimum in Item 13D.)*

AMOUNT:

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGEMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation - give number and date of each)

AMENDMENT NO.										
DATE										

20A. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER *(Type or print)*	20B. SIGNATURE	20C. OFFER DATE

AWARD *(To be completed by Government)*

21. ITEMS ACCEPTED:

Sections A through J

22. AMOUNT	23. ACCOUNTING AND APPROPRIATION DATA
$102,559.00	See Funding Detail

24. SUBMIT INVOICES TO ADDRESS SHOWN IN: *(4 copies unless otherwise specified)*	ITEM 26	25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO ☐ 41 U.S.C. 253 (c) ☐ 10 U.S.C. 2304(c) ( )
26. ADMINISTERED BY CODE 26800 Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick,MD 21704		27. PAYMENT WILL BE MADE BY CODE 26800 WASO - HPTC - Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick,MD 21704

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

☐ 28. NEGOTIATED AGREEMENT	☑ 29. AWARD *(Contractor is not required to sign this document.)*
(Contractor is reqired to sign this document and return 0 copies to issuing office Contractor agrees to furnish and deliver all items or perfom all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract	Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30A. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN *(Type or print)*		31A. NAME OF CONTRACTING OFFICER *(Type or print)* Sheila E. Rushlow	
30B. SIGNATURE	30C. DATE	31B. UNITED STATES OF AMERICA BY Sheila E. Rushlow	31C. AWARD DATE 09/19/2009

2009 - - - 3064 - - 254A - - MAL - - - 6910 - - - - - -
$10,280.00

2009 - - - 3064 - - 254A - - MAL - - - 6911 - - - - - -
$92,279.00

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COMMERCIAL CLAUSES

1 52.252-02 CLAUSES INCORPORATED BY REFERENCE

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):

[Insert one or more Internet addresses]

Clause	Title	Date
52.248-03 Alt I	Value Engineering-Construction (Feb 2000) - Alternate I	April 1984

2 52.225-10 NOTICE OF BUY AMERICAN ACT REQUIREMENT - CONSTRUCTION MATERIALS FEBRUARY 2009

(a) Definitions. "Commercially available off-the-shelf (COTS) item," "construction material," "domestic construction material," and "foreign construction material," as used in this provision, are defined in the clause of this solicitation entitled "Buy American Act–Construction Materials" (Federal Acquisition Regulation (FAR) clause 52.225-09).

(b) Requests for determinations of inapplicability. An offeror requesting a determination regarding the inapplicability of the Buy American Act should submit the request to the Contracting Officer in time to allow a determination before submission of offers. The offeror shall include the information and applicable supporting data required by paragraphs (c) and (d) of the clause at FAR 52.225-9 in the request. If an offeror has not requested a determination regarding the inapplicability of the Buy American Act before submitting its offer, or has not received a response to a previous request, the offeror shall include the information and supporting data in the offer.

(c) Evaluation of offers. (1) The Government will evaluate an offer requesting exception to the requirements of the Buy American Act, based on claimed unreasonable cost of domestic construction material, by adding to the offered price the appropriate percentage of the cost of such foreign construction material, as specified in paragraph (b)(3)(i) of the clause at FAR 52.225-9.

(2) If evaluation results in a tie between an offeror that requested the substitution of foreign construction material based on unreasonable cost and an offeror that did not request an exception, the Contracting Officer will award to the offeror that did not request an exception based on unreasonable cost.

(d) Alternate offers. (1) When an offer includes foreign construction material not listed by the Government in this solicitation in paragraph (b)(2) of the clause at FAR 52.225-9, the offeror also may submit an alternate offer based on use of equivalent domestic construction material.

(2) If an alternate offer is submitted, the offeror shall submit a separate Standard Form 1442 for the alternate offer, and a separate price comparison table prepared in accordance with paragraphs (c) and (d) of the clause at FAR 52.225-9 for the offer that is based on the use of any foreign construction material for which the Government has not yet determined an exception applies.

(3) If the Government determines that a particular exception requested in accordance with paragraph (c) of the clause at FAR 52.225-9 does not apply, the Government will evaluate only those offers based on use of the equivalent domestic construction material, and the offeror shall be required to furnish such domestic construction material. An offer based on use of the foreign construction material for which an exception was requested-

(i) Will be rejected as nonresponsive if this acquisition is conducted by sealed bidding; or

(ii) May be accepted if revised during negotiations.

(End of provision)

SECTION B -- SUPPLIES OR SERVICES AND PRICES

B.1 SEE ATTACHED SECTION B CONSISTING OF 1 PAGE.

SECTION C -- DESCRIPTIONS AND SPECIFICATIONS

C.1 SEE ATTACHED SECTION C CONSISTING OF 8 PAGES.

SECTION D -- PACKAGING AND MARKING

D.1 SEE ATTACHED SECTION D CONSISTING OF 1 PAGE.

SECTION E -- INSPECTION AND ACCEPTANCE

E.1 SEE ATTACHED SECTION E CONSISTING OF 1 PAGE.

SECTION F -- DELIVERIES OR PERFORMANCE

F.1 SEE ATTACHED SECTION F CONSISTING OF 1 PAGE.

F.2 52.252-02 CLAUSES INCORPORATED BY REFERENCE

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):

[Insert one or more Internet addresses]

Clause	Title	Date
52.211-13	Time Extensions	September 2000
52.242-14	Suspension of Work	April 1984

F.3 52.211-10 COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK APRIL 1984

The Contractor shall be required to (a) commence work under this contract within 31 calendar days (October 20, 2009) after the date the Contractor receives the notice to proceed, (b) prosecute the work diligently, and (c) complete the entire work ready for use not later than 70 calendar days (December 10, 2009). The time stated for completion shall include final cleanup of the premises.

SECTION G -- CONTRACT ADMINISTRATION DATA

G.1 SEE ATTACHED SECTION G CONSISTING OF 4 PAGES.

SECTION H -- SPECIAL CONTRACT REQUIREMENTS

H.1 SEE ATTACHED SECTION H CONSISTING OF 1 PAGE.

SECTION I -- CONTRACT CLAUSES

I.1 52.252-02 CLAUSES INCORPORATED BY REFERENCE

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):

[Insert one or more Internet addresses]

Clause	Title	Date
1452.203-70	Restrictions on Endorsements - Department of Interior	July 1996
1452.236-70	Prohibition Against Use of Lead-Based Paint --DOI	July 1996
52.202-01 Alt I	Definitions (Dec 2001) - Alternate I	May 2001
52.203-03	Gratuities	April 1984
52.203-05	Covenant Against Contingent Fees	April 1984
52.203-07	Anti-Kickback Procedures	July 1995
52.203-08	Cancellation, Rescission, and Recovery of Funds for Illegal or Improper Activity	January 1997
52.203-10	Price or Fee Adjustment for Illegal or Improper Activity	January 1997
52.203-12	Limitation on Payments to Influence Certain Federal Transactions	September 2007
52.204-04	Printed or Copied Double-Sided on Recycled Paper	August 2000
52.209-06	Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment	September 2006
52.211-18	Variation in Estimated Quantity	April 1984
52.215-08	Order of Precedence--Uniform Contract Format	October 1997
52.215-10	Price Reduction for Defective Cost or Pricing Data	October 1997
52.215-11	Price Reduction for Defective Cost or Pricing Data--Modifications	October 1997
52.215-13	Subcontractor Cost or Pricing Data--Modifications	October 1997
52.215-15	Pension Adjustments and Asset Reversions	October 2004
52.215-17	Waiver of Facilities Capital Cost of Money	October 1997
52.215-18	Reversion or Adjustment of Plans for Postretirement Benefits (PRB) Other than Pensions	July 2005
52.219-08	Utilization of Small Business Concerns	May 2004
52.222-03	Convict Labor	June 2003
52.222-04	Contract Work Hours and Safety Standards Act - Overtime Compensation	July 2005
52.222-06	Davis-Bacon Act	July 2005
52.222-07	Withholding of Funds	February 1988
52.222-08	Payrolls and Basic Records	February 1988
52.222-09	Apprentices and Trainees	July 2005
52.222-10	Compliance with Copeland Act Requirements	February 1988
52.222-11	Subcontracts (Labor Standards)	July 2005
52.222-12	Contract Termination-Debarment	February 1988
52.222-13	Compliance with Davis-Bacon and Related Act Regulations	February 1988
52.222-14	Disputes Concerning Labor Standards	February 1988

52.222-15	Certification of Eligibility	February 1988
52.222-21	Prohibition of Segregated Facilities	February 1999
52.222-23	Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity for Construction	February 1999
52.222-26	Equal Opportunity	March 2007
52.222-27	Affirmative Action Compliance Requirements for Construction	February 1999
52.222-35	Equal Opportunity for Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans	September 2006
52.222-36	Affirmative Action For Workers with Disabilities	June 1998
52.222-37	Employment Reports on Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans	September 2006
52.223-06	Drug-Free Workplace	May 2001
52.223-14	Toxic Chemical Release Reporting	August 2003
52.225-13	Restrictions on Certain Foreign Purchases	June 2008
52.227-04	Patent Indemnity-Construction Contracts	December 2007
52.228-02	Additional Bond Security	October 1997
52.228-05	Insurance - Work on a Government Installation	January 1997
52.228-11	Pledges of Assets	February 1992
52.228-12	Prospective Subcontractor Requests for Bonds	October 1995
52.228-15	Performance and Payment Bonds--Construction	November 2006
52.229-03	Federal, State, and Local Taxes	April 2003
52.229-04	Federal, State, and Local Taxes (State and Local Adjustments)	April 2003
52.232-05	Payments under Fixed-Price Construction Contracts	September 2002
52.232-23	Assignment of Claims	January 1986
52.232-27	Prompt Payment for Construction Contracts	October 2008
52.233-01	Disputes	July 2002
52.233-01 Alt I	Disputes (Jul 2002) - Alternate I	December 1991
52.233-03	Protest after Award	August 1996
52.236-02	Differing Site Conditions	April 1984
52.236-03	Site Investigation and Conditions Affecting the Work	April 1984
52.236-05	Material and Workmanship	April 1984
52.236-06	Superintendence by the Contractor	April 1984
52.236-07	Permits and Responsibilities	November 1991
52.236-08	Other Contracts	April 1984
52.236-09	Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements	April 1984
52.236-10	Operations and Storage Areas	April 1984
52.236-11	Use and Possession Prior to Completion	April 1984
52.236-12	Cleaning Up	April 1984
52.236-13	Accident Prevention	November 1991
52.236-17	Layout of Work	April 1984
52.236-21	Specifications and Drawings for Construction	February 1997
52.236-26	Preconstruction Conference	February 1995
52.242-13	Bankruptcy	July 1995
52.243-04	Changes	June 2007
52.246-21	Warranty of Construction	March 1994
52.249-02 Alt I	Termination for Convenience of the Government (Fixed-Price) (May 2004) - Alternate I	September 1996
52.249-02 Alt III	Termination for Convenience of the Government (Fixed-Price) (May 2004) - Alternate III	September 1996
52.249-10	Default (Fixed-Price Construction)	April 1984
52.249-10 Alt I	Default (Fixed-Price Construction) (Apr 1984) - Alternate I	April 1984
52.253-01	Computer Generated Forms	January 1991

I.2 1452.204-70 RELEASE OF CLAIMS - DEPARTMENT OF INTERIOR JULY 1996

(a) After completion of work and prior to final payment, the Contractor shall furnish the Contracting Officer with a release of claims against the United States relating to this contract. The Release of Claims form (DI-137) shall be used for this purpose. The form provides for exception of specified claims from operation of the release.

I.3 1452.215-70 EXAMINATION OF RECORDS BY THE DEPARTMENT OF INTERIOR APRIL 1984

(a) For purposes of the Audit and Records - Negotiation clause of this contract (FAR 52.215-2), the Secretary of the Interior, the Inspector General, and their duly authorized representative(s) from the Department of the Interior shall have the same access and examination rights as the Comptroller General of the United States.

I.4 1452.228-70 LIABILITY INSURANCE - DEPARTMENT OF INTERIOR JULY 1996

(a) The Contractor shall procure and maintain during the term of this contract and any extension thereof liability insurance in form satisfactory to the Contracting Officer by an insurance company which is acceptable to the Contracting Officer. The named insured parties under the policy shall
be the Contractor and the United States of America. The amounts of the insurance shall be not less than as follows:

$20,000 each person
$200,000 each occurrence
$500,000 property damage

(b) Each policy shall have a certificate evidencing the insurance coverage. The insurance company shall provide an endorsement to notify the Contracting Officer 30 days prior to the effective date of cancellation or termination of the policy or certificate; or modification of the policy or certificate
which may adversely affect the interest of the Government in such insurance. The certificate shall identify the contract number, the name and address of the Contracting Officer, as well as the insured, the policy number and a brief description of contract services to be performed. The
contractor shall furnish the Contracting Officer with a copy of an acceptable insurance certificate prior to beginning the work.

I.5 1452.237-70 INFORMATION COLLECTION -- DOI JULY 1996

If performance of this contract requires the contractor to collect information on identical items from ten or more public respondents, no action shall be taken or funds expended in the solicitation or collection of such information until the contractor has received from the Contracting Officer written notification that approval has been obtained from the Office of Management and Budget (OMB) pursuant to the Paperwork Reduction Act of 1980. The Contractor agrees to provide all information requested by the Contracting Officer which is necessary to obtain approval from OMB.

I.6 1489.236-73 ARCHEOLOGICAL FINDINGS JANUARY 1988

(a) Petroglyphs, artifacts, burial grounds or remains, structural features, ceremonial, domestic, and archeological objects of any nature, historic or prehistoric, found within the construction area, are the property of and will be removed only by the Government. Should Contractor's operations uncover or his employees find any archeological remains, Contractor shall suspend operations at the site of discovery; notify Contracting Officer immediately of the findings; and continue operations in other areas. Included with the notification shall be a brief statement of the location and details of the findings. Should the temporary suspension of work at the site result in delays, or the discovery site require archeological studies resulting in delays or additional work for Contractor, he will be compensated by an equitable adjustment under the General Provisions of the Contract.

I.7 1489.236-79 CONDUCT OF OPERATIONS JANUARY 1988

(a) At all times the Contractor shall conduct his organization in conformance with the rules and regulations promulgated by the Secretary of the Interior for the National Park Service, and with such appropriate regulations as the Superintendent may prescribe. Work on Saturdays, Sundays, Federal holidays or at night may be performed only with the prior consent of the Contracting Officer.

No signs or advertisements (except those specified herein) shall be displayed on the construction site or within the park except with approval of the Contracting Officer.

I.8 52.204-07 CENTRAL CONTRACTOR REGISTRATION APRIL 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 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.

I.9 52.215-12 SUBCONTRACTOR COST OR PRICING DATA OCTOBER 1997

(a) Before awarding any subcontract expected to exceed the threshold for submission of cost or pricing data at FAR 15.403-4, on the date of agreement on price or the date of award, whichever is later; or before pricing any subcontract modification involving a pricing adjustment expected to exceed the threshold for submission of cost or pricing data at FAR 15.403-4, the Contractor shall require the subcontractor to submit cost or pricing data (actually or by specific identification in writing), unless an exception under FAR 15.403-1 applies.

(b) The Contractor shall require the subcontractor to certify in substantially the form prescribed in FAR 15.406-2 that, to the best of its knowledge and belief, the data submitted under paragraph (a) of this clause were accurate, complete, and current as of the date of agreement on the negotiated price of the subcontract or subcontract modification.

(c) In each subcontract that exceeds the threshold for submission of cost or pricing data at FAR 15.403-4, when entered into, the Contractor shall insert either--

(1) The substance of this clause, including this paragraph (c), if paragraph (a) of this clause requires submission of cost or pricing data for the subcontract; or

(2) The substance of the clause at FAR 52.215-13, Subcontractor Cost or Pricing Data--Modifications.

I.10 52.215-19 NOTIFICATION OF OWNERSHIP CHANGES OCTOBER 1997

(a) The Contractor shall make the following notifications in writing:

(1) When the Contractor becomes aware that a change in its ownership has occurred, or is certain to occur, that could result in changes in the valuation of its capitalized assets in the accounting records, the Contractor shall notify the Administrative Contracting Officer (ACO) within 30 days.

(2) The Contractor shall also notify the ACO within 30 days whenever changes to asset valuations or any other cost changes have occurred or are certain to occur as a result of a change in ownership.

(b) The Contractor shall--

(1) Maintain current, accurate, and complete inventory records of assets and their costs;

(2) Provide the ACO or designated representative ready access to the records upon request;

(3) Ensure that all individual and grouped assets, their capitalized values, accumulated depreciation or amortization, and remaining useful lives are identified accurately before and after each of the Contractor's ownership changes; and

(4) Retain and continue to maintain depreciation and amortization schedules based on the asset records maintained before each Contractor ownership change.

(c) The Contractor shall include the substance of this clause in all subcontracts under this contract that meet the applicability requirement of FAR 15.408(k).

I.11 52.219-11 SPECIAL 8(A) CONTRACT CONDITIONS FEBRUARY 1990

The Small Business Administration (SBA) agrees to the following:

(a) To furnish the supplies or services set forth in this contract according to the specifications and the terms and conditions hereof by subcontracting with an eligible concern pursuant to the provisions of section 8(a) of the Small Business Act, as amended (15 U.S.C. 637(a)).

(b) That in the event SBA does not award a subcontract for all or a part of the work hereunder, this contract may be terminated either in whole or in part without cost to either party.

(c) Except for novation agreements and advance payments, delegate to the National Park Service, Historic Preservation Training Center the responsibility for administering the subcontract to be awarded hereunder with complete authority to take any action on behalf of the Government under the terms and conditions of the subcontract; provided, however, that the National Park Service, Historic Preservation Training Center shall give advance notice to the SBA before it issues a final notice terminating the right of a subcontractor to proceed with further performance, either in whole or in part, under the subcontract for default or for the convenience of the Government.

(d) That payments to be made under any subcontract awarded under this contract will be made directly to the subcontractor by the National Park Service, Historic Preservation Training Center .

(e) That the subcontractor awarded a subcontract hereunder shall have the right of appeal from decisions of the Contracting Officer cognizable under the "Disputes" clause of said subcontract.

(f) To notify the National Park Service, Historic Preservation Training Center Contracting Officer immediately upon notification by the subcontractor that the owner or owners upon whom 8(a) eligibility was based plan to relinquish ownership or control of the concern.

I.12 52.219-12 SPECIAL 8(A) SUBCONTRACT CONDITIONS FEBRUARY 1990

(a) The Small Business Administration (SBA) has entered into Contract No. C26800090198 with the National Park Service to furnish the supplies or services as described therein. A copy of the contract is attached hereto and made a part hereof.

(b) The Sumersett Construction Inc., hereafter referred to as the subcontractor, agrees and acknowledges as follows:

(1) That it will, for and on behalf of the SBA, fulfill and perform all of the requirements of Contract No. C2680090198 for the consideration stated therein and that it has read and is familiar with each and every part of the contract.

(2) That the SBA has delegated responsibility, except for novation agreements and advance payments, for the administration of this subcontract to the National Park Service with complete authority to take any action on behalf of the Government under the terms and conditions of this subcontract.

(3) That it will not subcontract the performance of any of the requirements of this subcontract to any lower tier subcontractor without the prior written approval of the SBA and the designated Contracting Officer of the National Park Service.

(4) That it will notify the National Park Service Contracting Officer in writing immediately upon entering an agreement (either oral or written) to transfer all or part of its stock or other ownership interest to any other party.

(c) Payments, including any progress payments under this subcontract, will be made directly to the subcontractor by the National Park Service.

I.13 52.219-17 SECTION 8(A) AWARD DECEMBER 1996

(a) By execution of a contract, the Small Business Administration (SBA) agrees to the following:

(1) To furnish the supplies or services set forth in the contract according to the specifications and the terms and conditions by subcontracting with the Offeror who has been determined an eligible concern pursuant to the provisions of section 8(a) of the Small Business Act, as amended (15 U.S.C. 637(a)).

(2) Except for novation agreements and advance payments, delegates to the National Park Service the responsibility for administering the contract with complete authority to take any action on behalf of the Government under the terms and conditions of the contract; provided, however that the contracting agency shall give advance notice to the SBA before it issues a final notice terminating the right of the subcontractor to proceed with further performance, either in whole or in part, under the contract.

(3) That payments to be made under the contract will be made directly to the subcontractor by the contracting activity.

(4) To notify the National Park Service Contracting Officer immediately upon notification by the subcontractor that the owner or owners upon whom 8(a) eligibility was based plan to relinquish ownership or control of the concern.

(5) That the subcontractor awarded a subcontract hereunder shall have the right of appeal from decisions of the cognizant Contracting Officer under the ``Disputes" clause of the subcontract.

(b) The offeror/subcontractor agrees and acknowledges that it will, for and on behalf of the SBA, fulfill and perform all of the requirements of the contract.

(c) The offeror/subcontractor agrees that it will not subcontract the performance of any of the requirements of this subcontract to any lower tier subcontractor without the prior written approval of the SBA and the cognizant Contracting Officer of the National Park Service.

I.14 52.223-03 ALT I HAZARDOUS MATERIAL IDENTIFICATION AND MATERIAL SAFETY DATA (JAN 1997) - ALTERNATE I JULY 1995

(a) "Hazardous material," as used in this clause, includes any material defined as hazardous under the latest version of Federal Standard No. 313 (including revisions adopted during the term of the contract).

(b) The offeror must list any hazardous material, as defined in paragraph (a) of this clause, to be delivered under this contract. The hazardous material shall be properly identified and include any applicable identification number, such as National Stock Number or Special Item Number. This information shall also be included on the Material Safety Data Sheet submitted under this contract.

Material Identification No.

(If none, insert "None")

_____

(c) This list must be updated during performance of the contract whenever the Contractor determines that any other material to be delivered under this contract is hazardous.

(d) The apparently successful offeror agrees to submit, for each item as required prior to award, a Material Safety Data Sheet, meeting the requirements of 29 CFR 1910.1200(g) and the latest version of Federal Standard No. 313, for all hazardous material identified in paragraph (b) of this clause. Data shall be submitted in accordance with Federal Standard No. 313, whether or not the apparently successful offeror is the actual manufacturer of these items. Failure to submit the Material Safety Data Sheet prior to award may result in the apparently successful offeror being considered nonresponsible and ineligible for award.

(e) If, after award, there is a change in the composition of the item(s) or a revision to Federal Standard No. 313, which renders incomplete or inaccurate the data submitted under paragraph (d) of this clause, the Contractor shall promptly notify the Contracting Officer and resubmit the data.

(f) Neither the requirements of this clause nor any act or failure to act by the Government shall relieve the Contractor of any responsibility or liability for the safety of Government, Contractor, or subcontractor personnel or property.

(g) Nothing contained in this clause shall relieve the Contractor from complying with applicable Federal, State, and local laws, codes, ordinances, and regulations (including the obtaining of licenses and permits) in connection with hazardous material.

(h) The Government's rights in data furnished under this contract with respect to hazardous material are as follows:

(1) To use, duplicate and disclose any data to which this clause is applicable. The purposes of this right are to--

(i) Apprise personnel of the hazards to which they may be exposed in using, handling, packaging, transporting, or disposing of hazardous materials;

(ii) Obtain medical treatment for those affected by the material; and

(iii) Have others use, duplicate, and disclose the data for the Government for these purposes.

(2) To use, duplicate, and disclose data furnished under this clause, in accordance with subparagraph (h)(1) of this clause, in precedence over any other clause of this contract providing for rights in data.

(3) The Government is not precluded from using similar or identical data acquired from other sources.

(i) Except as provided in paragraph (i)(2), the Contractor shall prepare and submit a sufficient number of Material Safety Data Sheets (MSDS's), meeting the requirements of 29 CFR 1910.1200(g) and the latest version of Federal Standard No. 313, for all hazardous materials identified in paragraph (b) of this clause.

(1) For items shipped to consignees, the Contractor shall include a copy of the MSDS's with the packing list or other suitable shipping document which accompanies each shipment. Alternatively, the Contractor is permitted to transmit MSDS's to consignees in advance of receipt of shipments by consignees, if authorized in writing by the Contracting Officer.

(2) For items shipped to consignees identified by mailing address as agency depots, distribution centers or customer supply centers, the Contractor shall provide one copy of the MSDS's in or on each shipping container. If affixed to the outside of each container, the MSDS's must be placed in a weather resistant envelope.

I.15 52.223-05 POLLUTION PREVENTION AND RIGHT-TO-KNOW INFORMATION AUGUST 2003

(a) Definitions. As used in this clause-

"Priority chemical" means a chemical identified by the Interagency Environmental Leadership Workgroup or, alternatively, by an agency pursuant to Section 503 of Executive Order 13148 of April 21, 2000, Greening the Government through Leadership in Environmental Management.

"Toxic chemical" means a chemical or chemical category listed in 40 CFR 372.65.

(b) Executive Order 13148 requires Federal facilities to comply with the provisions of the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) (42 U.S.C.11001-11050) and the Pollution Prevention Act of 1990 (PPA) (42 U.S.C. 13101-13109).

(c) The Contractor shall provide all information needed by the Federal facility to comply with the following:

(1) The emergency planning reporting requirements of Section 302 of EPCRA.

(2) The emergency notice requirements of Section 304 of EPCRA.

(3) The list of Material Safety Data Sheets, required by Section 311 of EPCRA.

(4) The emergency and hazardous chemical inventory forms of Section 312 of EPCRA.

(5) The toxic chemical release inventory of Section 313 of EPCRA, which includes the reduction and recycling information required by Section 6607 of PPA.

(6) The toxic chemical, priority chemical, and hazardous substance release and use reduction goals of Sections 502 and 503 of Executive Order 13148.

I.16 52.225-09 BUY AMERICAN ACT - CONSTRUCTION MATERIALS FEBRUARY 2009

(a) Definitions. As used in this clause-

"Commercially available off-the-shelf (COTS) item"—
(1) Means any item of supply (including construction material) that is—
(i) A commercial item (as defined in paragraph (1) of the definition at FAR 2.101);
(ii) Sold in substantial quantities in the commercial marketplace; and
(iii) Offered to the Government, under a contract or subcontract at any tier, without modification, in the same form in which it is sold in the commercial marketplace; and
(2) Does not include bulk cargo, as defined in section 3 of the Shipping Act of 1984 (46 U.S.C. App. 1702), such as agricultural products and petroleum products.

"Component" means an article, material, or supply incorporated directly into a construction material.

"Construction material" means an article, material, or supply brought to the construction site by the Contractor or a subcontractor for incorporation into the building or work. The term also includes an item brought to the site preassembled from articles, materials, or supplies. However, emergency life safety systems, such as emergency lighting, fire alarm, and audio evacuation systems, that are discrete systems incorporated into a public building or work and that are produced as complete systems, are evaluated as a single and distinct construction material regardless of when or how the individual parts or components of those systems are delivered to the construction site. Materials purchased directly by the Government are supplies, not construction material.

"Cost of components" means—

(3) For components purchased by the Contractor, the acquisition cost, including transportation costs to the place of incorporation into the construction material (whether or not such costs are paid to a domestic firm), and any applicable duty (whether or not a duty-free entry certificate is issued); or

(4) For components manufactured by the Contractor, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (1) of this definition, plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the construction material.

"Domestic construction material" means—

(1) An unmanufactured construction material mined or produced in the United States;

(2) A construction material manufactured in the United States, if—

(i) The cost of its components mined, produced, or manufactured in the United States exceeds 50 percent of the cost of all its components. Components of foreign origin of the same class or kind for which nonavailability determinations have been made are treated as domestic; or

(ii) The construction material is a COTS item.

"Foreign construction material" means a construction material other than a domestic construction material.

"United States" means the 50 States, the District of Columbia, and outlying areas.

(b) Domestic preference. (1) This clause implements the Buy American Act (41 U.S.C. 10a - 10d) by providing a preference for domestic construction material. In accordance with 41 U.S.C. 431, the component test of the Buy American Act is waived for construction material that is a COTS item (See FAR 12.505(a)(2)). The Contractor shall use only domestic construction material in performing this contract, except as provided in paragraphs (b)(2) and (b)(3) of this clause.

(2) This requirement does not apply to the construction material or components listed by the Government as follows:

_____

[Contracting Officer to list applicable excepted materials or indicate "none"]

(3) The Contracting Officer may add other foreign construction material to the list in paragraph (b)(2) of this clause if the Government determines that-

(i) The cost of domestic construction material would be unreasonable. The cost of a particular domestic construction material subject to the requirements of the Buy American Act is unreasonable when the cost of such material exceeds the cost of foreign material by more than 6 percent;

(ii) The application of the restriction of the Buy American Act to a particular construction material would be impracticable or inconsistent with the public interest; or

(iii) The construction material is not mined, produced, or manufactured in the United States in sufficient and reasonably available commercial quantities of a satisfactory quality.

(c) Request for determination of inapplicability of the Buy American Act. (1)(i) Any Contractor request to use foreign construction material in accordance with paragraph (b)(3) of this clause shall include adequate information for Government evaluation of the request, including-

(A) A description of the foreign and domestic construction materials;

(B) Unit of measure;

(C) Quantity;

(D) Price;

(E) Time of delivery or availability;

(F) Location of the construction project;

(G) Name and address of the proposed supplier; and

(H) A detailed justification of the reason for use of foreign construction materials cited in accordance with paragraph (b)(3) of this clause.

(ii) A request based on unreasonable cost shall include a reasonable survey of the market and a completed price comparison table in the format in paragraph (d) of this clause.

(iii) The price of construction material shall include all delivery costs to the construction site and any applicable duty (whether or not a duty-free certificate may be issued).

(iv) Any Contractor request for a determination submitted after contract award shall explain why the Contractor could not reasonably foresee the need for such determination and could not have requested the determination before contract award. If the Contractor does not submit a satisfactory explanation, the Contracting Officer need not make a determination.

(2) If the Government determines after contract award that an exception to the Buy American Act applies and the Contracting Officer and the Contractor negotiate adequate consideration, the Contracting Officer will modify the contract to allow use of the foreign construction material. However, when the basis for the exception is the unreasonable price of a domestic construction material, adequate consideration is not less than the differential established in paragraph (b)(3)(i) of this clause.

(3) Unless the Government determines that an exception to the Buy American Act applies, use of foreign construction material is noncompliant with the Buy American Act.

(d) Data. To permit evaluation of requests under paragraph (c) of this clause based on unreasonable cost, the Contractor shall include the following information and any applicable supporting data based on the survey of suppliers:

Foreign and Domestic Construction Materials Price Comparison

Construction Material Description	Unit of Measure	Quantity	Price (Dollars)*
Item 1:			
Foreign Construction Material	_____	_____	
Domestic Construction Material	_____	_____	
Item 2:			
Foreign Construction Material	_____	_____	
Domestic Construction Material	_____	_____	

[List name, address, telephone number, and contact for suppliers surveyed. Attach copy of response; if oral, attach summary.]
[Include other applicable supporting information.]
[*Include all delivery costs to the construction site and any applicable duty (whether or not a duty-free certificate is issued).]

I.17 52.232-34 PAYMENT BY ELECTRONIC FUNDS TRANSFER--OTHER THAN CENTRAL CONTRACTOR REGISTRATION MAY 1999

(a) Method of payment. (1) All payments by the Government under this contract shall be made by electronic funds transfer (EFT) except as provided in paragraph (a)(2)of this clause. As used in this clause, the term "EFT" refers to the funds transfer and may also include the payment information transfer.

(2) In the event the Government is unable to release one or more payments by EFT, the Contractor agrees to either-

(i) Accept payment by check or some other mutually agreeable method of payment; or

(ii) Request the Government to extend payment due dates until such time as the Government makes payment by EFT (but see paragraph (d) of this clause).

(b) Mandatory submission of Contractor's EFT information.

(1) The Contractor is required to provide the Government with the information required to make payment by EFT (see paragraph (j) of this clause). The Contractor shall provide this information directly to the office designated in this contract to receive that information (hereafter: "designated office") by _____ [the Contracting Officer shall insert date, days after award, days before first request, the date specified for receipt of offers if the provision at 52.232-38 is utilized, or "concurrent with first request" as prescribed by the head of the agency; if not prescribed, insert "no later than 15 days prior to submission of the first request for payment"]. If not otherwise specified in this contract, the payment office is the designated office for receipt of the Contractor's EFTinformation. If more than one designated office is named for the contract, the Contractor shall provide a separate notice to each office. In the event that the EFT information changes, the Contractor shall be responsible for providing the updated information to the designated office(s).

(2) If the Contractor provides EFT information applicable to multiple contracts, the Contractor shall specifically state the applicability of this EFT information in terms acceptable to the designated office. However, EFT information supplied to a designated office shall be applicable only to contracts that identify that designated office as the office to receive EFT information for that contract.

(c) Mechanisms for EFT payment. The Government may make payment by EFT through either the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association, or the Fedwire Transfer System. The rules governing Federal payments through the ACH are contained in 31 CFR part 210.

(d) Suspension of payment. (1) The Government is not required to make any payment under this contract until after receipt, by the designated office, of the correct EFT payment information from the Contractor. Until receipt of the correct EFT information, any invoice or contract financing request shall be deemed not to be a proper invoice for the purpose of prompt payment under this contract. The prompt payment terms of the contract regarding notice of an improper invoice and delays in accrual of interest penalties apply.

(2) If the EFT information changes after submission of correct EFT information, the Government shall begin using the changed EFT information no later than 30 days after its receipt by the designated office to the extent payment is made by EFT. However, the Contractor may request that no further payments be made until the updated EFT information is implemented by the payment office. If such suspension would result in a late payment under the prompt payment terms of this contract, the Contractor's request for suspension shall extend the due date for payment by the number of days of the suspension.

(e) Liability for uncompleted or erroneous transfers. (1)If an uncompleted or erroneous transfer occurs because the Government used the Contractor's EFT information incorrectly, the Government remains responsible for-

(i) Making a correct payment;

(ii) Paying any prompt payment penalty due; and

(iii) Recovering any erroneously directed funds.

(2) If an uncompleted or erroneous transfer occurs because the Contractor's EFT information was incorrect, or was revised within 30 days of Government release of the EFT payment transaction instruction to the Federal Reserve System, and-

(i) If the funds are no longer under the control of the payment office, the Government is deemed to have made payment and the Contractor is responsible for recovery of any erroneously directed funds; or

(ii) If the funds remain under the control of the payment office, the Government shall not make payment and the provisions of paragraph (d) shall apply.

(f) EFT and prompt payment. A payment shall be deemed to have been made in a timely manner in accordance with the prompt payment terms of this contract if, in the EFT payment transaction instruction released to the Federal Reserve System, the date specified for settlement of the payment is on or before the prompt payment due date, provided the specified payment date is a valid date under the rules of the Federal Reserve System.

(g) EFT and assignment of claims. If the Contractor assigns the proceeds of this contract as provided for in the assignment of claims terms of this contract, the Contractor shall require as a condition of any such assignment, that the assignee shall provide the EFT information required by paragraph (j) of this clause to the designated office, and shall be paid by EFT in accordance with the terms of this clause. In all respects, the requirements of this clause shall apply to the assignee as if it were the Contractor. EFTinformation that

shows the ultimate recipient of the transfer to be other than the Contractor, in the absence of a proper assignment of claims acceptable to the Government, is incorrect EFTinformation within the meaning of paragraph (d) of this clause.

(h) Liability for change of EFT information by financial agent. The Government is not liable for errors resulting from changes to EFT information provided by the Contractor's financial agent.

(i) Payment information. The payment or disbursing office shall forward to the Contractor available payment information that is suitable for transmission as of the date of release of the E F T instruction to the Federal Reserve System. The Government may request the Contractor to designate a desired format and method(s) for delivery of payment information from a list of formats and methods the payment office is capable of executing. However, the Government does not guarantee that any particular format or method of delivery is available at any particular payment office and retains the latitude to use the format and delivery method most convenient to the Government. If the Government makes payment by check in accordance with paragraph (a) of this clause, the Government shall mail the payment information to the remittance address in the contract.

(j) EFT information. The Contractor shall provide the following information to the designated office. The Contractor may supply this data for this or multiple contracts (see paragraph (b) of this clause). The Contractor shall designate a single financial agent per contract capable of receiving and processing the EFT information using the EFT methods described in paragraph (c) of this clause.

(1) The contract number (or other procurement identification number).

(2) The Contractor's name and remittance address, as stated in the contract(s).

(3) The signature (manual or electronic, as appropriate), title, and telephone number of the Contractor official authorized to provide this information.

(4) The name, address, and 9-digit Routing Transit Number of the Contractor's financial agent.

(5) The Contractor's account number and the type of account (checking, saving, or lockbox).

(6) If applicable, the Fedwire Transfer System telegraphic abbreviation of the Contractor's financial agent.

(7) If applicable, the Contractor shall also provide the name, address, telegraphic abbreviation, and 9-digit Routing Transit Number of the correspondent financial institution receiving the wire transfer payment if the Contractor's financial agent is not directly on-line to the Fedwire Transfer System; and, therefore, not the receiver of the wire transfer payment.

I.18 52.232-35 DESIGNATION OF OFFICE FOR GOVERNMENT RECEIPT OF ELECTRONIC FUNDS TRANSFER INFORMATION MAY 1999

(a) As provided in paragraph (b) of the clause at 52.232-34, Payment by Electronic Funds Transfer-Other than Central Contractor Registration, the Government has designated the office cited in paragraph (c) of this clause as the office to receive the Contractor's electronic funds transfer (EFT) information, in lieu of the payment office of this contract.

(b) The Contractor shall send all EFT information, and any changes to EFT information to the office designated in paragraph (c) of this clause. The Contractor shall not send EFT information to the payment office, or any other office than that designated in paragraph (c). The Government need not use any EFT information sent to any office other than that designated in paragraph (c).

(c) Designated Office:

National Park Service
Historic Preservation Training Center
4810A Urbana Pike
Frederick, MD 21704
(301) 663-8206, Ext 103
Sheila E. Rushlow
sheila_rushlow@nps.gov

I.19 52.244-06 SUBCONTRACTS FOR COMMERCIAL ITEMS MARCH 2009

(a) Definitions. As used in this clause-

"Commercial item" has the meaning contained in Federal Acquisition Regulation 2.101, Definitions.

"Subcontract" includes a transfer of commercial items between divisions, subsidiaries, or affiliates of the Contractor or subcontractor at any tier.

(b) To the maximum extent practicable, the Contractor shall incorporate, and require its subcontractors at all tiers to incorporate, commercial items or nondevelopmental items as components of items to be supplied under this contract.

(c)(1) The Contractor shall insert the following clauses in subcontracts for commercial items:

(i) 52.203-13, Contractor Code of Business Ethics and Conduct (DEC 2008) (Pub. L. 110-252, Title VI, Chapter 1 (41 U.S.C. 251 note).

(ii) 52.203-15, Whistleblower Protections Under the American Recovery and Reinvestment Act of 2009 (Section 1553 of Pub. L. 111-5). Applies to subcontracts funded under the Act.

(iii) 52.219-08, Utilization of Small Business Concerns (MAY 2004) (15 U.S.C. 637(d)(2) and (3)), in all subcontracts that offer further subcontracting opportunities. If the subcontract (except subcontracts to small business concerns) exceeds $550,000 ($1,000,000 for construction of any public facility), the subcontractor must include 52.219-8 in lower tier subcontracts that offer subcontracting opportunities.

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

(v) 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(a)).

(vi) 52.222-36, Affirmative Action for Workers with Disabilities (JUN 1998) (29 U.S.C. 793).

(vii) 52.222-39. Notification of Employee Rights Concerning Payment of Union Dues or Fees (DEC 2004) (E.O. 13201). Flow down as required in accordance with paragraph (g) of FAR clause 52.222-39).

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

(ix) 52.247-64, Preference for Privately Owned U.S.-Flag Commercial Vessels (FEB 2006) (46 U.S.C. App. 1241 and 10 U.S.C. 2631) (flow down required in accordance with paragraph (d) of FAR clause 52.247-64).

(2) While not required, the Contractor may flow down to subcontracts for commercial items a minimal number of additional clauses necessary to satisfy its contractual obligations.

(d) The Contractor shall include the terms of this clause, including this paragraph (d), in subcontracts awarded under this contract.

(End of clause)

I.20 52.252-02 CLAUSES INCORPORATED BY REFERENCE FEBRUARY 1998

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):

http://www.arnet.gov/far
http://www.ios.doi,gov/pam/aindex.html

I.21 DS52.219-70XX SECTION 8(A) DIRECT AWARD MAY 1998

(a) This contract is issued as a direct award between the contracting activity and the 8(a) contractor pursuant to the Memorandum of Understanding between the Small Business Administration (SBA) and the Department of the Interior. SBA does retain responsibility for 8(a) certification, 8(a) eligibility determinations and related issues, and providing counseling and assistance to the 8(a) contractor under the 8(a) program. The cognizant SBA district office is: Pittsburgh, PA.

(b) The contracting activity is responsible for administering the contract and taking any action on behalf of the Government under the terms and conditions of the contract. However, the contracting activity shall give advance notice to the SBA before it issues a final notice terminating performance, either in whole or in part, under the contract. The contracting activity shall also coordinate with SBA prior to processing any novation agreement. The contracting activity may assign contract administration functions to a contract administration office.

(c) The contractor agrees:

(1) to notify the Contracting Officer, simultaneous with its notification to SBA (as required by SBA's 8(a) regulations), when the owner or owners upon whom 8(a) eligibility is based plan to relinquish ownership or control of the concern. Consistent with 15 U.S.C. 637 (a)(21), transfer of ownership or control shall result in termination of the contract for convenience, unless SBA waives the requirement for termination prior to the actual relinquishing of ownership and control.

(2) it will adhere to the requirements of 52.219-14, Limitations on Subcontracting.

SECTION J -- LIST OF DOCUMENTS, EXHIBITS AND OTHER ATTACHMENTS

J.1 SEE ATTACHED SECTION J CONSISTING OF 1 PAGE.

SECTION B
SUPPLIES OR SERVICES AND PRICES

Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials, equipment and travel necessary to complete "Emergency Stabilization" measures to hold the Allstadt/Moler House ruins in place.

TOTAL FIRM-FIXED PRICE FOR THE JOB $____102,559____

SECTION C
DESCRIPTIONS AND SPECIFICATIONS

1. BACKGROUND AND OBJECTIVES

The Allstadt/Moler House is located on an historic farmstead, with a complex of associated buildings from the 19th and early 20th centuries covering an area of 4-5 acres in size, on South School House Ridge, west of Harpers Ferry on Millville Road. The House date of construction is between 1837 and 1851 in Greek Revival Style and is linked to the same Allstadt family which experienced the kidnapping by John Brown's raiders in October 1859. It is considered the only surviving structure from the time of the 1862 Battle on South School House Ridge. The existing ruins stand on a foundation footprint approximately 50ft x 30ft for the main portion of the house and approximately 40ft x 25ft for a rear "L" annex. The existing walls are rough stone laid in mortar and are in varying heights and degrees of deterioration.

The goal of this project is to complete "Emergency Stabilization" measures to hold the ruins in place until additional funds become available to complete long-term stabilization treatment.

2. STATEMENT OF WORK

A. DESCRIPTION

Independently, and not as an agent of the Government, the Contractor shall provide all labor, materials, equipment and travel necessary to complete the following tasks:

- Mobilization, Site Staging and Demobilization
- Installation of (20) Concrete Piers
- Assembly and Installation of (12) Bracing Units

Work shall also be in accordance with the latest industry standards and all federal, state and local regulations, building codes and ordinances.

B. CONSTRUCTION DOCUMENTS

(1) Construction Drawings: All work shall be executed by the Contractor in accordance with Attachment A, *Concrete Specification* dated July 21, 2009 consisting of 9 pages, the Emergency Stabilization of the Allstadt/Moler House Ruins *Construction Drawings* developed by McMullan & Associates, Inc. and issued on July 20, 2009 consisting of 10 pages, as modified in accordance with Attachment B, entitled "Allstadt/Moler House Temporary Stabilization, Harpers Ferry National Historical Park", 1 Page.

(2) Contractor's Technical Proposal dated September 10, 2009 consisting of 2 pages.

3. **EXECUTION**

A. SCHEDULE & SITE ACCESS

(1) Work may be conducted between the hours of 7:00 am and 5:30 pm, Monday through Friday, except on designated Federal holidays. Requests for deviations in the work hours require prior approval by the COTR. Requests shall be submitted as far in advance as possible but no later than 48 hours prior to the proposed change.

(2) Contractor shall provide all workers with a Harpers Ferry National Historical Park identification badge and vehicle parking pass. Both must be used while on site.

B. PRESERVATION OF HISTORIC FABRIC

(1) Confine all operations to limits for this project and prevent damage to all fabric.

(2) Unless required by the specifications do not remove or modify any existing building fabric during the course of work without prior approval from the CO and COTR.

C. Notify CO and COTR of any existing building fabric damaged or destroyed during the course of work. Any fabric damaged or destroyed shall be restored at no additional cost to the Government

D. PRESERVATION OF NATURAL FEATURES

(1) Confine all operations to limits for this project and prevent damage to natural surroundings identified during the Pre-Construction Meeting.

(2) Any natural features damaged or destroyed shall be restored at no additional cost to the Government.

(3) Upon completion of all construction, seed, water and protect the lawn area to reestablish turf in areas disturbed by construction or as directed by the CO.

E. CONTRACTOR USE OF PREMISES

(1) All areas within the perimeter safety fence shall be designated as the Work Area. The Contractor shall not change approved Work Areas without prior review and approval by the COTR.

(2) The storage of materials and all work activities shall be confined to the Work Area.

(3) Contractor shall have use of the access road leading up to the Ruins and may park vehicles on the lawn, just off the road north of the ruins. Contractor shall protect, maintain and repair all damage to roadways and grounds.

(4) The Contractor shall keep the premises clean, free of accumulations of waste and rubbish, as well as materials, at all times during the period of performance.

(5) The Contractor is responsible for the locking and securing of all access gates and closures.

F. FIELD VERIFICATION

(1) Verify all conditions and new and existing measurements in the field that affect the work of this contract. Failure to do so will not relieve the Contractor from the need to furnish any and all material that shall be required, in accordance with the specifications, without any additional cost to the Government.

(2) Notify the COTR in writing of any modifications, errors or omissions to the Project Specifications or Construction Drawings (3 days) prior to commencement of work. The Contractor must receive written approval from the COTR for all proposed changes to the Drawings and Specifications prior to commencement of work.

G. INSPECTIONS AND REPORTS

(1) The Contractor shall provide the COTR with the opportunity to review and inspect any work that will be closed-up. This includes review/inspection of all form work and reinforcing steel prior to concrete placement. Contractor shall provide the COTR with a minimum of 24 hours advance notice.

(2) Contractor's onsite supervisor shall maintain a daily report log, which includes employees and equipment on site, work completed, date, attendance and subject of Weekly Safety Meetings. Every Monday, the Contractor shall submit to the COTR dailies from the previous week.

(3) Report all accidents in accordance with OSHA regulations.

H. SUBMITTALS

(1) Safety and Protection Plan

(2) Proposed Port-A-John location and weekly service schedule

(3) Product information for proposed herbicides

(4) Product/Material submittals as outlined in Concrete Specification and the Construction Drawings/Design Notes

(5) Record Documents: Maintain a clean, undamaged set of Contract Drawings and Concrete Specification. Mark the sets to show the actual installation where the installation varies substantially from the Work as originally shown. Give particular attention to concealed elements that would be difficult to measure and record at a later date.

(6) All material, manufacturer and supplier warranty information

4. PERSONAL AND PROPERTY PROTECTION

A. GENERAL

(1) Establish an effective Safety & Protection Plan and provide a safe environment for all personnel and visitors.

(2) The Ruins are normally not open to the public and shall remain closed to the public at all times during construction. However, the surrounding area is open for visitor use.

(3) Maintain access and safety standards throughout the construction phase.

B. SAFETY AND PROTECTION PLAN

(1) Before on-site work begins, submit for approval a Safety and Protection Plan. The COTR will review the proposed plan for compliance with OSHA and project requirements. If the program requires any revisions or corrections, the Contractor shall resubmit the program within 10 days. No work shall begin until the program is approved.

The program shall include:

(a) Name of responsible person to carry out the plan

(b) Outline of each phase of the work, the hazards associated with each major phase, and the methods proposed to ensure property protection and safety of the public, National Park Service personnel, and Contractor's employees. Identify the work included under each phase by reference to specification section or division numbers.

(c) Planning for possible emergency situations, such as hail, heavy rain, wind storms, fires, explosions, and collapse of ruin. Such planning shall take into consideration the nature of construction, site conditions, and degree of exposure of persons and property.

(d) First aid procedures

(e) Training, both initial and continuing

(f) Weekly safety meetings

C. EXECUTION

(a) Emergency Instructions: The Superintendent shall have telephone numbers and reporting instructions available on-site for ambulance, physician, hospital, fire department, and police in conspicuous locations at the work site.

(b) Protective Equipment: The Contractor shall provide employees with all the personal protective equipment required to safely perform all work activities for the duration of the project.

(c) Designated Hard Hat Area

i. Hard hats must be worn at all times on site and within the Work Area.
ii. The Hard Hat Area shall be posted by the Contractor in a manner satisfactory to the COTR.
iii. It is the Contractor's responsibility to require all those working on or visiting the site to wear hard hats and other necessary protective equipment at all times. At a minimum, provide three (3) hard hats for use by visitors.

(d) Training

i. First Aid: Provide adequate training to ensure prompt and efficient first aid.
ii. Hazardous Material: Train and instruct each employee exposed to hazardous material in safe and approved methods of handling and storage. Hazardous materials are defined as explosive, flammable, poisonous, corrosive, oxidizing, irritating, or otherwise harmful substances that could cause death or injury. Poison ivy is a known site hazard.

(e) Safety Meetings: At a minimum, conduct weekly 15-minute "toolbox" safety meetings. These meetings shall be conducted by designated Competent Person and attended by all construction personnel at the worksite.

(f) Equipment Usage

i. Ensure compliance with OSHA Standards.
ii. Ensure that all operations, activities, and safety equipment are in compliance with safety requirements.
iii. Ensure the equipment's weight distribution does not exceed the load capacity of the job site conditions.
iv. No historic fabric may be altered or damaged to provide bracing and/or anchorage of equipment.

D. FIRE PREVENTION AND PROTECTION

(1) Responsible Person: A capable and qualified person shall be placed in charge of fire protection. The responsibilities shall include locating and maintaining fire protective equipment and establishing and maintaining safe torch cutting, welding, soldering and grinding procedures.

(2) Fire Extinguishers: Extinguishers shall have a minimum UL rating of 2-A: 10-B: C. Furnish a minimum of one extinguisher for each 1,500 square feet of area or major fraction thereof. Travel distance from any work station to the nearest extinguisher shall not exceed 75 feet.

(3) Hazard Control: Take all necessary precautions to prevent fire during construction. Ensures adequate ventilation during storage and use of volatile or noxious substances.

(4) Fire Hazard: The entire Ruins structure is an area of potential fire hazard. Equip all gasoline or diesel powered equipment used during periods of potential fire hazards or in potential grass fire locations with spark arresters approved by the USDA Forest Service.

(5) Smoking: Smoking within the Work Area is prohibited. Designated area to be determined at the Pre-Construction Meeting.

(6) Welding: Cutting by torch or welding shall be performed only when adequate fire protection is provided.

5. **TEMPORARY MATERIALS, EQUIPMENT, SERVICES AND CONSTRUCTION**

A. SANITARY FACILITIES: There are no public rest rooms or Port-A-John facilities onsite. The Contractor shall provide and maintain Port-A-John service until substantial completion is reached. Contractor shall submit proposed location to the COTR for approval prior to service delivery.

B. TELEPHONE: There is no telephone service available onsite.

C. ELECTRICITY AND LIGHTING: There is no electricity or lighting available onsite. The Contractor shall an electrical generator where electrical power is required.

(a) OSHA Standards regarding the proper maintenance and repair of all electrical equipment and extension cords shall be adhered to.

(b) Ensure that loads on all extension cords and electrical connections do not exceed manufacturer's specifications, are protected by ground-fault devices, and that all cords, connections, and lights are kept away from combustible materials.

D. WATER: There is no water service available onsite. Contractor shall supply adequate water supply to perform and complete project work and cleanup. Storage containers shall be kept within the safety fence area.

E. TRASH REMOVAL: It is the Contractor's responsibility for the removal of all debris/trash from Government property in accordance with all federal, state, and local regulations. This includes all construction materials, packaging and all personal trash. The Contractor is responsible for all permits and/or fees related to disposal of trash/debris.

F. BARRIERS: Maintain the existing fencing around the perimeter of the Ruins and provide appropriate signage that defines the work area and denies public access. The perimeter depth and any additional fencing requirements shall be determined by the HPTC/HAFE Project Team in consultation with the Contractor at the Pre-Construction Meeting.

i. FENCING: Fences and barriers shall be structurally adequate and neat in appearance. Material may be new or used, but shall be suitable for intended purpose.

ii. BARRIER TAPE: Barrier tape shall be Banner Guard, imprinted with "CAUTION: CONSTRUCTION AREA", manufactured by Reef Industries, Inc., Houston, Texas, or approved equal. Install where directed by COTR. Keep a minimum of two rolls on site at all times.

6. PROJECT CLOSEOUT

A. PERFORMANCE REQUIREMENTS: Complete final cleanup, submit closeout submittals, and adhere to final inspection procedures.

B. CLEANING: Before scheduling the final inspection, remove all temporary and surplus materials, services, equipment, tools, construction debris and rubbish, including dropped fasteners. Restore or refinish surfaces that are damaged due to work of this contract to original condition. At time of final inspection, project site and grounds shall be thoroughly clean and restored to their original condition.

C. CLOSEOUT SUBMITTALS: Submit before final inspection request:

(1) Record Documents

(2) All material, manufacturer and supplier warranty information.

(3) Daily Report Records

D. SUBSTANTIAL COMPLETION AND FINAL INSPECTION

(1) When project, or designated portion of project, is substantially complete, request in writing a final inspection. Upon receipt of written request that project is substantially complete, the CO will proceed with inspection within 10 days of receipt of request or will advise the Contractor of items that prevent the project from being designated as substantially complete.

(2) If, following final inspection, the work is determined to be substantially complete, CO will prepare a list of deficiencies to be corrected before final acceptance and issue a Letter of Substantial Completion. Contractor shall complete the work described on the list of deficiencies within 10 calendar days, as weather permits. If the Contractor fails to complete the work within this time frame, the CO may either replace or correct the work with an appropriate reduction in the contract price or charge for re-inspection costs in accordance with the Inspection of Construction clause of the contract.

(3) If, following final inspection, the work is not determined to be substantially complete; CO will notify Contractor in writing. After completing work, Contractor shall request a new final inspection. All re-inspection costs may be charged against the Contractor in accordance with the Inspection of Construction clause of the contract.

7. FINAL ACCEPTANCE OF THE WORK: After all deficiencies have been corrected, a Letter of Final Acceptance will be issued.

SECTION D
PACKAGING AND MARKING

DELIVERABLES

All deliverables shall be shipped F.O.B. Destination, within Consignee's premises, with all shipping and transportation costs prepaid. Deliveries shall be shipped by either registered or certified mail to ensure that shipments can be traced, if lost.

The F.O.B. Point for deliverables shall be as follows:

A. Submittals

Contracting Officer's Technical Representative
National Park Service
Historic Preservation Training Center
5 Commerce Street
Frederick, MD 21701

B. Contract/Contract Administration

Contracting Officer
National Park Service
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21704

SECTION E
INSPECTION AND ACCEPTANCE

INSPECTION AND ACCEPTANCE

All service and work performed under this contract shall be subject to inspection and acceptance by the designated Contracting Officer's Technical Representative (COTR) at any time during performance. If the COTR determined that services, work or materials being furnished do not meet the required standards, the Government reserves the right to have the work performed elsewhere, charging the Contractor with costs involved, subject to the provisions of FAR 52.249-8. Final acceptance of all work will be at the work site.

SECTION F
DELIVERIES OR PERFORMANCE

None Included

SECTION G
CONTRACT ADMINISTRATION DATA

1. **CONTRACTING OFFICER'S TECHNICAL REPRESENTATIVE**

The persons named below are designated as the Contracting Officer's Technical Representative (COTR):

Kari Grabinski
Exhibit Specialist

The Contracting Officer's Technical Representative is responsible for: (1) monitoring the Contractor's construction performance including the surveillance and evaluation of work as it progresses and recommending to the Contracting Officer changes in requirements; (2) interpreting the Specifications; (3) performing evaluation of work in progress and submittals; (4) performing technical inspections and acceptances required by this contract; and (5) assisting the Contracting Officer in the resolution of problems encountered during the construction period.

THE CONTRACTING OFFICER IS RESPONSIBLE AND HAS THE SOLE AUTHORITY FOR DIRECTING AND/OR NEGOTIATING ANY CHANGES IN THE TERMS, CONDITIONS, OR AMOUNTS CITED IN THE CONTRACT. INCREASES IN THE SCOPE OF WORK SHALL BE APPROVED BY THE CONTRACTING OFFICER.

For guidance from the Contracting Officer's Technical Representative to the Contractor to be valid, it must: (1) be consistent with the specifications set forth in this contract; (2) not constitute new assignment of work or change the expressed terms, conditions, or specifications incorporated into this contract; (3) not constitute a basis for an extension to the period of performance or contract delivery schedule; (4) not constitute a basis for any increase in the total contract value.

2. **UTILITY SERVICE**

There is no existing utility service on-site. The Contractor shall use generators for all work.

3. **PAYROLL AND BASIC RECORDS**

The Contractor shall submit weekly a copy of all payrolls to the COTR. Payrolls shall be submitted to the COTR on the job site.

4. **TRAVEL**

The Contractor is responsible for whatever costs of travel are necessary for the completion of the work outlined in this contract.

5. **SITE ACCESS**

The work area is available for Contractor access between 8:00 A.M. and 5:00 P.M., Monday through Friday except holidays. Special access, if required, may be arranged through the Contracting Officer's Technical Representative at least two (2) calendar days prior to the desired day on which the change is to go into effect. The change shall not go into affect until written permission has been received from the Contracting Officer's Technical Representative.

6. **STORAGE/SAFETY**

There is no storage space available at the assigned work area.

7. **TRASH REMOVAL**

It is the Contractor's responsibility for removal of all debris/trash from Government property in accordance with all federal, state and local regulations. The Contractor is responsible for all permits and/or fees, in regards to disposal of debris/trash.

8. **SAFETY**

The work area shall be maintained in a clean, safe condition at all times. The Contractor shall, with the use of barricades, ropes, signs or audible signals, take all necessary precautions for the protection of the work and safety of the public. Any accident or incident, in regards to the work under this contract, shall be reported immediately, in writing, to the Contracting Officer in accordance with FAR Clause 52.236-13.

9. **ACCIDENT PREVENTION**

A. The Contractor shall comply with all applicable occupational safety and health standards relating to construction prescribed in CFR Part 1926. Bureaus may also require compliance with construction safety standards published by the Bureau of Reclamation or the U.S. Army Corps of Engineers Safety and Health Requirements Manual (EM 385-1-1).

B. If the Contractor fails or refuses to promptly comply with the requirements of this clause, the Contracting Officer, or his authorized representative, shall notify the Contractor of any noncompliance and indicate to the Contractor the action to be taken. The Contractor shall, after receipt of such notice, immediately correct the conditions to which attention has been directed. Such notice, either oral or written, when served on the Contractor or his authorized representative(s) at the site of the work, shall be deemed sufficient.

C. In the event the Contractor fails or refuses to promptly comply with the compliance directive issued under paragraph (b) above, the Contracting Officer or his/her authorized representative may issue an order to suspend all or any part of the work. When satisfactory corrective action is taken, an order to resume work will be issued. The Contractor shall not be entitled to any extension of time, nor to any claim for damage or to excess costs by reason of either the directive or the suspension order.

Failure of the Contracting Officer or his/her authorized representative to order discontinuance of any or all of the Contractor's operations shall not relieve the Contractor of his responsibility for the safety of personnel and property.

D. The Contractor shall maintain an accurate record of, and shall report to the Contracting Officer in the manner prescribed by the Contracting Officer, all cases of death, occupational diseases, traumatic injury to employees or the public involved, and property damage by accident in excess of $ 100 incident to performance of work under this contract.

E. The rights and remedies of the Government provided in this clause are in addition to any other rights and remedies provided by law or under this contract.

F. In the event there is a conflict between the requirements of this clause and any requirement of the U.S. Department of Labor in its regulations set forth under 29 CFR Part 1926, the more stringent requirement will prevail.

G. The occupational safety and health regulations for construction referenced under this clause may be obtained from any regional or area office of the Occupational Safety and Health Administration of the Department of Labor.

10. **CLEAN-UP**

It is the responsibility of the Contractor to see that all areas of work are clean at the time of final inspection and acceptance. The Contractor shall at all times keep the premises clean and free of accumulations of waste, material and rubbish.

11. **PAYMENT AND SUBMISSION OF INVOICES**

Payments will be made in accordance with the clause entitled "Payments Under Fixed-Price Construction Contracts", FAR 52.232-5. After review and verification of payroll records, the Contractor shall submit a properly certified invoice (in triplicate) to: **NATIONAL PARK SERVICE, HISTORIC PRESERVATION TRAINING CENTER, 4801A URBANA PIKE, FREDERICK, MARYLAND 21704.**

At a minimum, a properly certified invoice must include the below information:

A. Name and address of the Contractor;
B. Taxpayer Identification Number;
C. Invoice date;
D. Contract number or other authorization for supplies delivered or services performed (including order number and contract line item number);
E. Description, quantity, unit of measure, unit price, and extended price of supplies delivered or services performed;

F. Name and address of Contractor official to whom payment is to be sent (must be the same as that in the contract or in a proper notice of assignment);

G. Name (where practicable), title, phone number, and mailing address of person to be notified in event of a defective invoice; and

H. Any other information or documentation required by other requirements of the contract (such as evidence of shipment).

SECTION H
SPECIAL CONTRACT REQUIREMENTS

None Included

SECTION J
LIST OF DOCUMENTS, EXHIBITS, AND OTHER ATTACHMENTS

A. Concrete Specification dated July 21, 2009 consisting of 9 pages

B. Emergency Stabilization of the Allstadt/Moler House Ruins Construction Drawings developed by McMullan & Associates, Inc. and issued on July 20, 2009, 10 pages

C. Modifications to the Drawings, 1 Page.

D. Contractor's Technical Proposal dated September 10, 2009, 2 Pages

E. General Decision WV20080009 09/11/2009, 4 Pages

SECTION 03300 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section specifies cast-in place concrete, including formwork, reinforcing, mix design, placement procedures, and finishes.

B. Cast-in-place concrete includes the following:

1. Foundations and footings.

1.3 SUBMITTALS

A. General: Submit the following according to Conditions of the Contract and Division 1 Specification Sections.

B. Product data for proprietary materials and items, including reinforcement and forming accessories, admixtures, patching compounds, water stops, joint systems, curing compounds, dry-shake finish materials, and others if requested by CO/COTR.

C. Samples of materials as requested by CO/COTR, including names, sources and descriptions, as follows:

1. Color finishes.

2. Normal weight aggregates.

1.4 QUALITY ASSURANCE

A. Codes and Standards: Comply with provisions of the following codes, specifications, and standards, except where more stringent requirements are shown or specified:

1. American Concrete Institute (ACI) 301, "Specifications for Structural Concrete for Buildings."

2. Concrete Reinforcing Steel Institute (CRSI) "Manual of Standard Practice."

B. Delivery, Storage, and Handling: Deliver, store, and handle steel reinforcement to prevent bending and damage.

PART 2 - PRODUCTS

2.1 FORM MATERIALS

A. Forms for Cylindrical Columns and Supports: Metal, glass-fiber-reinforced plastic, or paper or fiber tubes that will produce smooth surfaces without joint indications. Provide units with sufficient wall thickness to resist wet concrete loads without deformation.

B. Form Release Agent: Provide commercial formulation form release agent with a maximum of (350 g/L) volatile organic compounds (VOCs) that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.

2.2 REINFORCING MATERIALS

A. Reinforcing Bars: ASTM A 615 Grade 60, deformed.

B. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire fabric in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete or fiber-reinforced concrete of greater compressive strength than concrete, and as follows:

1. For concrete surfaces exposed to view where legs of wire bar supports contact forms, use CRSI Class 1 plastic-protected or CRSI Class 2 stainless-steel bar supports.

2.3 CONCRETE MATERIALS

A. Portland Cement: ASTM C 150, Type I.

1. Use one brand of cement throughout Project unless otherwise acceptable to the CO/COTR.

B. Fly Ash: ASTM C 618, Type F.

C. Normal-Weight Aggregates: ASTM C 33 and as specified. Provide aggregates from a single source for exposed concrete.

1. For exposed exterior surfaces, do not use fine or coarse aggregates that contain substances that cause spalling.

2. Local aggregates not complying with ASTM C 33 that have been shown to produce concrete of adequate strength and durability by special tests or actual service may be used when acceptable to the CO/COTR.

D. Lightweight Aggregates: ASTM C 330.

E. Water: Potable.

F. Fiber Reinforcement: Polypropylene fibers engineered and designed for secondary reinforcement of concrete slabs, complying with ASTM C 1116, Type III, not less than ¾ inches long.

G. Admixtures, General: Provide concrete admixtures that contain not more than 0.1 percent chloride ions.

H. Air-Entraining Admixture: ASTM C 260, certified by manufacturer to be compatible with other required admixtures.

I. Water-Reducing Admixture: ASTM C 494, Type A.

J. High-Range Water-Reducing Admixture: ASTM C 494, Type F or Type G.

K. Water Reducing, Accelerating Admixture: ASTM C 494, Type E.

L. Water Reducing, Retarding Admixture: ASTM C 494, Type D.

2.4 RELATED MATERIALS

A. Absorptive Cover: Burlap cloth made from jute or kenaf, weighing approximately 9-oz./sq. yd., complying with AASHTO M 182, Class 2.

B. Moisture-Retaining Cover: One of the following, complying with ASTM C 171.

1. Waterproof paper.

2. Polyethylene film.

3. Polyethylene-coated burlap.

C. Liquid Membrane-Forming Curing Compound: Liquid-type membrane-forming curing compound complying with ASTM C 309, Type I, Class A. Moisture loss not more than 0.55 kg/sq. m when applied at 200 sq. ft./gal .

D. Water-Based Acrylic Membrane Curing Compound: ASTM C 309, Type I, Class B.

1. Provide material that has a maximum volatile organic compound (VOC) rating of (350 g/L).

E. Evaporation Control: Monomolecular film-forming compound applied to exposed concrete slab surfaces for temporary protection from rapid moisture loss.

F. Underlayment Compound: Free-flowing, self-leveling, pumpable, cement-based compound for applications from 1 inch thick to feathered edges.

2.5 PROPORTIONING AND DESIGNING MIXES

A. Prepare design mixes for each type and strength of concrete by field experience methods as specified in ACI 301.

1. Limit use of fly ash to not exceed 25 percent of cement content by weight.

2. Limit use of blast furnace slag to not exceed 25 percent of cement content by weight. The use of blast furnace slag is prohibited when temperatures are below 40 degrees F.

A. Design mixes to provide normal weight concrete with the following properties as indicated on drawings and schedules:

1. 3000 psi, 28-day compressive strength.

2. The water/cement ratios shall not exceed the values in ACI 211.1 Table 6.3.4.(a).

B. Water-Cement Ratio: Provide concrete for following conditions with maximum water-cement (W/C) ratios as follows:

1. Subjected to freezing and thawing: W/C 0.45.

C. Slump Limits: Proportion and design mixes to result in concrete slump at point of placement as follows:

1. Reinforced foundation systems: Not less than 1 inch and not more than 3 inches .

2. Concrete containing high-range water-reducing admixture (superplasticizer): Not more than 8 inches after adding admixture to site-verified 2 - 3 inch slump concrete.

2.6 ADMIXTURES

A. Use water-reducing admixture or high-range water-reducing admixture (superplasticizer) in concrete, as required, for placement and workability.

B. Use high-range water-reducing admixture in pumped concrete and concrete with water-cement ratios below 0.50.

C. Use air-entraining admixture in exterior exposed concrete unless otherwise indicated. Add air-entraining admixture at manufacturer's prescribed rate to result in concrete at point of placement having total air content with a tolerance of plus or minus 1-1/2 percent within the following limits:

1. Concrete structures exposed to freezing and thawing, deicer chemicals, or hydraulic pressure:

a. 4.5 percent (moderate exposure); 5.5 percent (severe exposure) for 1-1/2 inch maximum aggregate.

b. 4.5 percent (moderate exposure); 6.0 percent (severe exposure) for 1 inch maximum aggregate.

c. 5.0 percent (moderate exposure); 6.0 percent (severe exposure) for 3/4 inch maximum aggregate.

d. 5.5 percent (moderate exposure); 7.0 percent (severe exposure) for 1/2 inch maximum aggregate.

2. Other concrete not exposed to freezing, thawing, or hydraulic pressure, or to receive a surface hardener. 2 to 4 percent air.

D. Use admixtures for water reduction and set accelerating or retarding in strict compliance with manufacturer's directions.

2.7 CONCRETE MIXING

A. Job-Site Mixing: Mix concrete materials in appropriate drum-type batch machine mixer. For mixers of 1 cu. yd. or small capacity, continue mixing at least 1-1/2 minutes, but not more than 5 minutes after ingredients are in mixer, before any part of batch is released. For mixers of capacity larger than 1 cu. yd., increase minimum 1-1/2 minutes of mixing time by 15 seconds for each additional 1 cu. yd.

B. Ready-Mixed Concrete: Comply with requirements of ASTM C 94, and as specified.

1. When air temperature is between 85 deg F and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes, and when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 GENERAL

A. Coordinate the installation of joint materials, vapor retarder, and other related materials with placement of forms and reinforcing steel.

3.2 FORMS

A. General: Design, erect, support, brace, and maintain formwork to support vertical, lateral, static, and dynamic loads that might be applied until concrete structure can support such loads. Construct formwork so concrete members and structures are of correct size, shape, alignment, elevation, and position. Maintain formwork construction tolerances and surface irregularities complying with the following ACI 347 limits:

1. Provide Class A tolerances for concrete surfaces exposed to view.

2. Provide Class C tolerances for other concrete surfaces.

B. Construct forms to sizes, shapes, lines, and dimensions shown and to obtain accurate alignment, location, grades, level, and plumb work in finished structures.

C. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush plates or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces where slope is too steep to place concrete with bottom forms only. Kerf wood inserts for forming keyways, reglets, recesses, and the like for easy removal.

D. Cleaning and Tightening: Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, or other debris just before placing concrete. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.

3.3 PLACING REINFORCEMENT

A. General: Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars," for details and methods of reinforcement placement and supports and as specified.

B. Clean reinforcement of loose rust and mill scale, earth, ice, and other materials that reduce or destroy bond with concrete.

C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcing by metal chairs, runners, bolsters, spacers, and hangers, as approved by the CO/COTR.

D. Place reinforcement to maintain minimum coverages as indicated for concrete protection. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces.

3.4 INSTALLING EMBEDDED ITEMS

A. General: Set and build into formwork anchorage devices and other embedded items required for other work that is attached to or supported by cast-in-place concrete. Use setting drawings, diagrams, instructions, and directions provided by suppliers of items to be attached.

3.5 PREPARING FORM SURFACES

A. General: Coat contact surfaces of forms with an approved, nonresidual, low-VOC, form-coating compound before placing reinforcement.

B. Do not allow excess form-coating material to accumulate in forms or come into contact with in-place concrete surfaces against which fresh concrete will be placed. Apply according to manufacturer's instructions.

3.6 CONCRETE PLACEMENT

A. Before placing concrete, inspect and complete formwork installation, reinforcing steel, and items to be embedded or cast in. Do not pour concrete until COTR has reviewed. Provide a minimum of 24 hours notice of all required inspections.

B. General: Comply with ACI 304, "Guide for Measuring, Mixing, Transporting, and Placing Concrete," and as specified.

C. Deposit concrete continuously or in layers of such thickness that no new concrete will be placed on concrete that has hardened sufficiently to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as specified. Deposit concrete to avoid segregation at its final location.

D. Placing Concrete in Forms: Deposit concrete in forms in horizontal layers no deeper than 24 inches and in a manner to avoid inclined construction joints. Where placement consists of several layers, place each layer while preceding layer is still plastic to avoid cold joints.

1. Consolidate placed concrete by mechanical vibrating equipment supplemented by hand spading, rodding, or tamping. Use equipment and procedures for consolidation of concrete complying with ACI 309.3R "Guide to Consolidation of Concrete in Congested Areas".

2. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations no farther than the visible effectiveness of the machine. Place vibrators to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to set. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mix to segregate.

E. Cold-Weather Placement: Comply with provisions of ACI 306.1 "Standard Specifications for Cold-Weather Concreting" and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.

F. When air temperature has fallen to or is expected to fall below 40 deg F, uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 deg F and not more than 80 deg F at point of placement.

1. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.

2. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise accepted in mix designs.

G. Hot-Weather Placement: When hot weather conditions exist that would impair quality and strength of concrete, place concrete complying with ACI 305R "Standard Specification for Hot-Weather Concreting" and as specified.

1. Cool ingredients before mixing to maintain concrete temperature at time of placement to below 90 deg F. Mixing water may be chilled or chopped ice may be used to control

temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.

2. Cover reinforcing steel with water-soaked burlap if it becomes too hot, so that steel temperature will not exceed the ambient air temperature immediately before embedding in concrete.

3. Fog spray forms, reinforcing steel, and subgrade just before placing concrete. Keep subgrade moisture uniform without puddles or dry areas.

4. Use water-reducing retarding admixture when required by high temperatures, low humidity, or other adverse placing conditions, as acceptable to the CO/COTR.

3.7 CONCRETE CURING AND PROTECTION

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. In hot, dry, and windy weather protect concrete from rapid moisture loss before and during finishing operations with an evaporation-control material. Apply according to manufacturer's instructions after screeding and bull floating, but before power floating and troweling.

B. Start initial curing as soon as free water has disappeared from concrete surface after placing and finishing. Weather permitting; keep continuously moist for not less than 7 days.

C. Curing Methods: Cure concrete by curing compound, by moist curing, by moisture-retaining cover curing, or by combining these methods, as specified.

D. Provide moisture curing by the following methods:

1. Keep concrete surface continuously wet by covering with water.

2. Use continuous water-fog spray.

3. Cover concrete surface with specified absorptive cover, thoroughly saturate cover with water, and keep continuously wet. Place absorptive cover to provide coverage of concrete surfaces and edges, with a 4 inch lap over adjacent absorptive covers.

E. Provide moisture-retaining cover curing as follows:

1. Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width with sides and ends lapped at least 3 inches and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

F. Apply curing compound on exposed interior slabs and on exterior slabs, walks, and curbs as follows:

1. Apply curing compound to concrete slabs as soon as final finishing operations are complete (within two hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller according to manufacturer's

directions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.

2. Use membrane curing compounds that will not affect surfaces to be covered with finish materials applied directly to concrete.

G. Curing Unformed Surfaces: Cure unformed surfaces, including slabs, floor topping, and other flat surfaces, by applying the appropriate curing method.

3.8 REUSING FORMS

A. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, delaminated, or otherwise damaged form-facing material will not be acceptable for exposed surfaces. Apply new form-coating compound as specified for new formwork.

B. When forms are extended for successive concrete placement, thoroughly clean surfaces, remove fins and laitance, and tighten forms to close joints. Align and secure joint to avoid offsets. Do not use patched forms for exposed concrete surfaces except as acceptable to the CO/COTR.

3.9 QUALITY CONTROL TESTING DURING CONSTRUCTION

END OF SECTION 03300

ALLSTADT/MOLER HOUSE
TEMPORARY STABILIZATION
Harpers Ferry National Historical Park

DELETIONS FROM SHEET S8: DESIGN NOTES

SECTION IV:
IV. C.
IV. E.
IV. F.

SECTION V:
V. E.
V. F.
V. I.
V. I.

SECTION VI:
VI. A.
VI. B.
VI. D.
VI. E.
VI. F. 1.
VI. F. 2.
VI. F. 3.
VI. F. 4.
VI. F. 5.
VI. F. 6.
VI. G. 1.
VI. G. 2.
VI. G. 3.
VI. G. 4.
VI. H.

SUMERSETT CONSTRUCTION INC
8(a) Certified General Contractor

September 10th 2009

Historical Preservation Training Center
US Department of the Interior
Urbana Pike
Fredrick Maryland

Project: Install Support System for all Areas
Project Location: Allsdadt Ruins Harpers Ferry WV

Attention: **Sheila Rushlow**

Dear Ms. Rushlow;

Sumersett Construction is pleased to submit the following proposal for your consideration. We will furnish all necessary material, tools, equipment and labor to perform the following scope of work.

Scope of Work:

1. Dig all holes for footers minimum 3Ft
2. Insert 24" sonitubes 6" above grade
3. Furnish & Install rebar cage & anchor rods then pour concrete
4. Furnish and Install treated lumber on concrete piers
5. All timbers/footers/fasteners/bolts(SUPPORT SYSTEMS) per drawings dated 7/21/09
6. Provide treated yellow pine crutch under attic header for temporary support and point up approximately 8-10sqft of stone around window area with soft mortar.

Excludes:

1. Excludes any hazard material removal and disposal
2. Anything not specifically indicated on proposal or in breakdown is excluded

5873 Winchester Ave. Inwood, WV. 25428
Phone 866-321-8881 Fax 304-229-0988
www.sumersettconstruction.com

SUMERSETT CONSTRUCTION INC
8(a) Certified General Contractor

Price for proposed work will be $102,558.71

END OF SECTION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above scope of work involving extra cost will be executed only upon written orders and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control.

ACCEPTANCE OF PROPOSAL:
The above prices, specifications and conditions are herby accepted. You are authorized to do the work as specified.

Dated: _____

_____ _____

Accepted by: **Witness:**

If you have any questions or concerns, please call at your earliest convenience.

(866) 321-8881

Sincerely;

Sumersett Construction Inc.

Thomas D Pascuzzo
Operations Manager

5873 Winchester Ave. Inwood, WV. 25428
Phone 866-321-8881 Fax 304-229-0988
www.sumersettconstruction.com

GENERAL DECISION: WV20080009 09/11/2009 WV9

Date: September 11, 2009
General Decision Number: WV20080009 09/11/2009

Superseded General Decision Number: WV20070009

State: West Virginia

Construction Type: Building

Counties: Berkeley and Jefferson Counties in West Virginia.

BUILDING CONSTRUCTION PROJECTS (does not include residential construction consisting of single family homes and apartments up to and including 4 stories)

Modification Number	Publication Date
0	02/08/2008
1	03/21/2008
2	06/20/2008
3	07/18/2008
4	09/19/2008
5	12/05/2008
6	05/01/2009
7	06/05/2009
8	09/11/2009

ASBE0024-004 10/01/2006

	Rates	Fringes
Asbestos Worker/Heat and Frost Insulator Includes application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems. Also the application of firestopping material for wall openings and penetrations in walls, floors, ceilings and curtain walls	$ 27.13	13.13

BRWV0006-001 12/01/2005

	Rates	Fringes
BRICKLAYER	$ 22.25	8.07

CARP1024-004 05/01/2008

	Rates	Fringes

CARPENTER.....$ 24.95 9.75

ELEC0026-009 11/07/2005

JEFFERSON COUNTY

	Rates	Fringes
ELECTRICIAN.....	$ 27.71	7.80

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* ELEC0307-009 06/01/2009

BERKELEY COUNTY

	Rates	Fringes
ELECTRICIAN.....	$ 27.60	14.24

IRON0568-009 05/01/2009

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	$ 26.08	12.88

LABO0379-001 12/01/2008

	Rates	Fringes
Brick mason tender.....	$ 19.89	9.40

PLUM0486-008 04/01/2008

	Rates	Fringes
Plumbers and Pipefitters.....	$ 34.19	14.11

SHEE0100-007 05/01/2009

	Rates	Fringes
Sheet Metal Mechanic		
0-40 miles from City Hall, Cumberland, Maryland.....	$ 23.73	14.11
41-65 miles from City Hall, Cumberland, Maryland..	$ 25.48	14.11
66+ miles from City Hall, Cumberland, Maryland.....	$ 25.98	14.11

SUWV2001-001 02/16/2001

	Rates	Fringes
Laborer, Unskilled.....	$ 14.04	4.31

WELDERS - Receive rate prescribed for craft performing

operation to which welding is incidental.
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Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates listed under the identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

* an existing published wage determination
* a survey underlying a wage determination
* a Wage and Hour Division letter setting forth a position on a wage determination matter
* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. CONTRACT ID CODE	Page 1 of 3

2. AMENDMENT/MODIFICATION NO.	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. *(If applicable)*
0001	06/01/2010		

6. ISSUED BY	CODE 26800	7. ADMINISTERED BY *(If other than Item 6)*	CODE 26800
Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick, MD 21704		Historic Preservation Training Center Gambrill House,4801-A Urbana Pike Frederick, MD 21704	

8. NAME AND ADDRESS OF CONTRACTOR *(No., street, county, State and Zip Code)*		9A. AMENDMENT OF SOLICITATION NO.
Sumersett Construction Inc. 1218 French St Ste 4B Erie, PA 16501-2035		9B. DATED *(SEE ITEM 11)*
	(X)	10A. MODIFICATION OF CONTRACT/ORDER NO. C2680090198
CODE * FACILITY CODE	(X)	10B. DATED *(SEE ITEM 13)* 09/19/2009

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*

2010 - - - 3064 - - 252Z - - MAL - - - 6911 - - - - - - $3,219.70

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS.
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	
☐	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
☐	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
☑	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 52.243-1 CHANGES FIXED-PRICE
☐	D. OTHER *(Specify type of modification and authority)*

E. IMPORTANT: Contractor ☐ is not, ☒ is required to sign this document and return 4 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

The purpose of this modification is to change the Scope of Work, extend the Time for Completion and increase the firm-fixed price as a result thereof in accordance with the attached document consisting of 1 page.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER *(Type or print)*		16A. NAME AND TITLE OF CONTRACTING OFFICER *(Type or print)*	
Robert P Harmon President		Sheila E. Rushlow	
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. United States of America	16C. DATE SIGNED
Robert P Harmon		BY Sheila E. Rushlow	7/7/10
(Signature of person authorized to sign)		*(Signature of Contracting Officer)*	

Line Item Summary	Document Number	Title	Page
	C2680090198/0001	Emergency Stabilization Allstadt	2 of 3

Total Funding: $831.86

FYs	Fund	Budget Org	Sub	Object Class	Sub	Program	Cost Org	Sub	Proj/Job No.	Sub	Reporting Category

Division **Closed FYs** **Cancelled Fund**

Line Item Number	Description	Delivery Date (Start date to End date)	Quantity	Unit of Issue	Unit Price	Total Cost

No Changed Line Item Fields

Previous Total: $102,559.00
Modification Total: $3,219.70
Grand Total: $105,778.70

Contract Level Funding Summary	Document Number	Title	Page
	C2680090198/0001	Emergency Stabilization Allstadt	3 of 3

Funding Strip Code

2010 - - - 3064 - - 252Z - - MAL - - - 6911 - - - - - -

Change in Funded Amount

$3,219.70

THEREFORE:

1. STANDARD FORM 1442, SOLICITATION, OFFER, AND AWARD is modified as follows:

   A. Line 10 is modified to change the firm-fixed price from $102,559 to $105,778.70. This is an increase of $3,219.70.

   B. Line 11 is modified to change the period of performance from 70 calendar days after receiving notice to proceed to 182 calendar days.

   C. Line 22 is modified to change the firm-fixed price from $102,559 to $105,778.70. This is an increase of $3,219.70.

2. SECTION C, DESCRIPTION AND SPECIFICATIONS, Number 2, **STATEMENT OF WORK,** is modified to add the following:

   As specified in the attached sketch and photo consisting of 2 pages, install 4 x 12 and 6 x 6 lumber and wood blocking to create a C-clamp to support the base of wall segment 7. Do not drive wedges when installing blocking. Install the blocking snug tight against the wall without pressure on the existing stone. Do not displace existing stones. The purpose of the blocking is to prevent the face stones from falling out of the wall. All cut ends shall be treated with approved wood preservation.

3. SECTION F, DELIVERIES OR PERFORMANCE, Number F.3, COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK, is modified to change the period of performance from 70 calendar days (December 10, 2009) to 182 calendar days (June 9, 2010). Part of this extension confirms two previous verbally approved requests for extensions associated with getting the steel fabricated and galvanized and extensive snow and the Government's requirement to keep the Contractor off the road until it was stable to drive on it again. The final extension period is to allow the Contractor to complete remaining work associated with the base contract and work associated with the modification.

4. SECTION J, LIST OF DOCUMENTS, EXHIBITS, AND OTHER ATTACHMENTS is modified to add the following:

   F. Photograph showing changed work, 1 Page

   G. Detail of changed work, 1 Page

-NOTHING FOLLOWS-

II.D. Compliance Data

February 26, 2009

Memorandum

To: Micheal Castagnetto

From: Dale Nisbet

Subject: NEPA and Section 106 Clearance: Emergency Stabilization of the Allstadt House Ruins (23719)

The Superintendent has reviewed the proposed project and completed its environmental assessment documentation, and has determined that there:

- will not be any effect on threatened, endangered, or rare species and/or their critical habitat,
- will not be any effect on historical, cultural, or archeological resources, and
- will not be serious or long-term undesirable environmental or visual effects.

The proposed project, therefore, is now cleared for all NEPA and Section 106 compliance requirements as presented above. Project plans and specifications are approved and project implementation can commence.
.

For the proposed project actions to be within compliance requirements during project implementation, the following mitigations must be adhered to:

- No mitigations identified

If you have any questions, please let me know.

Dale Nisbet

II.E. Correspondence

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:
2270-681 (HABS/HAER/HALS)

September 30, 2009

H. Thomas McGrath Jr.
Superintendent
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21704

Dear Mr. McGrath:

Thank you very much for your interest in and support of the Historic American Landscapes Survey (HALS). We share your commitment to preserve and interpret the Allstadt/Moller Farm in Harpers Ferry and are pleased to transmit the completed documentation to you. Enclosed please find one contact print of all photographic views, identified and numbered and one set of digitized photographic views. The records produced by HALS will provide you with an accurate academic record of large-format photography that will be a valuable, practical tool for facilities management, stabilization, restoration and interpretation.

Should you any questions, please feel free to call Paul Dolinsky, Chief of HALS at (202) 354-2116. Thank you again for your support of the Survey and we look forward to working with again.

Sincerely,

Richard O'Connor (acting)

Richard O'Connor, Chief
Heritage Documentation Programs

National Park Service
U.S. Department of the Interior

Historic Preservation
Training Center

4801A Urbana Pike
Frederick, MD 21704

301 663-8206 phone
301 663-8032 fax

Historic Preservation Training Center Transmittal

To: **Peter Dessauer, Harpers Ferry National Historical Park**

From: **Kari Grabinski, Exhibits Specialist (301-663-8206 ext. 118)** KG

Date: **October 5, 2009**

Project: **Allstadt/Moler House Ruins, Harpers Ferry National Historical Park**

Subject: **HALS Photographic Documentation**

Enclosed please find the final deliverable from the HALS photographic documentation portion of this project. This includes exterior, interior and detail photographs of the ruins as well as a CD containing digitized photographic views.

Please let me know if you have any questions.
Thank you.

EXPERIENCE YOUR AMERICA
The National Park Service cares for special places saved by the American people so that all may experience our heritage.

National Park Service
U.S. Department of the Interior

Historic Preservation
Training Center

4801A Urbana Pike
Frederick, MD 21704

301 663-8206 phone
301 663-8032 fax

Historic Preservation Training Center Transmittal

To:	**Peter Dessauer, HAFE**
From:	**Kari Grabinski, HPTC** KG
Date:	**March 4, 2010**
Project:	**Stabilize Historic Allstadt/Moler House Ruins**
Subject:	**Long-Term Stabilization Plan**

Enclosed please find:

- Three (3) sets of the Long-Term Stabilization Construction Drawings (dated 12/18/09)
  - One (1) set with and (2) sets without engineer's signature and seal
- Three (3) copies of Section 03300 - Cast-In-Place Concrete specification (dated 12/18/09)
- Three (3) copies of Section 04200 - Unit Masonry specification (dated 12/18/09)
- Three (3) copies of Section 04300 - Stone Masonry specification (dated 12/18/09)
- Three (3) copies of the HABS Documentation Level III Sketch Plan (dated 7/20/09) (to coordinate with the HALS photographic documentation delivered on October 5, 2009).
- Three (3) copies of the Annual Maintenance and Inspection Plan (dated 12/21/09)
- One (1) compact disc containing electronic files of the above-referenced documents (dated 3/4/10)

This is the final deliverable required under the structural engineer's contract.
Please let me know if you have any questions.
Thank you.

From:	Micheal Castagnetto
To:	Doug Hicks
cc:	Chris P Robinson; Dennis Ebersole; Fritz Rushlow; Kari Grabinski; Larry Moore; Mia Parsons; Moss Rudley; Peter Dessauer; Todd Ravesloot
Subject:	Re: Sumersett Repairs at Allstadt/Moler House Ruins
Date:	10/12/2010 07:56 AM
Attachments:	DSCN0691.JPG DSCN0756.JPG DSCN0760.JPG

Excellent, thanks Doug.

Micheal "Cas" Castagnetto
Supervisory Facility Operations Specialist
National Park Service
Harpers Ferry National Historical Park
PO Box 65
Harpers Ferry, WV 25425
304-535-6110

You miss 100% of the shots you don't take.

Wayne Gretzky.

▼ Doug Hicks/HPTC/NPS

Doug Hicks/HPTC/NPS

10/08/2010 07:50 AM

To Peter Dessauer/HFC/NPS@NPS, Mia Parsons/HFC/NPS@NPS, Micheal Castagnetto/HFC/NPS@NPS, Larry Moore/HAFE/NPS@NPS, Dennis Ebersole/HFC/NPS@NPS, Chris P Robinson/HPTC/NPS@NPS, Fritz Rushlow/HPTC/NPS@NPS, Kari Grabinski/HPTC/NPS@NPS, Todd Ravesloot/HPTC/NPS@NPS, Moss Rudley/HPTC/NPS@NPS

cc

Subject Sumersett Repairs at Allstadt/Moler House Ruins

To All,

A couple weeks ago Mia identified a problem with one of the tall vertical

braces at the northeast corner of the Allstadt/Moler House ruins. HPTC investigated and found one of the braces was no longer clamped tight over the top of the wall and leaning significantly to the east and that the second brace at that corner was also loose but not leaning. The leaning brace was loose partly because a wood 2X8 block attached to the adjusting plate at the top had fallen out. The second brace seemed just loose and in need of tightening. Photographs were taken, McMullen Engineering consulted (they confirmed their original engineering and suggested putting the cross bracing back) and Sumersett Construction contacted to make repairs. Sumersett made repairs on 10/5. The 2X8 wood plate was reattached and both braces were tightened. In order to hold both braces plumb, cross bracing was added between the two vertical 12X12s. McMullen, Sumersett and HPTC all agreed that adding the cross bracing strengthened the verticals because the top of the wall was so deteriorated. The cross bracing was only nailed in place but should be more than sufficient until HPTC starts masonry repairs there in November. Sumersett checked the other braces while on site and all seemed to be tight.



First jpg shows leaning upright, and second two jps show repairs.

Doug

Douglas Hicks
Exhibit Specialist/COTR
Historic Preservation Training Center
Office Telephone Number: (304) 535-6264
Cellular Telephone Number: (301) 873-6135
Email: doug_hicks@nps.gov

II.F. Field Reports. Weekly Reports & Meeting Minutes

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
MEETING NOTES
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS** **PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**1/8/09**

IN ATTENDANCE:

Peter Dessauer, HAFE Historical Architect
Kari Grabinski, HPTC Exhibits Specialist

PROJECT APPROACH:

End goal is to have a stabilized historic ruin keeping as much extant material as possible. The ruin is considered a "monument" and is the focal point of the School House Ridge South and Battlefield interpretation.
PMIS Components 137481 and 136976A are meant to stabilize and prepare the site as well as develop a plan for long-term ruin stabilization.

HAFE Promotes this project as a training opportunity:

- Vegetation removal
- Bracing installation
- Immediate Action
- Documentation
- Reports
- Other Parks (they pay their own salary)

Structural Engineering services will need to be contracted. HAFE is amenable to using Robert Silman Associates or McMullan and Associates.

Both PMIS projects must be complete by September 30, 2009.

TENTATIVE PLAN AND SCHEDULE:

January 2009:

- 1/8/09: Initial Contact with Structural Engineer for Site Visit/Scoping Request
- 1/9/09: Message left with Denny Ebersole to set up on-site meeting
- ☐ DATE TBD: Contact HABS/HAER/HALS re: photo documentation
- ☐ DATE TBD: Meet with Denny Ebersole to discuss HAFE participation in vegetation removal
- ☐ DATE TBD: Meet with Structural Engineer on Site
- ☐ Week of January 26, 2009 TBD: Project Kick-Off Meeting

February 2009:

- ☐ Basic Vegetation Removal/Site Clearing
- ☐ HAFE Compliance involvement
- ☐ Structural Engineer investigations and interim stabilization recommendations

March 2009:

- ☐ Basic Vegetation Removal/Site Clearing
- ☐ HAFE Compliance Involvement
- ☐ Structural Engineer investigations and interim stabilization recommendations

End March/Beginning April 2009:

- ☐ HABS/HAER/HALS photo documentation

April 2009:

- ☐ Interim stabilization execution
- ☐ HAFE Compliance Involvement
- ☐ Draft Report from Structural Engineer?

May 2009:

- ☐ Interim stabilization execution
- ☐ Surgical vegetation removal
- ☐ HAFE Compliance Involvement

June 2009:

- ☐ Surgical vegetation removal
- ☐ HAFE Compliance Involvement

End of June 2009:

- ☐ Final Report from Structural Engineer?

July 2009:

August 2009:

- ☐ Receive funding for PMIS 136976B?
- ☐ Execution of proposed Phase I Stabilization work (PMIS 136976B)?

September 2009:

- ☐ PMIS Projects 137481 and 136976A Complete
- ☐ Execution of proposed Phase I Stabilization work (PMIS 136976B)?

October 2009:

- ☐ PMIS Projects 137481 and 136976A Completion Reports Delivered by HPTC
- ☐ Execution of proposed Phase I Stabilization work (PMIS 136976B)?
- ☐ HAFE John Brown Raid Anniversary Event 10/16-10/19

November 2009:

December 2009:

January 2010:

February 2010:

March 2010:

April 2010:

PROJECT DETAILS AND DRAFT SCOPES OF WORK:

PROJECT KICK-OFF MEETING:

Discussion of Project Plan including:

- ☐ required tasks
- ☐ responsibilities
- ☐ sequencing/phasing
- ☐ estimated costs
- ☐ milestone dates

STRUCTURAL ENGINEER SERVICES:

- ☐ Site Visit/Preliminary Assessment

(Provide Peter opportunity to meet with them (reiterate significance and plan for site.

- ☐ Interim Stabilization Recommendations for weakest elements (2 vertical sides) and those needing support. To include sketches and means of communicating execution. Interim could be designed to remain in place/become part of final stabilization plan. (Due April 1)
- ☐ Perform Conditions Assessment
- ☐ Develop Draft Stabilization Plan with treatment options and associated costs and potential phasing (including annotated photographs which can be used for execution) (Due May?)
- ☐ Develop Final Stabilization Plan – goal to keep as much of the ruin as possible. HAFE okay with partial disassembly and rebuilding. What about fallen stone? Rebuild anything?

  Anticipated Phases:
  - Phase I: Stabilization Plan and Vegetation Maintenance Plan ($427,624)
  - Phase II: Stabilization Plan and Vegetation Maintenance Plan
  - Phase III: Stabilization Plan and Vegetation Maintenance Plan
  - Phase IV: Annual Maintenance and Inspection Plan - how keep vines off, keep site clear 10' (?) perimeter around and inside of ruins, keep structure stable/maintenance of ruins (include tasks, personnel required – supervisor, laborer, grounds employee – personnel hours required and calendar/schedule)

HAFE MAINTENANCE SCOPE OF WORK (TBD):

- ☐ Clear 100' (?) radius of structure to create open area for work
- ☐ Permanent vegetation removal (remove stumps, roots etc)
- ☐ Cut roots to vines so die (herbicide spray in addition?)

HABS/HAER/HALS SCOPE OF WORK:

- ☐ Photo document ruins when completing vegetation removal.
- ☐ Provide the photographs to Structural engineer for use on treatment plan
- ☐ Rectified photographs – indication of all features/ context size and scale – "geometric" photographs, details, (possible to photograph all four walls at once?)

INTERIM STABILIZATION SCOPE OF WORK:

- ☐ Would expect: shoring/buttressing, rebuilding?, repointing? of weakest portions (two vertical sides, wing is more stable and has not lost definition.)
- ☐ Interim stabilization may become part of permanent stabilization solution.

SURGICAL VEGETATION REMOVAL:

- ☐ Cut roots to vines; kill ivy, treat vegetation that has become integrated into the structure (herbicide spraying?).

STABILIZATION SCOPE OF WORK:

Repointing?
Buttressing?
Redefining corners?
Potential disassembly and rebuild

PROJECT COMPLETION REPORT:

2 Notebooks – 1 original
1 copy with sleeves holding discs
Original photographs
1 disc to be sent to Lower Town archives
To include:
Project Planning Report
Engineering Services Report
Completion Report information

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
MEETING NOTES
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**2/4/09**

IN ATTENDANCE:

Peter Dessauer (PD), HAFE Historical Architect
Michael (Cas) Castagnetto (MC), HAFE Facility Manager
Mia Parsons (MP), Supervisory Archeologist/Compliance Officer
Larry Moore (LM), HAFE Building & Utilities Supervisor
Dennis Ebersole (DE), HAFE Grounds & Trail Supervisor
Steve Lowe (SL), HAFE Landscape Architect
Kari Grabinski (KG), HPTC Exhibits Specialist

NOTES:

A. Introductions and Completion of Sign-in Sheet
KG will create a Project Directory from sign in sheet and share with PD.

B. Project Scope:
1. PD described overall goal of project. Discussion re: significance of ruins.
2. Distribution of PEPC Basic Information. Matched PEPC projects with respective PMIS Project Numbers.
3. Discussed funding and scopes of work associated with PMIS Projects:
   a. PMIS 136976A = $60,000.00
   b. PMIS 137481 = $60,000.00
      ° Goals: 1) To clear vegetation to allow for investigation by a Structural Engineer 2) Perform required temporary stabilization 3) Document the ruins 4) Develop plans for long-term stabilization.
   c. PMIS 136976A = $427,000
      ° To include: execution of long-term stabilization, compliance, final landscape restoration.

C. Proposed Project Schedule:

February 2009

1) Basic Vegetation Removal:

Performed by: HAFE Crew
Tentative Start: February 11 Tentative Completion: March 6
Budget: $8,000.00
DE will use FMSS to document hours worked and to communicate with KG to charge the associated project account.
Scope of Work:

- *Remove vegetation to ground level (except dead Ailanthus tree and trees and vines connected/intertwined with the ruins) no stump removal, but will stump treat all the trees with herbicide.*
- *Will most likely dispose of waste elsewhere (not add to the current burn pile on site).*

DE questioned foundation work relative to vegetation removal work.
All artifacts to remain on site/in-place during the vegetation removal process.
Witness trees to stay.

2) Structural Engineer to Perform "Phase I" Tasks:

Potential Contractor: Denis McMullan, McMullan & Associates, Inc.
Tentative Start: 3/9 (No later than 3/27)
Estimate: $5,000.00
Scope of Work:

- *Evaluate goals of project with respect to schedule and budget restrictions/requirements (including phasing recommendations for design and construction)*
- *Make recommendations about need for temporary stabilization and additional vegetation removal (to stabilize the ruins "as-is")*
- *Design temporary stabilization treatment (including Class C cost estimate)*

PD provided KG with 1/28/09 comments on Structural Engineer draft scope of work

March 2009

1) Basic Vegetation Removal complete

2) Structural Engineer Phase I Deliverable

Tentative delivery: 3/30 No later than 4/20

3) Structural Engineer to Perform "Phase II" Tasks:

Potential Contractor: Denis McMullan, McMullan & Associates, Inc.
Tentative Start: 3/31 No later than: 4/20
Estimate: Estimate: $ 7,000.00 - $10,000.00
Scope of Work:

- *Conduct in-depth investigation of ruins, including any testing*
- *Document footprint of ruins (HABS/HAER Level III Sketch plan)*
- *Develop long-term stabilization treatment options (including Class C cost estimates) i.e. A) Support existing ruins with shoring and buttressing, install mortar wash/cap B) Support existing ruins with a "semi-ghosted structure" C) Lower ruin wall height to be more self-supporting, install mortar wash/cap*
- *Meet with COTR and HAFE Design Team to discuss options*

HAFE Design Team will need to be prepared to determine the preferred

stabilization method, which takes into consideration the amount of historic (and non-historic) fabric to remain.
From a maintenance perspective, material preference is Cor-Ten steel (over timber).

4) HABS/HAER/HALS photo documentation
Contact/Contractor: Paul Dolinsky, HALS
Tentative Time Frame: 3/23 – 4/17
Estimate $3,000-$5,000
Scope of Work:
- *Landscape architectural documentation, consisting of large-format black and white photographs (4x5" or larger negatives).*
- *Document the Allstadt/Moler House ruins and its landscape context with no less than twenty views that will include the following, unless areas inaccessible:*
- *Exterior elevations with scale rod (6)*
- *Interior elevations with scale rod (6) predicated on stability of structure*
- *Landscape context and general views (4)*
- *Ruin Details (4) (i.e. fireboxes, windows…)*
- *One contact print of all photographic view, identified and numbered*
- *One set of digitized photographic view, on appropriate medium.*
- *All original records will be transmitted to the HABS/HAER/HALS collection of the Library of Congress*

April 2009

Interim Stabilization Execution

May 2009

1) Interim Stabilization Execution

2) Additional vegetation removal (?)

3) Structural Engineer Phase II Deliverable/Meet with HAFE Design Team
No later than 5/22

4) Structural Engineer Begin Phase III
Potential contractor: Denis McMullan
Tentative Start: 6/8
Estimate: $20,000
Scope of Work:
- *Develop design and construction documents for the preferred treatment selected by HAFE Design Team (including Class A cost estimate). To include construction phasing. First phase to use PMIS 136796B project funding.*
- *To include ruin and site maintenance plan (including vegetation plan).*

June 2009

1) Additional vegetation removal (?)

2) Structural Engineer Phase III Deliverable
No later than 7/17

3) PMIS Projects 137481 and 136976A complete

4) National Meeting – Site will most likely be visited

July 2009

1) Completion Report Delivered by HPTC (for PMIS projects 136796A and 137481)

2) Develop new project agreement with HPTC for Project Management and/or Construction Services (PMIS 136976B) (?)

August 2009

TBD

September 2009

TBD

October 2009

John Brown raid Anniversary Event 10/16 – 10/19/2009. Site will most likely be visited.

D. Compliance

a. Compliance will be phased as the project is phased.
b. MP will handle the in-house compliance related to the Structural Engineering services and the vegetation removal.
c. KG will be copied on compliance paperwork.
d. Project schedule should account for a 30-day SHPO review at the design phase.

E. Existing Documents

The following will be the reference documents for PMIS Projects 136976A & 137481:

a. HALS photographs (2007)
b. Cultural Landscape Report (2005)
c. LCS Update (2008)

F. Communication

PD is the Park Liaison with HPTC. He will be KG point of contact and handle distribution/communication with Park.

G. Contracts

HPTC has been given cross-charge authorization, so any agreement/contracts will be between HPTC and contractors.

H. Site Access

a. KG will notify PD of Contractor site visits.
b. A gate key will be given to KG to gain access to the site.
c. It may be necessary to notify Law Enforcement of site activities (Jeffrie Woods and Cathy Boyer).
d. Park expressed concern about potential damage to site through construction activities and site access. HPTC will strive to prevent damage.

I. Safety

a. Project Agreement states hard hat area – anyone inside the fence required to wear hard-hat. HPTC will have hard-hats available to those visiting the site with HPTC presence.
b. Expect everyone to work safely in accordance with OSHA regulations.
c. Safety consideration needs to be given to visiting public.

J. HPTC Deliverables

Meeting Minutes, Weekly Reports, Record of Treatment (within 6 months) as per Project Agreements

K. Training

Discussed potential training opportunities related to ruin stabilization/masonry restoration work. Also potential for archeology/masonry cross-training agreement.

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
MEETING NOTES
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**3/27/09**

IN ATTENDANCE:

Peter Dessauer (PD), HAFE Historical Architect
Dennis Ebersole (DE), HAFE Grounds & Trail Supervisor
Denis McMullan (Contractor), McMullan & Associates, Inc.
Colleen Nasta (Contractor), McMullan & Associates, Inc.
Kari Grabinski (KG), HPTC Exhibits Specialist

NOTES:

A. Introductions and Sign-In Sheet

B. Review of Scope of Structural Engineering Services:

Phase I:

- Review conditions and stabilization approach and develop stabilization options
- Provide letter report
- Review meeting to discuss
- Due no later than 4/17: Provide sketches of temporary stabilization and provide Class C cost estimate

Phase II:

- In-Depth investigation (may require geotechnical services or mortar testing).
- Develop Level III sketch-plan of ruin footprint to supplement HALS photography
- Provide letter report presenting long-term stabilization treatment options, including Class C cost estimates
- Due no later than 5/22: Review meeting to discuss

Phase III:

- Develop drawings, specifications and Class A cost estimate, as well as Maintenance and Inspection Plan
- Review meeting to discuss
- Due no later than 7/17: Provide final construction documents

C. Discussion of Project Approach:

1. Goal is to save as much of the existing ruins as possible – including all periods of occupation and construction.
2. Stabilization will be a step-by-step approach; each subsequent step will build upon previous step. Goal is to not redo any steps. Long-term stabilization plan is to include phasing.
3. Preference is to stabilize the ruins from the inside (being less visible to the public).
4. Stabilization will most likely include different materials and treatment i.e. wood, corten steel, dismantling/rebuilding, shoring etc.
5. It will most likely be necessary to move the stone and debris fill within the footprint. Storage of stones can happen on site behind the ruins. (Will documentation of this process be required? Will documentation of some/all of the stones be required?)
6. HALS photographer will be on site one day – either 4/6, 4/7 or 4/8.

D. Discussion of Site Access

1. Contractor is to notify KG when scheduling a site visit. KG will ensure Contractor has site access.
2. KG will request a gate key from Park Law Enforcement.

E. Discussion of Safety

Contractor acknowledged they would use appropriate safety equipment when performing work on site.

F. Discussion of Existing Documents

Contractor has received background information. No requests for information at this time.

G. Review of Vegetation Removal

1. Walked site with DE to discuss completed work and current vegetation conditions. HAFE crew has done a very good job with the vegetation removal – clearing much more than anticipated and revealing the ruins to public view and easing inspection by the structural engineer.
2. Maintenance of site within fence: DE provided ideas on treatment (when the area starts to green, apply a herbicide and a pre-emergent herbicide mix. This will most likely need to be applied a few times over the summer months). The Structural Engineer's Phase I letter report will include recommendations for consideration.

UPDATED PROJECT SCHEDULE:

February 2009

1) Basic Vegetation Removal: COMPLETE
   Performed by: HAFE Crew
   Completed:
   Associated Cost: $6,500.00
   Scope of Work:
   Removed vegetation within construction fence to ground level. Stumps treated with herbicide.

2) Structural Engineer to Perform "Phase I" Tasks: ON SCHEDULE
   ~~Potential~~ Contractor: Denis McMullan, McMullan & Associates, Inc.

~~Tentative~~ Start: ~~3/9 (No later than~~ 3/27)
~~Estimate: $5,000.00 Associated Cost:~~
Scope of Work:

- *Evaluate goals of project with respect to schedule and budget restrictions/requirements (including phasing recommendations for design and construction)*
- *Make recommendations about need for temporary stabilization and additional vegetation removal (to stabilize the ruins "as-is")*
- *Design temporary stabilization treatment (including Class C cost estimate)*

PD provided KG with 1/28/09 comments on Structural Engineer draft scope of work

March 2009

1) Basic Vegetation Removal complete

2) Structural Engineer Phase I Deliverable
Tentative delivery: 3/30 No later than 4/20

3) Structural Engineer to Perform "Phase II" Tasks:
Potential Contractor: Denis McMullan, McMullan & Associates, Inc.
Tentative Start: 3/31 No later than: 4/20
Estimate: $ 7,000.00 - $10,000.00
Scope of Work:

- *Conduct in-depth investigation of ruins, including any testing*
- *Document footprint of ruins (HABS/HAER Level III Sketch plan)*
- *Develop long-term stabilization treatment options (including Class C cost estimates) i.e. A) Support existing ruins with shoring and buttressing, install mortar wash/cap B) Support existing ruins with a "semi-ghosted structure" C) Lower ruin wall height to be more self-supporting, install mortar wash/cap*
- *Meet with COTR and HAFE Design Team to discuss options*

HAFE Design Team will need to be prepared to determine the preferred stabilization method, which takes into consideration the amount of historic (and non-historic) fabric to remain.
From a maintenance perspective, material preference is Cor-Ten steel (over timber).

4) HABS/HAER/HALS photo documentation
Contact/Contractor: Paul Dolinsky, HALS
Tentative Time Frame: 3/23 – 4/17
Estimate $3,000-$5,000
Scope of Work:

- *Landscape architectural documentation, consisting of large-format black and white photographs (4x5" or larger negatives).*
- *Document the Allstadt/Moler House ruins and its landscape context with no less than twenty views that will include the following, unless areas inaccessible:*
- *Exterior elevations with scale rod (6)*
- *Interior elevations with scale rod (6) predicated on stability of structure*
- *Landscape context and general views (4)*
- *Ruin Details (4) (i.e. fireboxes, windows…)*
- *One contact print of all photographic view, identified and numbered*

- *One set of digitized photographic view, on appropriate medium.*
- *All original records will be transmitted to the HABS/HAER/HALS collection of the Library of Congress*

April 2009

Interim Stabilization Execution

May 2009

1) Interim Stabilization Execution

2) Additional vegetation removal (?) COMPLETE
   Performed by: HAFE Crew
   Completed:
   Associated Cost:
   Scope of Work: *Cut ivy growing on ruins and treated with herbicide.*

3) Structural Engineer Phase II Deliverable/Meet with HAFE Design Team
   No later than 5/22

4) Structural Engineer Begin Phase III
   Potential contractor: Denis McMullan
   Tentative Start: 6/8
   Estimate: $20,000
   Scope of Work:
   - *Develop design and construction documents for the preferred treatment selected by HAFE Design Team (including Class A cost estimate). To include construction phasing. First phase to use PMIS 136796B project funding.*
   - *To include ruin and site maintenance plan (including vegetation plan).*

June 2009

1) Additional vegetation removal (?)

2) Structural Engineer Phase III Deliverable
   No later than 7/17

3) PMIS Projects 137481 and 136976A complete
4) National Meeting – Site will most likely be visited

July 2009

1) Completion Report Delivered by HPTC (for PMIS projects 136796A and 137481)

2) Develop new project agreement with HPTC for Project Management and/or Construction Services (PMIS 136976B) (?)

August 2009

TBD

September 2009

TBD

October 2009

John Brown raid Anniversary Event 10/16 – 10/19/2009. Site will most likely be visited.

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
FIELD REPORT #1
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS** **PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**April 15, 2009**

GENERAL:

This is the first Field Report for PMIS Projects 137481 and 136976A.

Field Reports will be written and distributed to Project Stakeholders on an as-needed basis to document project progress. If you have any questions or comments about what is written in these reports, please contact the author directly.

In general terms, PMIS Projects 137481 and 136976A were formulated to develop long-term stabilization plans for the Allstadt/Moler House ruins and to design and install a temporary means of stabilization until the long-term stabilization can be implemented. The priority is to preserve and stabilize as much material as possible in order to offer a "monument" and a focal point of the School House Ridge South and battlefield interpretation. Both of these PMIS Projects must complete by the end of Fiscal Year 2009.

TASKS PERFORMED:

January 2009

- January 8: Meeting held between Peter Dessauer, HAFE Architect, and Kari Grabinski, HPTC Exhibits Specialist, to discuss project approach, required project tasks and time frames. Meeting notes developed and distributed.
- January 13: Meeting held between Dennis Ebersole, HAFE Grounds & Trail Supervisor, and Kari Grabinski to discuss vegetation removal/site clearing.

February 2009

- February 4: Project Kick-Off Meeting with HAFE. Meeting notes developed and distributed.

  Present: Peter Dessauer, HAFE Architect
  Micheal Castagnetto, HAFE Facility Manager
  Dennis Ebersole, HAFE Grounds & Trail Supervisor
  Larry Moore, HAFE Buildings & Utilities Supervisor
  Mia Parsons, HAFE Supervisory Archeologist/Compliance Officer
  Steve Lowe, HAFE Landscape Architect
  Kari Grabinski, HPTC Exhibits Specialist

- Mid-February: HAFE Grounds Crew removed vegetation to ground level. Stumps treated with herbicide.
- March 9, 2009: On-Site Meeting to discuss ivy treatment.
  Present: Dennis Ebersole, HAFE Grounds & Trail Supervisor
  Richard Gladden, HAFE Work Leader/Gardner
  Peter Dessauer, HAFE Architect
  Mia Parsons, HAFE Supervisory Archeologist/Compliance Officer
  Kari Grabinski, HPTC Exhibits Specialist
- Mid-March: HAFE Grounds Crew cut and treated ivy growing on the ruins.
- March 27, 2009: Project Kick-Off Meeting with Structural Engineer. Meeting notes developed and distributed.
  Present: Peter Dessauer, HAFE Architect
  Dennis Ebersole, HAFE Grounds & Trail Supervisor
  Denis McMullan (Contractor), McMullan & Associates, Inc.
  Colleen Nasta (Contractor), McMullan & Associates, Inc.
  Kari Grabinski, HPTC Exhibits Specialist
- March 31, 2009: Structural Engineer (SE) Site Visit. Mia Parsons dug two test units at inside corners of basement foundation for SE review.
  Present: Doug Bond (Contractor), McMullan & Associates, Inc.
  Colleen Nasta (Contractor), McMullan & Associates, Inc.
  Mia Parsons, HAFE Supervisory Archeologist/Compliance Officer
  Andrew Lee, HAFE Lands Management Assistant
  Kari Grabinski, HPTC Exhibits Specialist

PROJECTED TASKS:

April 2009:

- April 16: HABS/HAER/HALS Photographer on Site to photo-document ruins.
- April 16: Meeting with the SE to discuss conditions found and ideas on treatment. Discussion at this meeting will result in a letter report, sketches of temporary stabilization, and Class C cost estimates.
- April 23: SE to deliver final sketches of temporary stabilization design and Class C cost estimate.

May 2009

- To Be Determined (TBD): Temporary Stabilization Execution
- May 22: SE to provide letter report presenting long-term stabilization treatment options, including Class C cost estimates.
- TBD: Review meeting to discuss long-term stabilization treatment options

June 2009

- TBD: Temporary Stabilization Execution

July 2009

- TBD: Review meeting to discuss long-term stabilization construction documents
- No Later than July 17: SE to provide final construction documents and Class A cost estimate for long-term stabilization. Also to provide Maintenance and Inspection Plan.

SAFETY

At the Project Kick-Off Meetings with Harpers Ferry National Historical Park and the contracted Structural Engineers, the subject of safety was discussed. It was agreed that anyone entering the fenced-off area will wear a hard hat and comply with any other applicable OSHA regulations.

RECAP

Start Date:	February 15, 2008
Completion Date:	September 30, 2009
Project Agreement Amount:	$ 110,000.00
Additional Funds Available:	$ 10,000.00
Contract Services To-Date:	
HAFE Vegetation Removal	$ 6,500.00
HAFE Vine Cutting/Removal	$ 3,500.00
HALS Photography	$ 1,800.00
Structural Engineering Design	$ 20,000.00
Percentage of Work Completed*	40%

* Equals: Project Management Salaries to-date + HAFE vegetation removal services + Structural Engineering Services to-date + HPTC Overhead / (divided by) $120,000.00

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE	Tom McGrath, HPTC
Peter Dessauer, HAFE	Chris Robinson, HPTC
Micheal Castagnetto, HAFE	Fritz Rushlow, HPTC
Dennis Ebersole, HAFE	Kari Grabinski, HPTC
Larry Moore, HAFE	James Bailey, HPTC
Mia Parsons, HAFE	Bob Posey, HPTC
Steve Lowe, HAFE	Jamie Geisler, HPTC Project File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
MEETING NOTES
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**6/8/09**

IN ATTENDANCE:

Peter Dessauer (PD), HAFE Historical Architect
Mia Parsons (MP), HAFE Supervisory Archeologist/Compliance Officer
Fritz Rushlow (FR), HPTC Supervisory Exhibits Specialist
Kari Grabinski (KG), HPTC Exhibits Specialist

NOTES:

This meeting was held to review the remaining budget, schedule and priorities of PMIS projects 137481 and 136976A and to establish a completion plan.

Three options to use the remaining $42,000 were presented. The options were as follows:

OPTION 1	
FY 09 = Install concrete piers and purchase/store materials on site	
HPTC Carpentry Section to complete	
Mobilize/Prep Site	$ 4,834.00
Install Concrete Piers	$ 12,857.00
Purchase & Store Materials on-site	$ 20,700.00
Exhibits Specialist Labor/Time	$ 4,450.00
TOTAL	**$ 42,841.00**
NOTES:	
CON: Must have funds in FY10 to install the $20,700 materials sitting on site	
CON: Does not leave any funding for archeology required to facilitate SE completion of long term stabilization plan	

OPTION 2	
FY 09 = Install concrete piers and braces in priority order until funds depleted	
8A Contractor to complete	
Priority #1 @ 10 concrete piers	$ 6,430.00
Priority #1 @ 5 braces	$ 20,080.00
Mobilization and Demobilization	$ 7,442.00
SUBTOTAL	**$ 33,952.00**
15% Markup	$ 5,092.80
TOTAL	**$ 39,044.80**
NOTES:	
CON: Leaves little funding for archeology required to facilitate SE completion of long term stabilization plan	

OPTION 3	
FY 09 = Install concrete piers and braces near structural engineer's required investigation.	
8A Contractor to complete	
Priority #1 @ 6 concrete piers	$ 3,858.00
Priority #1 @ 3 braces	$ 12,048.00
Mobilization and Demobilization	$ 7,442.00
SUBTOTAL	**$ 23,348.00**
15% Markup	$ 3,502.20
TOTAL	**$ 26,850.20**
NOTES:	
PRO: Approximately $15,000 available for archeology required to facilitate SE completion of long term stabilization plan.	

The decision was made to pursue Option 3. This approach is the best at balancing remaining funds, requirements to complete the already-contracted long term stabilization plan design as well as implement some critical emergency stabilization. Barring additional funding, however, a large portion of the proposed emergency stabilization plan will remain unexecuted.

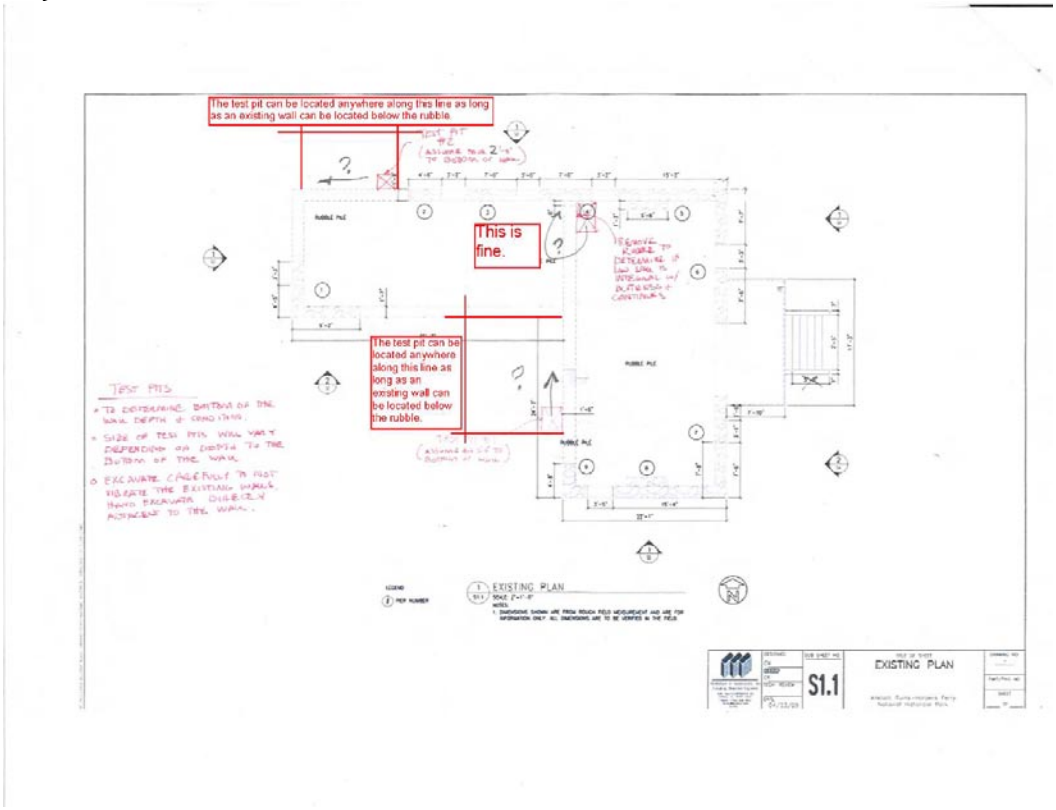
Some details about required coordination/execution are as follows:

- The structural engineer has requested test pits be dug to further investigate structural conditions (see image below). The information gathered from these investigations will allow the structural engineer to design a long term stabilization plan that uses the existing structure as best it can. The long term stabilization plan will be complete this fiscal year.

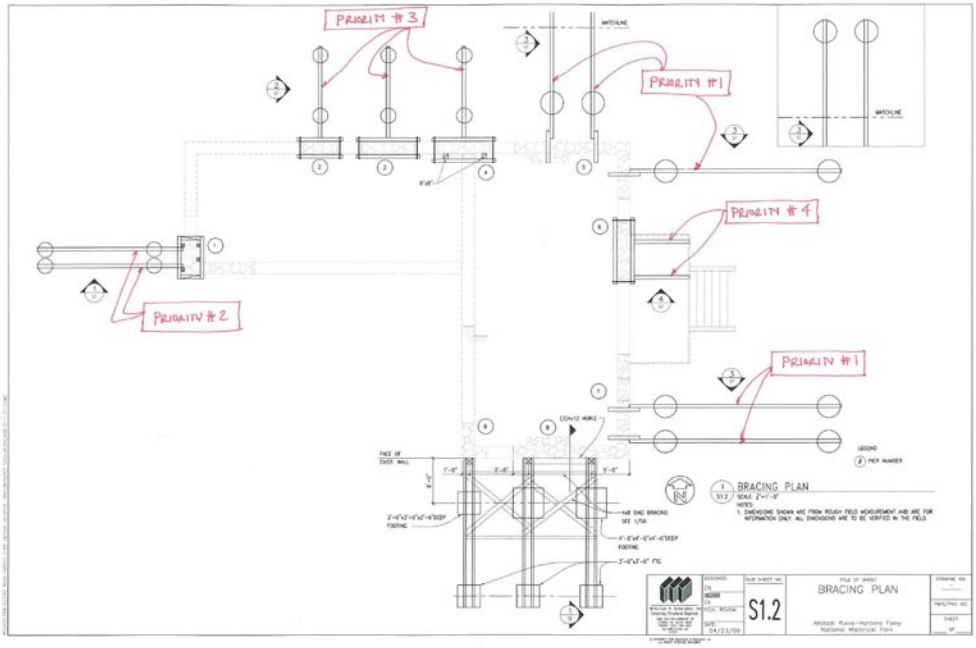
- MP will coordinate the structural engineer's test pit requirements, utilizing HAFE and HPTC staff archeologists. This work is expected to take approximately two weeks and will begin mid-June. Some additional time/funds may be used to catalog found objects.

- The remaining budget will be spent on executing the emergency stabilization plan. It is expected that the Priority #1 northeast bracing will be constructed by an 8A contractor (see image below). HPTC will contract and manage this work. MP will be available to perform shovel test pits in the areas requiring ground disturbance. Completion is expected this fiscal year.

Requested Test Pits:



Emergency Stabilization Bracing Priorities:



NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
MEETING NOTES
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS** **PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**7/8/09**

IN ATTENDANCE:

Peter Dessauer (PD), HAFE Historical Architect
Mia Parsons (MP), HAFE Supervisory Archeologist/Compliance Officer
Darlene Hassler Godwin (DHG), HAFE Archeological Technician
Colleen Nasta (CN), McMullan & Associates
Derek Ziese (DZ), McMullan & Associates
Tom Pascuzzo (TP), Sumersett Construction
Rich Bachtell (RB), Richard Bachtell Building Contractor
Sheila Rushlow (SR), HPTC Contract Specialist
Kari Grabinski (KG), HPTC Exhibits Specialist

NOTES:

Two meetings were held to further the: 1) implementation of emergency stabilization and 2) completion of the long term stabilization plans for the Allstadt/Moler House Ruins.
Prior to the meeting, structural engineers were on site reviewing the conditions and features found in the test pits recently dug by HAFE archeologists.

Meeting #1
Present: PD, MP, DHG, CN, DZ, TP, RB, SR, KG
This meeting gathered park stakeholders, project designers and the potential contractor to discuss the emergency bracing requirements for Pier 5. SR provided an explanation of the 8(a) contracting approach. The contractor asked for clarification regarding drawing discrepancies, as well as the potential for substitutions. The structural engineer offered to consider design alternatives and will modify the drawings as needed. HAFE and HPTC participants clarified overall expectations of the contract. This discussion will result in modifications to the emergency stabilization drawings as well as inform the contractor's scope of work currently in the development phase.

The following are specific questions and clarifications discussed during the meeting:

1. RB asked about vine removal. CN responded that the vines can be trimmed straight to the face of the building. Pulling the vines is not acceptable
2. RB asked about the size required for the Pier 5 wood bracing members. CN clarified that the wood bracing members were to be 12x12. RB asked if other solutions could be found, as 12x12 would increase the cost tremendously. Alternatives such as sandwiching, sistering

or glued laminates were discussed (i.e. sandwiching multiple 12x12s, using sistered 6x6s or 8x8s). Also, a request was made to break the 30' into more standard sizing.
3. Angle sizes were verified. TP and RB raised questions about the use of standard/stock items. CN will consider other sizes, such as 6x6 or perhaps a bent plate.
4. Detail 9/S7: Contractor plans to add board behind the 2x blocking to spread the load.
5. Pier 5 footers are to be 36".
6. The contractor is proposing to do some repointing work at the top of the north wall, prior to the installation of the bracing system. This is to assist in the stabilization. Contractor shall submit their proposed mortar mix recipes for prior approval as well as provide a mortar sample for visual approval. The intent is that this temporary mortar will be visually compatible with the existing as well as be soft enough to not damage the masonry and facilitate future removal.
7. During construction OSHA regulations are to be followed.
8. Hazardous conditions exist – poison ivy, overhead danger
9. Contractor will be responsible for clearing the site as necessary to complete the contracted work.
10. Contractor shall clear the area and mark the ground where the concrete footers will be installed. Archeologists will follow, performing test pits in these locations, with the intent to provide clearance to complete the required digging.
11. Contractor to haul away dirt from footer holes. Any extra soil shall be hauled off-site and disposed of appropriately.
12. The use of an herbicide will require prior Park approval.
13. Project staging to take place inside of fence line.
14. Construction vehicles may park on the lawn, just off of road north of ruins.
15. Contractor is responsible for providing temporary toilets, if desired. Location shall be pre-approved.
16. No loud music to be played
17. Contractor responsible for securing their tools, equipment and scaffold. There will be no law enforcement presence; however the two gates along the driveway are locked in the evenings.
18. All workers will be required to get a Harpers Ferry National Historical Park identification badge and parking passes.
19. Prior approval and documentation is required for any changes to scope of work/changes to building.
20. Ruins are considered historically significant and protection is expected.

Meeting #2
Present: PD, MP, DHG,CN, DZ, KG
This meeting was held to review the long term-stabilization options developed by the structural engineer. Drawings and sketches were distributed. General discussion was held, but a follow-up meeting with PD, MP and KG will be required to make decisions. Since cost estimates were not distributed, the follow-up meeting must wait until these are provided by the structural engineer.

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
FIELD REPORT #2
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS** **PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**July 21, 2009**

GENERAL:

Although the progress of PMIS Projects 137481 and 136976A has been a little slower than projected, recent events indicate that the overall goals of the projects will be met.

In Mid-April, the proposed Emergency Stabilization Plans were presented. The HPTC Carpentry Section submitted a draft cost estimate and project approach to complete the work. Due to budget restrictions and scheduling conflicts, it was determined that the services of an 8(a) contractor would be required to complete the work this fiscal year. An 8(a) contractor was contacted and they provided a preliminary cost estimate for completion of emergency stabilization bracing on Pier 5 (the northeast corner of the ruins). This particular section was selected due to its critical nature and budget conformance. The preliminary cost proposal indicated that all of the Pier 5 braces, plus a few additional braces, could most likely be erected and HPTC was planning to move forward with this approach. During the week of July 6, however, the National Capital Region's financial office offered to provide the additional funding needed to complete the entire Emergency Stabilization Plan. These funds would allow the construction to begin in Fiscal Year 2009 and finish in Fiscal Year 2010, if necessary. This additional funding would also ensure that associated Project Management and archeology could be completed. HPTC is awaiting the final construction documents from the Structural Engineer and will then negotiate a final price with the 8(a) contractor. The goal is to begin and complete the stabilization as soon as possible.

TASKS PERFORMED:

April 2009

- Mid-April: HABS/HAER/HALS Photographer on Site to photograph the ruins.
- April 16: Meeting held with the Structural Engineer to discuss conditions found and ideas on emergency stabilization treatment.
- April 23: Structural Engineer delivered letter report, sketches of emergency stabilization treatments and Class C cost estimate (Phase I deliverable).

May 2009

- May 13: HPTC in-house meeting to discuss the draft Emergency Stabilization documents and HPTC Preservation Crew participation.
- May 21: HPTC Construction Cost estimates developed.

June 2009

- June 8: Meeting held to review remaining project budgets, schedule and priorities. The decision was made to pursue contracting with an 8(a) contractor to complete the emergency stabilization designed for Pier 5. Unit pricing for additional high-priority bracing systems would also be requested.
- June 18: HAFE grounds crew enlarged the safety zone around the ruins by moving the fence.
- June 18: Meeting on-site with HPTC Contract Specialist, HPTC Project Manager and potential 8(a) Contractor. Meeting was held to introduce Contractor to project, assess interest and ability of Contractor to perform the work and to request a ballpark estimate for completion of work.
- June 16 – July 1: HAFE and HPTC Archeologists dug test pits (as requested by the Structural Engineer). These units were to clarify construction and condition of soils.

July 2009

- July 8: On-site meeting that gathered park stakeholders, project designers and the potential contractor to discuss the emergency bracing requirements for Pier 5. Final construction documents will be submitted the week of July 20.
- July 8: Meeting to review long-term stabilization options developed by the Structural Engineer (Phase II work). Drawings and sketches were distributed. A follow-up meeting between Peter Dessauer, Mia Parsons and Kari Grabinski will be scheduled when the Class C cost estimates are submitted. These are expected the week of July 20.
- July 9: During the "HAFE/HPTC/NCR Annual Project Planning Meeting," it was discussed that the National Capital Region had additional funds they could provide to the project to ensure implementation of the entire emergency stabilization plan.
- July 10: Bob Posey, HPTC Exhibits Specialist, on site to begin clearing vegetation within the expanded fence line.

<u>PROJECTED TASKS:</u>

July 2009

- Week of July 20: Receive final Emergency Stabilization documents from Structural Engineer (Phase I Final Deliverable)
- Week of July 20: Receive long-term stabilization Class C cost estimates from Structural Engineer (Phase II deliverable).

Late July/Early August 2009

- Award Emergency Stabilization Construction contract
- Review meeting to discuss long-term stabilization options and cost estimates (Phase II deliverables).

August 2009

- Begin emergency stabilization construction
- August 31: Not-later-than date for delivery of Phase II of Structural Engineering contract deliverable (HABS/HAER Documentation Level III sketch plan and long-term stabilization solutions)

September 2009

- Emergency stabilization construction continues

- September 25: Not-later-than date for delivery of Phase III Structural Engineering contract deliverable (long term stabilization construction documents and annual maintenance and inspection plans).

SAFETY

- Compliance with Hard Hat Zone policy has been good.
- HAFE moved security fence to better accommodate any potential deterioration/collapse.

RECAP

Start Date:	February 15, 2008
Completion Date:	September 30, 2009
Project Agreement Amount:	$ 110,000.00
Additional Funds Available:	$ 10,000.00
Contract Services (through pay period 13):	
HAFE Vegetation Removal	$ 6,519.00
HAFE Vine Cutting/Removal	$ 1,522.81
HALS Photography	$ 1,800.00
Structural Engineering Design	$ 19,918.46
Archeology	$ 932.97
Percentage of Work Completed*	58%

* Equals: Project Management Salaries (through pay period 13) + Contract Services (through pay period 13) + HPTC Overhead / (divided by) $ 120,000.00

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE	Tom McGrath, HPTC
Peter Dessauer, HAFE	Chris Robinson, HPTC
Micheal Castagnetto, HAFE	Fritz Rushlow, HPTC
Dennis Ebersole, HAFE	Kari Grabinski, HPTC
Larry Moore, HAFE	Bob Posey, HPTC
Mia Parsons, HAFE	Stephanie Doyle, HPTC Project File
Steve Lowe, HAFE	

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
MEETING NOTES
FY-09

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**8/3/09**

IN ATTENDANCE:

Peter Dessauer (PD), HAFE Historical Architect
Mia Parsons (MP), HAFE Supervisory Archeologist/Compliance Officer
Kari Grabinski (KG), HPTC Exhibits Specialist

NOTES:

This meeting was held to discuss the three Long Term Stabilization Options presented by the Structural Engineer, McMullan & Associates, in their written report dated 7/31/09 and drawings dated 7/20/09:

1. Install permanent steel diagonal bracing
2. Disassemble unstable portions of the wall and rebuild using the original stones
3. Disassemble the walls partially to a stable height where no strengthening or bracing is required.

- General concepts were reviewed and the meeting convened with the intention that each participant review the documents more thoroughly and consider the reality of the execution of these options.

- One response was received. In an email dated 8/4/09, Peter Dessauer provided the following comments:

  The HAFE Vision
  What HAFE wants to achieve. Elements from the McMullan Reports and what HAFE has always stated as our preferred project Goals:

  - Preserve and stone infill the existing elevation (vertical) elements. Good shaded details.

  - In the final stabilization solution avoid standing exterior timber or steel braces.

  - Small interior steel corner braces connecting into the masonry are acceptable. The right details and steel to avoid rust, steel jacking, and stone splitting. Provide details.

  - Window Lintels should be internal steel angles covered by mahogany timbers, with proper bearing and loaded on top with stone to create the historic timber lintel appearance. Provide details.

- Use stone masonry solutions - with internal stainless steel ties where selected. Provide details.

- Under Surface Concrete Footings for Foundations - might be necessary. But, to achieve this we must make a major effort to move piles of stone out of the way in order to access the foundations for concrete placement.

- A major project challenge = clear the ruins site interior of trash, vegetation, and piles of stone. Salvage stone in organized piles for reuse and future use.

- Remove all debris and refuse. Create a clean Allstadt Ruins interior site for visible foundations and cellar features. Clear the interior site for safe project construction, archaeological, inspection, and maintenance work access/egress. This is a definite work element in the construction phase of PMIS 136976.

- We might have to install protection barriers to discourage unwarranted entry into the ruins interior

- Based upon this information, HPTC will direct the Structural Engineer to proceed with developing construction documents for Option 2. This appears to be the best direction, since it includes designing the preferred alternative (full-height stabilization of the ruins), but does not preclude the implementation of Option 3 in isolated locations, if the budget or unforeseen conditions require.

- HPTC will also direct the Structural Engineer to rebuild two corners to help define the footprint of the house: the exterior corner between wall segments 1 and 2 and the interior corner between segments 6 and 1 (as recommended in the report).

- The preferred header design and the other requested details included in Peter Dessauer's email will also be communicated to the Structural Engineer.

- The goal is to have the construction documents complete by 9/25/09.

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
PRE-CONSTRUCTION MEETING NOTES
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**10/27/09**

IN ATTENDANCE:

Peter Dessauer, HAFE Architect
Dennis Ebersole, HAFE Maintenance Mechanic Supervisor
Steve Lowe, HAFE Landscape Architect
Eric Sheetz, HAFE Park Ranger
Ryan Jones, HAFE Maintenance Worker
Thomas Pascuzzo, Sumersett Construction, OP Manager
Sheila Rushlow, HPTC Contracting Officer (CO)
Kari Grabinski, HPTC Exhibits Specialist (COTR)

NOTES:

This meeting was held to discuss requirements of the construction contract #C2680090198 between the National Park Service's Historic Preservation Training Center and Sumersett Construction.

A. Introductions and Sign-In Sheet

B. Contracting Officer Reviewed Requirements of the Contract:

- The Contracting Officer (CO) is the only person authorized to make changes to the contract terms and conditions. No changes to the scope of work/price/performance, etc., are authorized unless directed in writing by the CO. Due to the short duration of this project, the CO indicated that changes to the contract may be agreed upon during construction (documented in writing), with a final contract modification executed at the end of the project.
- All correspondence relating the contract shall be addressed and mailed directly to the CO. The CO shall be cc'd on all other project correspondence. RFIs can be done through email.
- Contractor to submit list of Subcontractors to CO, to include subcontractors such as concrete delivery company.
- Minimum wage rates must be posted on the job site, as well as Notice to All Employees and the Equal Employment Opportunity Poster.
- Weekly payrolls shall be submitted to the Contracting Officer's Technical Representative (COTR). Progress payments will not be made associated payroll reports have been submitted and approved.
- It is suggested that the Contractor submit a draft Invoice to the COTR for review and approval prior to submitting a formal invoice. This should ensure quick approval. This can be done via email. Formal invoices should be mailed to CO with copy to the

COTR.

- Contractor is responsible for completion of the work within the time designated in the contract. Only when delays are justified for the reasons stated in the contract can the Contractor secure a time extension.
- Licensed personnel in accordance with the specifications and local codes shall perform all work.
- All work performed shall be subject to the OSHA safety standards, local authorities, and Government safety rules and regulations.
- Every precaution shall be taken to prevent damage to the structure, adjacent structures, and surrounding area.
- Each Contractor's employee and vehicle assigned to this project shall display at all times, while on the project site, an identification tag issued by the Harpers Ferry National Historical Park. ID and parking pass distribution will be coordinated through the COTR.
- The movement of equipment/vehicles across the site to be kept to a minimum and will be planned to minimize damage to site and surrounding resources. A transit mixer will be used on site. A Bobcat/skid steer will be used to dig the bracing footer holes. COTR to contact Mia Parsons re: potential for earth compaction and concern of underground features. **Post Meeting Note:** COTR contacted Mia Parsons regarding the movement of heavy equipment around the site. She does not have any concerns. She did remind the COTR that the **location of underground features** (such as privies or cisterns) **is unknown**.
- No advertisement signs shall be posted on the job site.
- The Contractor shall periodically clean up work area to assure a clean and safe site during all phases of construction.
- Parking: The old road bed along the east side of the ruins is the designated parking area for Contractor's vehicles. Contractor anticipates having up to three vehicles on site, excluding visiting vehicles such as bobcat and cement trucks.
- Park representatives requested that the gate be kept closed and "falsely" locked to keep visitors from traveling up the drive to the ruins.
- The Government will not be providing any utilities.
- Bond was provided to the Contracting Officer.
- CO still requires: Insurance Certificate and Schedule of Values
- Draft schedule will be reviewed. Schedule under review proposes: Work to begin on Monday, November 2, with completion on December 10, 2009.
- When on site, the Contractor will keep the following hours: Monday – Friday 8:00 AM to 5:00 PM. Any changes require COTR advance approval.
- Concern was expressed about the four concrete footer holes associated with the bracing of Pier 7. It was agreed that the root system of the large, adjacent tree will be impacted, however, the project will move forward as designed.
- All bracing system footer hole locations were reviewed.

C. Contracting Officer's Technical Representative Reviewed Additional Requirements:

- Work area is limited to area within the perimeter safety fence. This includes material storage.
- Requested that Contractor watch speed on access road.
- Contractor to give COTR 24 hours advance notice to review all work that will be closed-up.
- Contractor will have a full-time Superintendent on site.
- COTR received submittals last week and hopes to finish review tomorrow.
- Contractor will not be leasing port-a-johns. The restrooms at the end of the drive can be used, if open. Other venue, otherwise, must be determined.
- For Emergencies: "911" works in area. Dispatch can also be called: 1-866-677-6677.

- COTR will document the “before” site and ruin conditions. Contractor also plans to document the “before” conditions. These photographs will be used for comparison purposes throughout the project.
- A question was raised about disposal of spill dirt. Contract does not specify what is to happen with the dirt removed from the bracing footer holes. Contractor to verify plan with subcontractor. COTR to review interest with Mia Parsons, HAFE Supervisory Archeology/Compliance Officer. **Post Meeting Note:** COTR spoke with Mia Parsons and the Park does not need the soil. The Contractor to dispose of as originally planned.
- Steve Lowe to provide COTR electronic HAFE ID forms via email for distribution to Contractor. **Post Meeting Note:** Completed.
- No dumpsters will be placed on site. All trash will be removed by trailer.
- Designated Smoking Areas: Gravel surfaces away from Ruin site. Areas shall be kept clean of butts.
- Contractor to provide previous week’s Daily Reports to COTR every Monday.
- COTR will distribute Weekly Reports to project Stakeholders.

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
FIELD REPORT #3
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS** **PMIS 136976A: STABILIZE THE HAFE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE:	**October 30, 2009**

GENERAL:

At the end of August, the National Capital Region was able to provide HPTC with additional funding to ensure the entire Allstadt/Moler House Ruins Emergency Stabilization Plan could be executed this calendar year. To that end, HPTC entered into a contract with Sumersett Construction, a West Virginia 8(A) contractor, to perform the emergency stabilization measures. Work may begin as early as the week of November 2, if the required submittals are approved.

A review of the 100% Draft Long Term Stabilization Plan (drawings and specifications) and the Inspection and Maintenance Plan has been conducted by HPTC and HAFE and the final documents/deliverables are expected shortly. These documents will be used to direct the Long-Term Stabilization of the Allstadt/Moler House Ruins that is expected to be performed by the HPTC Masonry Section within the next few years.

This is the final Field Report combining PMIS Projects 137481 and 136976A. Weekly Field Reports will be distributed for PMIS Project 137481, when site activity begins.

TASKS PERFORMED:

July 2009

- July 23: Received final Emergency Stabilization documents from Structural Engineer (Phase I Final Deliverable)
- July 31: HPTC received Structural Engineering contract Phase II deliverable (HABS/HAER Documentation Level III sketch plan and long-term stabilization solutions + cost estimates)

August 2009

- August 8: HPTC staff on site to clear vegetation within fence.
- August 20: HPTC received direct charge authorization from NCR Financial Office for an additional $78,000. This additional money will round-out the funding required to execute the Emergency Stabilization plan.
- August 20: Received revised long-term stabilization Class C cost estimates from Structural Engineer (Phase II deliverable).

September 2009

- September 14: Received 100% Draft Long-Term Stabilization design documents (Phase III deliverable)
- September 19: Award of Construction Contract to Sumersett Construction, Inc.
- September 21: Structural Engineer contract was modified to include additional design and Construction Administration services, as well a contract extension.
- September 21: Received Draft Annual Maintenance and Inspection Plan (Phase III deliverable)
- September 29: HABS/HAER/HALS photographic documentation delivered.

October 2009

- October 2: HPTC staff on site to clear vegetation within fence.
- October 5: Peter Dessauer (HAFE) and Kari Grabinski (HPTC) met with representatives from HPTC's Masonry Section, Sarah Polzin (Supervisory Exhibits Specialist) and Scott Jones (Exhibits Specialist), to discuss the 100% Draft Long-Term Stabilization design documents and the ability of HPTC to execute the design.
- October 13-20: HAFE Archeologists completed field testing associated with the execution of the Emergency Stabilization Plan.
- October 27: Peter Dessauer and Kari Grabinski met to discuss comments regarding 100% Draft Long-Term Stabilization documents and Annual Maintenance and Inspection Plan.
- October 27: PMIS Project 137481 Pre-Construction meeting held.

PROJECTED TASKS:

November 2009

- Early November: Receive Final Long-Term Stabilization Construction Documents and Annual Maintenance and Inspection Plans (Final Phase III deliverable)
- Early November: Begin execution of Emergency Stabilization Plan

December 2009

- Mid-December: Emergency Stabilization construction complete

March 2010

- Record of Treatment Complete.

SAFETY

- NPS staff and Contractors have been compliant with established Hard Hat Zone policy.
- HPTC reviewed Sumersett Construction's Health and Safety Plan and notified them of revisions required prior to start of Emergency Stabilization construction.

RECAP

START DATE:	February 15, 2008
ORIGINAL COMPLETION DATE:	September 30, 2009
REVISED COMPLETION DATE: (Pending Project Agreement Modification)	March 31, 2010
FUNDING TOTAL:	$ 198,000.00
Project Agreement Amount (FY 09 funds)	$ 110,000.00
Additional PMIS Funds Available (FY 09 funds) (NIC in PA)	$ 10,000.00
Additional NCR Funds Provided (FY 10 funds)	$ 78,000.00
CONTRACT SERVICES (through pay period 20):	$ 183,397.49
HPTC Project Management Salaries + Overhead	$ 44,792.02
HAFE Vegetation Removal	$ 6,519.00
HAFE Vine Cutting/Removal	$ 1,522.81
HALS Photography	$ 1,800.75
Structural Engineering Design	$ 22,743.95
Archeology	$ 3,459.96
Construction Contract	$ 102,559.00
PERCENTAGE OF WORK COMPLETED	92%

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE	Tom McGrath, HPTC
Peter Dessauer, HAFE	Chris Robinson, HPTC
Micheal Castagnetto, HAFE	Sheila Rushlow, HPTC
Dennis Ebersole, HAFE	Fritz Rushlow, HPTC
Mia Parsons, HAFE	Kari Grabinski, HPTC
Steve Lowe, HAFE	Bob Posey, HPTC
Jeffrie Woods, HAFE	Doug Hicks, HPTC
	Stephanie Doyle, HPTC Project File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT #1
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**	
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**	
DATE:	**11/10/09**	**WEEK ENDING: 11/6/09**

GENERAL

The Pre-Construction Meeting held on-site on October 27, 2009, marked the beginning of the Construction Phase for PMIS Project 137481. The following people were in attendance:

Peter Dessauer, HAFE Architect

Steve Lowe, HAFE Landscape Architect

Dennis Ebersole, HAFE Maintenance Mechanic Supervisor

Eric Sheetz, HAFE Park Ranger

Ryan Jones, HAFE Maintenance Worker

Thomas Pascuzzo, Sumersett Construction, OP Manager

Sheila Rushlow, HPTC Contracting Officer (CO)

Kari Grabinski, HPTC Exhibits Specialist (COTR)

Construction work began in earnest during the week of November 2 – 6, with the Contractor mobilizing, digging, prepping and pouring the concrete footers for the timber bracing systems. The next phase will include assembly of the bracing systems and completion of associated masonry work. The current schedule shows demobilization to be complete by Thursday, December 10, 2009.

WORK PERFORMED THIS WEEK (11/2/09 – 11/6/09)

- Mobilization.
- Received HAFE personal identification tags and parking passes.
- Moved dirt pile along west elevation to allow for additional archeological investigation.
- Constructed bracing footers: Dug holes, set concrete forms, rebar cages and anchor bolts and poured concrete. *See Photos A, B and C.*



Photo A: North lawn prior to any work.



Photo B: North lawn with footer holes dug, concrete forms, rebar cages and anchor bolts set.



Photo C: North lawn with concrete poured.

PROJECTED WORK FOR THE UPCOMING WEEK (11-9-09 thru 11-13-09)

- Remove concrete forms.
- Complete any concrete touch-up.
- Backfill and clean up site in anticipation for future work.

SAFETY

- Health and Safety Plan for this project was approved on November 3, 2009.
- Hard Hat Zone policy continues to be in effect for all workers and on-site visitors.

WEATHER

MON 11/2/09	TUES 11/3/09	WED 11/4/09	THUR 11/5/09	FRI 11/6/09
42 – 59 degrees	32 – 61 degrees Windy	27 – 50 degrees Cloudy	30 – 54 degrees Cloudy & windy	36 – 50 degrees Partly cloudy

WORKING ON SITE THIS WEEK

Sumersett Construction
R.N. Bachtell & Son

VISITORS ON SITE THIS WEEK

Mia Parsons, HAFE Chief of Resources Management
Steve Lowe, HAFE Landscape Architect

RECAP

Start Date:	9/19/09
Completion Date:	12/10/09
Percentage of Work Completed To Date:	20%
Contract Amount:	$ 102,559.00
Billed to Date:	$ 0
Percentage Billed:	0%

REPORT SUBMITTED BY:

Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
Peter Dessauer, HAFE Architect
Micheal Castagnetto, HAFE Facility Manager
Mia Parsons, HAFE Chief of Resources Mgmt.
Steve Lowe, HAFE Landscape Architect
Dennis Ebersole, HAFE Maint. Mech. Supervisor
Dennis Frye, HAFE Chief of Interpretation
Jeffrie Woods, HAFE Chief Ranger
Tom McGrath, HPTC
Chris Robinson, HPTC
Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #2 & #3
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 11/23/09	**WEEKS ENDING:** 11/13/09 & 11/20/09

GENERAL

During Weeks #2 and #3, the concrete work was finished and initial site restoration was performed. The next phase of construction is contingent upon delivery of the special-order lumber. The project is currently on schedule and within budget.

WORK PERFORMED (11/9/09 – 11/13/09)

- Removal of concrete forms. *See Photos A and B.*
- Patching/cleaning-up of concrete.

WORK PERFORMED (11/16/09 – 11/20/09)

- Removal of concrete forms. *See Photos C and D.*
- Patching/cleaning-up of concrete.
- Backfill. Seed. Lay straw. Clean up Site.



Photo A:
North lawn concrete forms being removed.



Photo B:
Revealed concrete piers on north lawn.



Photo C:
East lawn concrete piers in forms.



Photo D:
Revealed concrete piers on west lawn.

PROJECTED WORK FOR THE UPCOMING WEEK (11-23-09 thru 11-27-09)

- No work anticipated; Thanksgiving Holiday and awaiting lumber delivery.

SAFETY

- Hard Hat Zone policy continues to be in effect for all workers and on-site visitors.

WEATHER

MON 11/9/09	TUES 11/10/09	WED 11/11/09	THUR 11/12/09	FRI 11/13/09
36 – 71° F Partly cloudy	46 – 67° F Mostly cloudy	42 – 55° F Light rain	42 – 51° F Light rain	47 – 57° F Light rain
MON 11/16/09	TUES 11/17/09	WED 11/18/09	THUR 11/19/09	FRI 11/20/09
42 – 65° F Partly cloudy	37 – 54° F Cloudy	34 – 55° F Cloudy	48 – 52° F Rain	40 – 55° F Cloudy

WORKING ON SITE THIS WEEK

Sumersett Construction
R.N. Bachtell & Son

VISITORS ON SITE THIS WEEK

No known visitors.

RECAP

Start Date:	9/19/09
Completion Date:	12/10/09
Percentage of Work Completed To Date:	25%
Contract Amount:	$ 102,559.00
Billed to Date:	$ 0
Percentage Billed:	0%

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
Peter Dessauer, HAFE Architect
Micheal Castagnetto, HAFE Facility Manager
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Steve Lowe, HAFE Landscape Architect
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Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #4 & #5
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 12/7/09	**WEEKS ENDING: 11/27/09 & 12/4/09**

GENERAL

Due to a lumber delivery delay, no work was completed during Weeks #4 and #5.
The Contracting Officer has discussed the delay with the Contractor and has requested a written explanation of the reason for delay as well as a revised schedule for completion. This is expected the week of December 7, 2009.

WORK PERFORMED (11/23/09 – 11/27/09)

- No work performed. Adjusted the fence.

WORK PERFORMED (11/30/09 – 12/4/09)

- No work performed.

PROJECTED WORK FOR THE UPCOMING WEEK (12/7/09 - 12/11/09)

- Lumber delivery
- Begin brace construction

SAFETY

- Hard Hat Zone policy continues to be in effect for all workers and on-site visitors.

WEATHER

MON 11/23/09	TUES 11/24/09	WED 11/25/09	THUR 11/26/09	FRI 11/27/09
NA	NA	NA	NA	NA
MON 11/30/09	TUES 12/1/09	WED 12/2/09	THUR 12/3/09	FRI 12/4/09
NA	NA	NA	NA	NA

WORKING ON SITE

No one working on site.

VISITORS ON SITE THIS WEEK
No known visitors.

RECAP

Start Date:	9/19/09
Completion Date:	12/10/09
Percentage of Work Completed To Date:	32%
Contract Amount:	$ 102,559.00
Billed to Date:	$ 32,391.95
Percentage Billed:	32%

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
Peter Dessauer, HAFE Architect
Micheal Castagnetto, HAFE Facility Manager
Mia Parsons, HAFE Chief of Resources Mgmt.
Steve Lowe, HAFE Landscape Architect
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Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #6 & #7
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 1/5/10	**WEEKS ENDING: 12/11/09 & 12/18/09**

GENERAL
Due to a delay in material delivery, the contractor submitted a revised schedule with a new completion date of February 11, 2010. The Contracting Officer reviewed and approved the new schedule on December 15, 2009. This extension will be documented in a no-cost contract modification.

WORK PERFORMED (12/7/09 – 12/11/09)

- Lumber delivery (see Photo A)
- Begin brace construction

WORK PERFORMED (12/14/09 – 12/18/09)

- Continue brace construction (see Photos B, C, D)



Photo A: Lumber



Photo B: First large brace being used as template to construct second large brace.

	
Photo C: Detail of first brace serving as template.	Photo D: Detail of bolting pattern on first brace.

PROJECTED WORK

- Continue brace construction (12/21/09 – 12/23/09).
- No site work between 12/24/09 and 1/4/10 due to Christmas and New Year holidays.

SAFETY

- Hard Hat Zone policy continues to be in effect for all workers and on-site visitors.

WEATHER

MON 12/7/09	TUES 12/8/09	WED 12/9/09	THUR 12/10/09	FRI 12/11/09
40/23°	41/32° sunny	49/32° overcast	24/41° windy	19/34° windy
MON 12/14/09	TUES 12/15/09	WED 12/16/09	THUR 12/17/09	FRI 12/18/09
50/30°	46/38°	38/24° windy	36/21°	33/19°

WORKING ON SITE

Sumersett Construction
R.N. Bachtell & Son

VISITORS ON SITE

Doug Bond, McMullan & Associates (Structural Engineer) (12/10/09)

RECAP

Start Date:	9/19/09	
Completion Date:	2/11/10 (extended)	Contract modification required
Percentage of Work Completed To Date:	45%	
Contract Amount:	$ 102,559.00	
Billed to Date:	$ 32,391.95	
Percentage Billed:	32%	

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
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Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #8 & #9
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 1/8/10	**WEEKS ENDING: 12/25/09 & 1/1/10**

GENERAL
Due to wintry weather conditions and the Christmas and New Year's holidays, no work was completed during this time.

WORK PERFORMED (12/21/09 – 12/25/09)

- No work completed.

WORK PERFORMED (12/28/09 – 1/1/09)

- No work completed.

PROJECTED WORK (1/4/10 – 1/8/10)

- Continue brace construction

SAFETY

- Snow fence remains in-tact to keep public out while no workers on site.

WEATHER

MON 12/21/09	TUES 12/22/09	WED 12/23/09	THUR 12/24/09	FRI 12/25/09
27/35°	32/35°	21/37°	9/28°	26/33°
MON 12/28/09	TUES 12/29/09	WED 12/30/09	THUR 12/31/09	FRI 1/1/10
30/30°	24/28°	19/28°	26/33°	30/39°

WORKING ON SITE
No on site work.

VISITORS ON SITE
No known visitors.

RECAP

Start Date:	9/19/09	
Completion Date:	2/11/10 (extended)	Contract modification required
Percentage of Work Completed To Date:	45%	
Contract Amount:	$ 102,559.00	
Billed to Date:	$ 32,391.95	
Percentage Billed:	32%	

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
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Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #10 & 11
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 1/25/10	**WEEKS ENDING:** 1/8/10 & 1/15/10

GENERAL

With the passing of the end of the year holidays, work resumed in full-force with the goal of completion by February 11, 2010. This contract extension is to be documented in a no-cost contract modification.

WORK PERFORMED (1/4/10 – 1/8/10)

- Assembled third large brace for northeast corner (see Photo A)
- Partially assembled and erected three small braces on north elevation (see Photo B)

WORK PERFORMED (1/11/10 – 1/15/10)

- Assembled two large braces for east elevation/southeast corner (see Photo C)
- Assembled one (of two) braces for west elevation, southwest corner (see Photo D)



Photo A:

Construction of third large brace for northeast corner.



Photo B:

Three small braces on north elevation.



Photo C:

Two large braces for east elevation/southeast corner.



Photo D:

First brace for west elevation.

PROJECTED WORK (1/18/10 – 1/22/10)

- Begin installation of bracing at front porch
- Assemble second brace for west elevation, southwest corner
- Erect five, large braces with crane

SAFETY

- Hard Hat Zone policy continues to be in effect for all workers and on-site visitors.
- Approved Health and Safety Plan continues to be in effect.

WEATHER

MON 1/4/10	TUES 1/5/10	WED 1/6/10	THUR 1/7/10	FRI 1/8/10
14/20° Cloudy	18/26° Partly Cloudy Windy	21/29° Partly Cloudy Windy	14/20° Clear	20/27° Snow
MON 1/11/10	TUES 1/12/10	WED 1/13/10	THUR 1/14/10	FRI 1/15/10
28/38° Overcast	25/35° Partly Cloudy	28/36° Partly Cloudy	16/28° Overcast	32/40° Cloudy

WORKING ON SITE

Sumersett Construction
RN. Bachtell & Son
William Kauffman & Son

VISITORS ON SITE

No known visitors.

RECAP

Start Date:	9/19/09	
Completion Date:	2/11/10 (extended)	Contract modification required
Percentage of Work Completed To Date:	70%	
Contract Amount:	$ 102,559.00	
Billed to Date:	$ 70,391.95	
Percentage Billed:	68%	

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
Peter Dessauer, HAFE Architect
Micheal Castagnetto, HAFE Facility Manager
Mia Parsons, HAFE Chief of Resources Mgmt.
Steve Lowe, HAFE Landscape Architect
Dennis Ebersole, HAFE Maint. Mech. Supervisor
Dennis Frye, HAFE Chief of Interpretation
Jeffrie Woods, HAFE Chief Ranger
Tom McGrath, HPTC
Chris Robinson, HPTC
Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

McMULLAN & ASSOCIATES, Inc. **FIELD VISIT NOTES**

8381 Old Courthouse Road, Suite 350: Vienna, VA 22182: t. 703.556.0651: f. 703.556.0378

Project: Allstadt Ruins Emergency Stabilization M&A #3408

Client: HPTC

Date of Site Visit: 2010-01-21

Time of Visit: 8:00 am

Date notes recorded: 2010-01-21

Present at Visit:
Doug Bond, M&A
Kari Grabinski HPTC
Representatives from the contractor

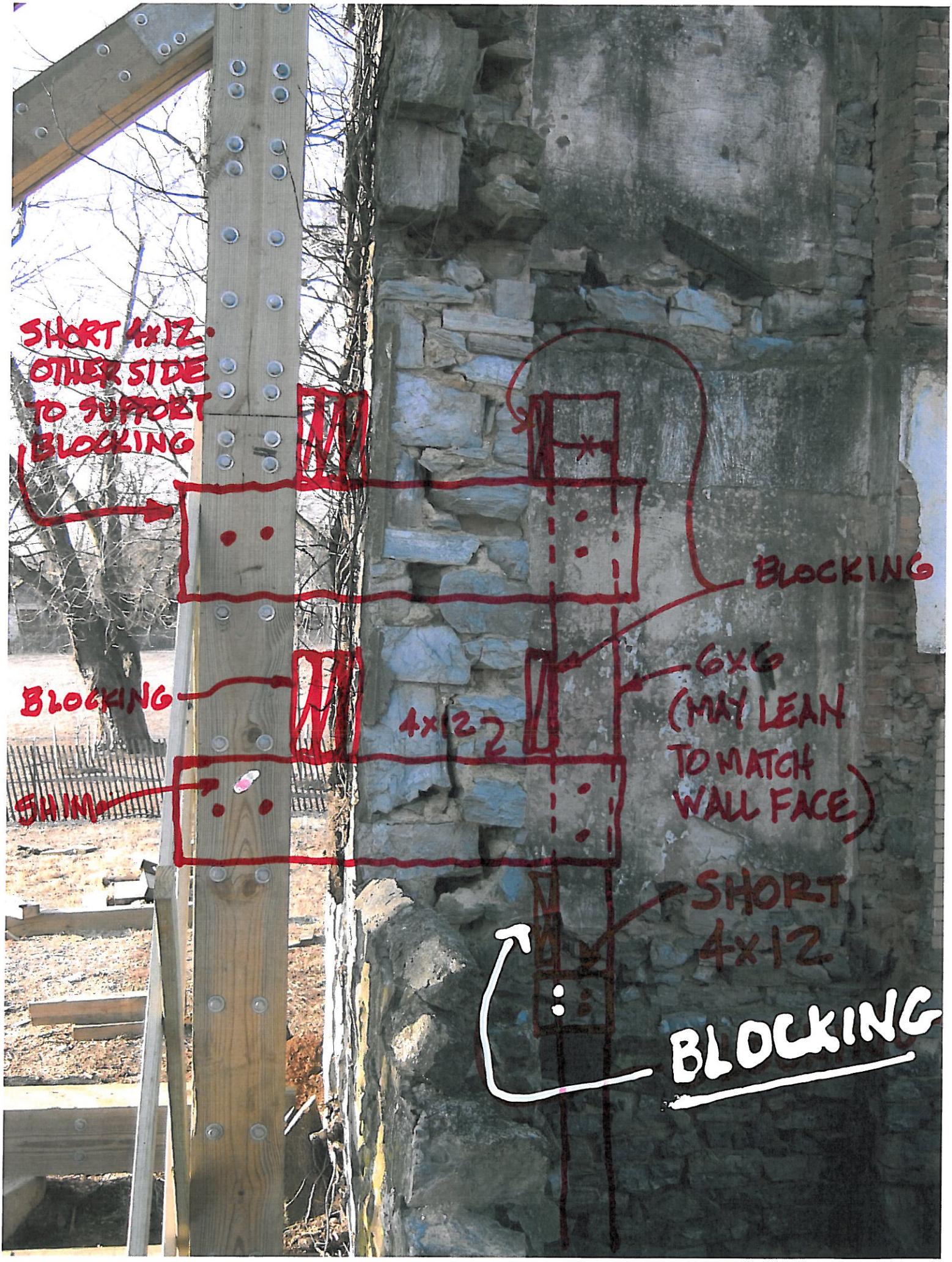
Purpose of Visit: Review conditions of the bracing

	Observations/Discussions:	**Recommendations / Action Items:**
1.	Braces for wall segments 2,3,4,5,6, and 7 were erected but not finished.	None.
2.	3/8" expansion bolts were installed for braces at wall segment 6.  **Photo 1 - 3/8" dia. bolt installed**	Contractor will replace with the specified ½" diameter bolts.
3.	Various bolts were temporarily removed in the built up pieces to facilitate erection.	Contractor will replace the bolts.

	 **Photo 2 - Bolts temporarily removed for erection.**	
4.	Contractor proposed modifying the brace at wall segment 1 by placing the rods on either side of the wall segment instead of through it.	This is acceptable and is consistent with the design intent.
5.	The contractor has erected temporary x-bracing between the large braces and proposed to keep these in place.  **Photo 3 - X- Bracing between main braces**	McMullan concurs and recommends that the x-bracing pieces be trimmed tight to the main braces for appearances sake. X-brace pieces can be attached with(1) ½" dia. x 5" galv. Lag bolt or (2) 3/8" dia. lag bolts to the main bracing members.
6.	There are cracks in the end of the existing wall near the base of wall segment 7. There is concern that if some of the outside stones fell, the end of the wall may collapse under its own weight. The bracing is only designed for lateral stability.	Recommend that an additional brace be installed to limit the possibility of outward movement of the stone courses of the existing wall. See attached detail in sketch SSK-1 and the marked up photo. DO NOT DRIVE WEDGES when installing blocking for this brace. Install the blocking snug tight against the existing wall without pressure on the existing stones. DO NOT DISPLACE THE EXISTING STONES. The purpose of the blocking is to prevent the face stones from falling out of the wall.

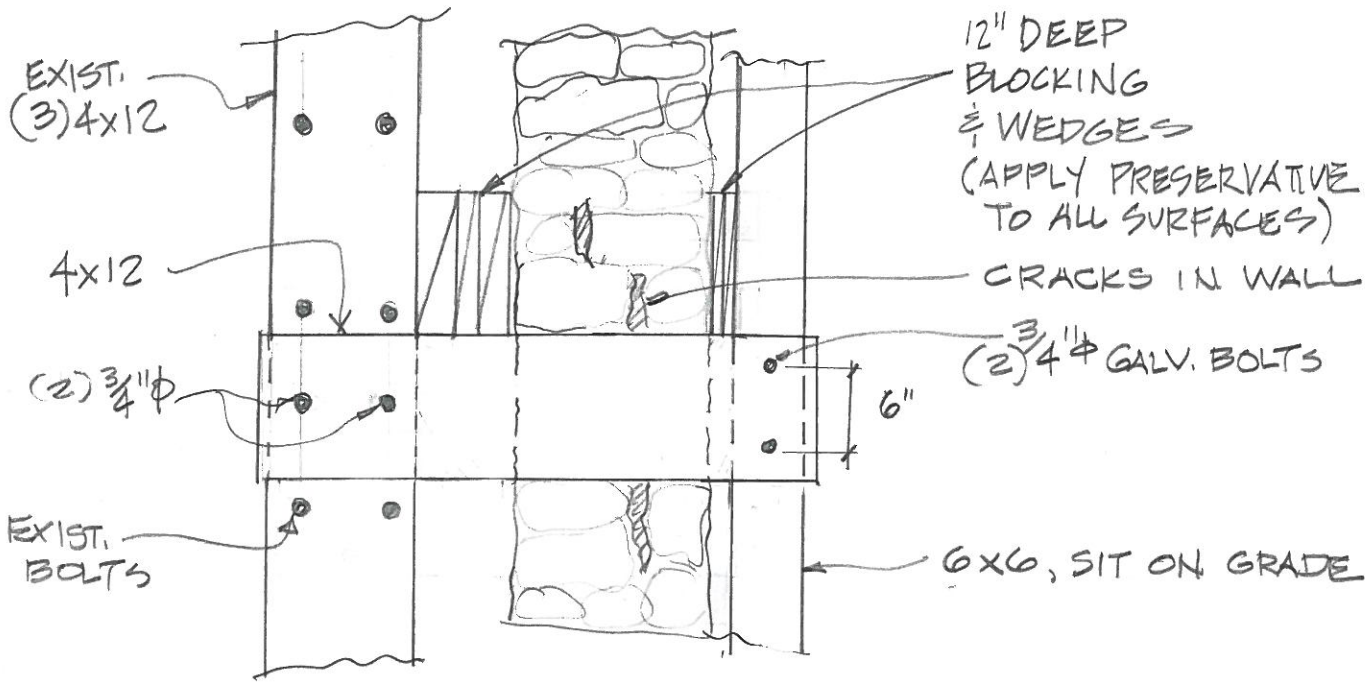
	 **Photo 4 - Split at the end of wall segment 7**	

Doug Bond, PE, McMullan & Associates, Inc

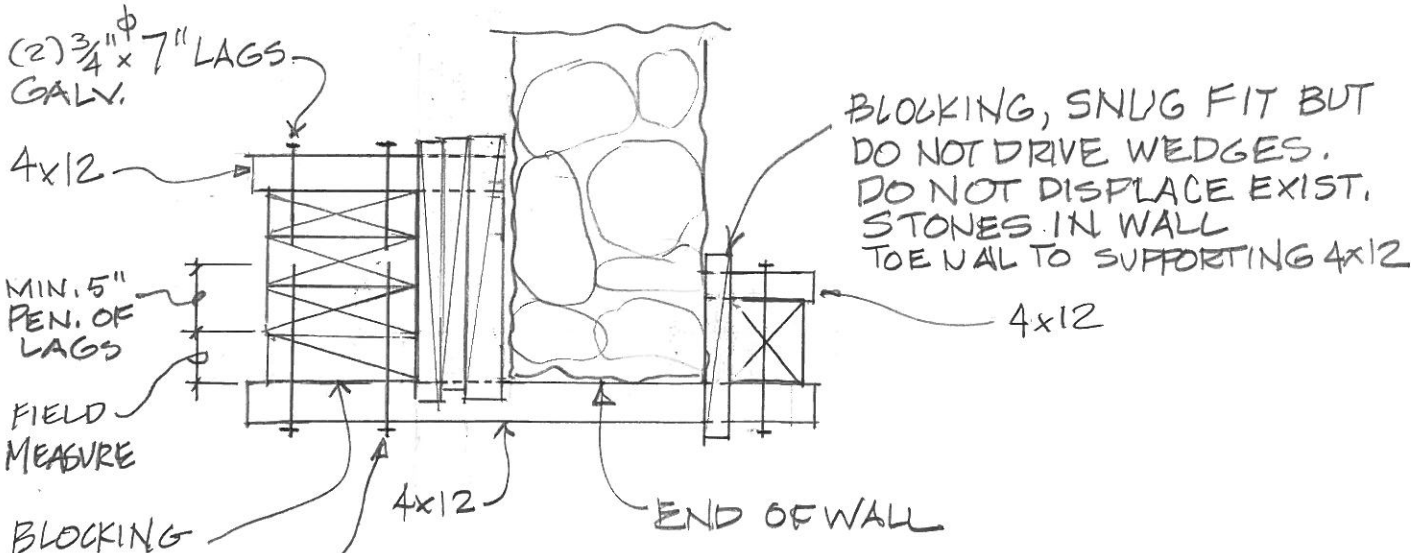

SHORT 4x12 OTHER SIDE TO SUPPORT BLOCKING
BLOCKING
BLOCKING
6x6 (MAY LEAN TO MATCH WALL FACE)
4x12
SHIM
SHORT 4x12
BLOCKING

McMullan & Associates, Inc.
CONSULTING ENGINEERS
8381 Old Courthouse Road, Suite 350
Vienna, Virginia 22182
(703) 556-0651

PROJECT NAME ALLSTADT | PROJ. NO. 3408
SHEET NO. SSK-1 | OF
CALCULATED BY DB | DATE 1/22/10
CHECKED BY | DATE



END ELEVATION



PLAN VIEW

NOTE: COAT ALL ENDS AND CUTS W/ PRESERVATIVE

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT #12
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 1/25/10	**WEEK ENDING:** 1/22/10

GENERAL

Doug Bond, Structural Engineer with McMullan & Associates made a site visit to review construction and installation to-date. A Field Report was developed which includes observation/discussions and recommendations/action items. The highlights of the report include:

- Contractor to replace 3/8" expansion bolts at wall segment six with specified ½" diameter bolts.
- Contractor proposed modifying the brace at wall segment 1 by placing the rods on either side of the wall segment instead of through it. McMullan & Associates noted this is acceptable and consistent with the design intent.
- Temporary cross-bracing erected by the Contractor can remain in place, but McMullan & Associates recommends that the cross-bracing be trimmed tight to the main braces for appearance-sake. Cross-brace pieces can be attached with (1) ½" dia. X 5" galvanized lag bolt or (2) 3/8" dia. lag bolts to the main bracing members.
- Structural Engineer noted that there are cracks in the end of the existing wall near the base of wall segment 7 (see Photo A). There is concern that if some of the outside stones fell, the end of the wall may collapse under its own weight. The current bracing is designed for lateral stability only and would not be effective in this situation. McMullan & Associates recommends that an additional brace be installed to limit the possibility of outward movement of the stone courses of the existing wall. Sketch SSK-1 was attached to the Field Report which shows the recommended approach for installing additional support to help avoid this situation. This modification to the current design will be discussed with the Contracting Officer and with the Contractor. At this time it is unknown whether a cost or schedule modification will need to be made to the current construction contract.

In general, construction continues to be on schedule and within budget.

WORK PERFORMED (1/18/10 – 1/22/10)

- Partially assembled and erected porch brace on east elevation (see Photo B)
- Assembled second (of two) braces for west elevation, southwest corner
- Three large braces on north elevation/northeast corner were raised and set in place (see Photo C)
- Two large braces on east elevation/southeast corner were raised and set in place (See Photo D)
- Structural steel delivered
- Erected scaffold



Photo A:
Detail of cracks within wall segment 7.



Photo B:
Partially constructed porch brace.



Photo C:
Bracing at northeast corner.



Photo D:
Bracing on east elevation.

PROJECTED WORK (1/25/10 – 1/29/10)

- Clear poison ivy
- Install structural steel and supports
- Perform masonry repairs

SAFETY

- Hard Hat Zone policy continues to be in effect for all workers and on-site visitors.
- Approved Health and Safety Plan continues to be in effect.

WEATHER

MON 1/18/10	TUES 1/19/10	WED 1/20/10	THUR 1/21/10	FRI 1/22/10
36/50° Clear	30/50° Overcast	34/41° Clear	23/39° Clear	32/36° Freezing Rain

WORKING ON SITE
RN. Bachtell & Son
William Kauffman & Son

VISITORS ON SITE
Doug Bond, McMullan & Associates (Structural Engineer)

RECAP

Start Date:	9/19/09	
Completion Date:	2/11/10 (extended)	Contract modification required
Percentage of Work Completed To Date:	85%	
Contract Amount:	$ 102,559.00	
Billed to Date:	$ 70,391.95	
Percentage Billed:	68%	

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
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Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #13 & #14
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 2/9/10	**WEEKS ENDING: 1/29/10 & 2/5/10**

GENERAL

The final crane work was postponed the week of 1/29/10 due to soft ground conditions. It will be rescheduled when the earth is firmer and less damage will result from having such a large piece of equipment on site.

No work was completed during the week of 2/5/10 due to the snowy weather conditions.

The Contracting Officer was made aware of the Structural Engineer's recommendations to stabilize the cracking condition in wall segment 7. She forwarded the Structural Engineer's proposed repair sketches to the Contractor and on 2/3/10 the Contractor responded that a cost proposal and a revised schedule would be submitted by the end of the day on 2/4/10. This has not yet happened.

The project was scheduled to be complete the week of 2/8/10. Due to difficult weather conditions and a potential increase in scope, however, the Contracting Officer will need to negotiate a revised completion date.

WORK PERFORMED (1/25/10 – 1/29/10)

- Erected scaffold (see Photo A)
- Tidied-up site

WORK PERFORMED (2/1/10-2/5/10)

- None



Photo A: View of ruins from drive.

PROJECTED WORK (2/8/10 – 2/12/10)

- No work due to snowy weather conditions.

SAFETY

- Kari Grabinski and Bob Posey visited the site on Wednesday, February 3, to review the condition of the scaffolding in place. Deficiencies were noted and expressed to the Contractor. Contractor responded that scaffolding will meet OSHA standards when the scaffolding is ready to be used.

WEATHER

MON 1/25/10	TUES 1/26/10	WED 1/27/10	THUR 1/28/10	FRI 1/29/10
47/52° Clear	NA	30/38° Clear	28/36° Partly Cloudy	NA

MON 2/1/10	TUES 2/2/10	WED 2/3/10	THUR 2/4/10	FRI 2/5/10
NA	NA	NA	NA	NA

WORKING ON SITE
R.N. Bachtell & Son

VISITORS ON SITE
Bob Posey, HPTC.

RECAP

Start Date:	9/19/09	
Completion Date:	2/11/10	To be extended. Contract modification required.
Percentage of Work Completed To Date:	87%	
Contract Amount:	$ 102,559.00	
Billed to Date:	$ 70,391.95	
Percentage Billed:	68%	

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

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Tom McGrath, HPTC
Chris Robinson, HPTC
Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #15 & #16
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 2/22/10	**WEEKS ENDING:** 2/12/10 & 2/19/10

GENERAL

No work was completed during the weeks of February 8 or February 15, due to the heavy snowfall and winter weather conditions.

The project will be on delay until the snow is removed and the site conditions allow traffic on the drive and around the ruins. No Weekly Reports will be distributed until the work resumes.

The Contractor provided a cost proposal to complete the additional stabilization at wall segment 7 (as recommended by the structural engineer). This cost will be reviewed and a final cost negotiated with the Contractor. As of February 22, Dave Hammers has indicated that the National Capital Region has the ability to fund this additional work.

A revised completion date will be negotiated alongside the increase in the scope of work.

WORK PERFORMED (2/8/10 – 2/12/10)

- None

WORK PERFORMED (2/15/10 – 2/19/10)

- None

REMAINING WORK

- Complete scaffold construction
- Install structural steel and supports
- Perform masonry repairs
- Complete installation of west braces and porch brace
- Complete repairs to wall segment 7 (contract modification required)
- Final Inspection / Walk-through

SAFETY

- No site activity.

WEATHER

Not applicable.

WORKING ON SITE

No workers on site.

VISITORS ON SITE
No known visitors.

RECAP

Start Date:	9/19/09	
Completion Date:	2/11/10 (extended)	Contract modification required
Percentage of Work Completed To Date:	87%	Increase in scope of work to be negotiated.
Contract Amount:	$ 102,559.00	Increase in construction cost to be negotiated.
Billed to Date:	$ 70,391.95	
Percentage Billed:	68%	

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent
Peter Dessauer, HAFE Architect
Micheal Castagnetto, HAFE Facility Manager
Mia Parsons, HAFE Chief of Resources Mgmt.
Steve Lowe, HAFE Landscape Architect
Dennis Ebersole, HAFE Maint. Mech. Supervisor
Dennis Frye, HAFE Chief of Interpretation
Jeffrie Woods, HAFE Chief Ranger
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Chris Robinson, HPTC
Sheila Rushlow, HPTC
Fritz Rushlow, HPTC
Bob Posey, HPTC
Doug Hicks, HPTC
Kari Grabinski, HPTC
Stephanie Doyle, HPTC File

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORTS #17 - 38
April – July 2010
FY-10

PARK:	**HARPERS FERRY NATIONAL HISTORICAL PARK (HAFE)**
PROJECT:	**PMIS 137481: EMERGENCY STABILIZATION OF THE HISTORIC ALLSTADT/MOLER HOUSE RUINS**
DATE: 7/30/10	**WEEK ENDING: 7/23/10**

GENERAL

During the first week of April the Contractor was notified that the South School House Ridge area was open and available for them to return to work. The Contractor had not been on site since February, when the heaviest winter snowfalls occurred.

The cost proposal submitted by the Contractor on February 17 to complete the additional stabilization at wall segment 7 (as recommended by the structural engineer) was accepted. The contract total was subsequently increased to $105,778.70. This contract modification was funded by the National Capital Region.

On May 26, 2010, a pre-walk through was held. Kari Grabinski reviewed the project and site conditions with the Contractor to identify outstanding or unacceptable work. These notes were provided to the Contractor as a preliminary punch list.

On June 9, 2010, a Final Inspection/Walk Through was held. It was noted that all but a few items from the preliminary punch list had been completed. All work items on the resultant Punch List were completed during the weeks of June 14 and June 21.

The Contractor submitted the final pay application on July 21 and it was approved for payment on July 22.

Since all of the construction work is complete and only a few administrative items remain, this will be the final Weekly Report for this project. Over the next several few weeks, Kari Grabinski will facilitate the return of the gate key to Harpers Ferry National Historical Park Law Enforcement as well as begin with the development of the Historic Structure Record of Treatment, as outlined in the Project Agreement.

WORK PERFORMED (4/5/10 – 4/9/10)

- Crane back on site.
- Large braces moved closer to the walls to accommodate the inward-lean of the top of the ruin.
- Structural steel was installed at the top of the walls.

WORK PERFORMED (4/19/10 – 4/23/10)

- Put together small upright support and bolted bracing.
- Installed miscellaneous bolts.
- Installed rear blocks on small uprights and secured with all-thread.

WORK PERFORMED (5/3/10 – 5/7/10)

- Clean up.
- Install back-side bracing.

WORK PERFORMED (5/17/10 – 5/21/10)

- Constructed and installed additional brace at wall segment 7.

WORK PERFORMED (5/24/10 – 5/28/10)

- Miscellaneous clean-up and site mowing.
- Start of demobilization.
- Pre-Walk Through

WORK PERFORMED (6/7/10 – 6/11/10)

- Demobilization.
- Site cleanup and mowing.
- Final Inspection/Walk Through
  In attendance:
  Sheila Rushlow, HPTC Contracting Officer
  Fritz Rushlow, HPTC Supervisory Exhibits Specialist
  Kari Grabinski, HPTC COTR
  Peter Dessauer, HAFE Historical Architect
  Mia Parsons, HAFE Supervisory Archeologist/Compliance Officer
  Dennis Frye, HAFE Chief of Interpretation

WORK PERFORMED (6/14/10 – 6/18/10)

- Completion of punch list items.

WORK PERFORMED (6/21/10 – 6/25/10)

- Completion of punch list items.

PHOTOGRAPHS



Northeast Corner



North Elevation



West Elevation



Southeast Corner/East Elevation

REMAINING WORK

- None.

SAFETY

- No safety incidents occurred during the execution of this project.

WEATHER

- April: Average High: Mid to high 60s. Average Low: High 30s to mid-40s.
- May: Average High: Mid-70s. Average Low: 50.
- June: Average High: Low to mid 80s. Average Low: Mid-50s to Low 60s.

WORKING ON SITE

R.N. Bachtell & Son
William Kauffman & Son

VISITORS ON SITE
No known visitors.

RECAP

Construction Schedule	
Start Date:	September 10, 2009
Original Completion Date:	December 10, 2009
Date of Substantial Completion:	May 21, 2010
Completion of Punch List Items:	June 25, 2010

Construction Contract	
Original Contract Amount:	$ 102,559.00
Total Contract Modifications: 1	$ 3,219.70
Final Contract Amount:	$ 105,778.70
Percentage Increase:	3%

REPORT SUBMITTED BY:
Kari Grabinski, Exhibits Specialist

REPORT DISTRIBUTION LIST cc: (electronically)

Rebecca Harriet, HAFE Superintendent	Tom McGrath, HPTC
Peter Dessauer, HAFE Architect	Chris Robinson, HPTC
Micheal Castagnetto, HAFE Facility Manager	Sheila Rushlow, HPTC
Mia Parsons, HAFE Chief of Resources Mgmt.	Fritz Rushlow, HPTC
Steve Lowe, HAFE Landscape Architect	Bob Posey, HPTC
Dennis Ebersole, HAFE Maint. Mech. Supervisor	Doug Hicks, HPTC
Dennis Frye, HAFE Chief of Interpretation	Kari Grabinski, HPTC
Jeffrie Woods, HAFE Chief Ranger	HPTC file

II.G. Project Directory

ALLSTADT/MOLER HOUSE RUINS
PMIS 136976A 137481

PROJECT DIRECTORY

Description	Company / Subcontractors	Representatives	Phone	Fax	Mobile	Email
Historic Preservation	National Park Service					
Training Center	4801A Urbana Pike	Fritz Rushlow, Supervisory Exhibits Specialist	301-663-8206 ext. 128	301-663-8032	240-285-6781	fritz_rushlow@nps.gov
	Frederick, MD 21704	Kari Grabinski, Exhibits Specialist, PM	301-663-8206 ext. 118	301-663-8032	240-285-2031	kari_grabinski@nps.gov
Harpers Ferry National	National Park Service					
Historical Park	PO Box 65	Peter Dessauer, Architect	304-535-6040	304-535-6244		peter_dessauer@nps.gov
	2308 Zachary Taylor Street	Steve Lowe, Landscape Architect	304-535-6260			steve_lowe@nps.gov
	Harpers Ferry, WV 25425	Mia Parsons, Chief of Resource Management	304-535-6167			mia_parsons@nps.gov
		Michael "Cas" Castagnetto, Facility Manager	304-535-6110			micheal_castagnetto@nps.gov
	Mailing Address:	Larry Moore, Building and Utilities Supervisor	304-535-6027		304-676-2125	larry_moore@nps.gov
	485 Fillmore Street	Dennis Ebersole, Grounds & Trails Supervisor	304-535-6002		304-535-6775	dennis_ebersole@nps.gov
	Harpers Ferry, WV 25425					
Engineer	McMullan & Associates, Inc.					
	8381 Old Courthouse Road	Denis McMullan	703-556-0651			dmcmullan@mcmse.com
	Suite 350	Doug Bond				dbond@mcmse.com
	Vienna, Virginia 22182	Colleen Nasta				cnasta@mcmse.com
General Contractor	Sumersett Construction					
	1218 French Street, Suite 4B	Tom Pascuzzo	866-321-8881		814-450-1801	td@sumersett.com
	Erie, PA 16501					
Sub-Contractor	R.N. Bachtell & Son Building Contractors					
	12742 Ailanthus Dr	Rich Bachtell	301-766-0992		301-988-2086	ri.bachtell@myactv.net
	Hagerstown, MD 21742					

II.H. Safety

The Contractor’s Safety Plan was reviewed and approved by HPTC.

The fenced construction zone was identified as a hard-hat zone.
All who entered the fenced area were required to wear a hard hat.

II.I. RFIs & Submittals

RFI Log

Allstadt/Moler House Ruins: Emergency Stabilization
Contractor: Sumersett Construction
Contract Number:

RFI No.	RFI Description (Subject)	Work Division	Date Received	Contr. Req. Response date	Date McMullan Response	Date COR Response	Date to Contr. Response	Response
1	Third Party Inspections required? What composite material to use? Diagonal bracing required?		7/28/2009	None given	7/29/2009	8/5/2009	8/5/2009	No third party inspection required. All wood to be Southern Pine No. 2 or better. No diagonal bracing is needed.
2								
3								
4								
5								
6								
7								
8								
9								
10								

Submittal Log

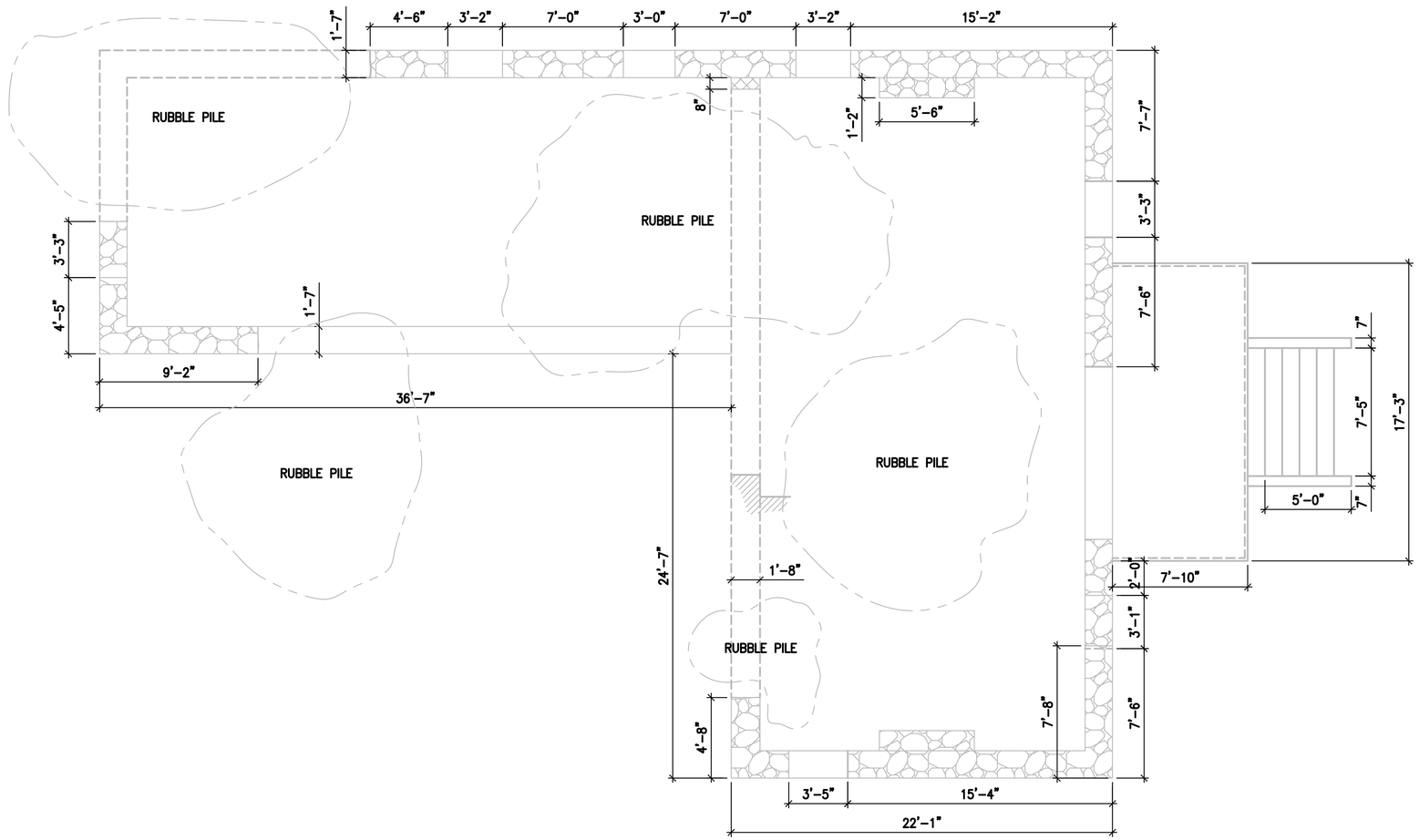
EMERGENCY STABILIZATION OF ALLSTADT/MOLER HOUSE RUINS
Harpers Ferry National Historical Park
Harpers Ferry, West Virginia
CONTRACT # C2680090198

NPS Submittal No.	Contractor Transmittal No.	Submittal Description (Subject)	Date Sent From Contractor	Date REC'D By Reviewer	Signed By Engineer	Signed By COTR	Date Sent To Contractor	No. of Copies To Contractor	Approved	Approved with Notations - No Resubmit	Approved with Notations - RESUBMIT	Disapproved - RESUBMIT	Review Comments
1	email	Health and Safety Plan: Emergency Stabilization Allstadt Ruins	10/20/2009	10/20/2009		11/3/2009		Email reply	X				
2	Hand delivered packet	MAS CON; Mayers Fibre Tube & Core	10/20/2009	10/20/2009	11/2/2009	NA	11/2/2009	Email reply	X				
3	Hand delivered packet	Atlantic Fasteners, Inc: Hex Nuts, Flat Washers	10/20/2009	10/20/2009	11/2/2009	11/3/2009	11/3/2009	Email reply		X			M&A: Submittal only includes materials reports. No anchor bolt details or placement details were included. Approval is for review of material type only. It is unclear what the 1-1/4" rods are for. Provide shop drawing indicating detail of anchor bolts including embedment depth. 11/2/09 CN. Anchor bolts to be installed in conformance with construction drawings signed and sealed and dated 7/2/09 and 4/23/09. Any deviation shall be documented in Record Documents (refer to 3.H.(5) on page C-3 of contract). 11/3/09 KG/HPTC
4	Hand delivered packet	ASTM Zinc (Hot-Dip Galvanized) Coating on Iron and Steel	10/20/2009	10/20/2009	NA	NA	NA	NA	NA	NA	NA	NA	NOT APPLICABLE. ASTM STANDARDS.
5	Hand delivered packet	Steel Dynamics: Rebar Cages	10/20/2009	10/20/2009	11/2/2009	11/3/2009	11/3/2009	Email reply		X			M&A: Submittal only includes material reports. No bar placement details or bend details were included. Approval is for review of material type only. Bend detail for ties should be submitted for review. 11/2/09 CN. Bar placement and bending shall be in conformance with construction drawings signed and sealed and dated 7/20/09 and 4/23/09. Any deviation shall be documented in Record Documents (refer to 3.H.(5) on page C-3 of contract). 11/3/09 KG/HPTC
6	Hand delivered packet	4000 psi Concrete Mix Design	10/20/2009	10/20/2009	11/2/2009	NA	11/2/2009	Email reply	X				
7	Hand delivered	Flamingo-BRIXMENT: Colored Masonry Cement	11/5/2009	11/5/2009	NA	11/9/2009	11/9/2009	Email reply		X			Provide additional information related to cold-weather construction techniques.
8	Hand delivered	Sand	11/5/2009	11/5/2009	NA	11/9/2009	11/9/2009	Email reply	X				
9	Hand delivered	Steel Angle	11/5/2009	11/5/2009	11/10/2009	NA	11/11/2009	Email reply		X			M&A: All steel to be Hot Dip Galvanized to ASTM A123 Grade Z350.
10	Hand delivered	Copper-Green Wood Preservative: For cut ends of lumber	1/6/2010	1/6/2010	1/7/2010	1/7/2010	1/7/2010	Email reply	X				
8													
9													
10													

III. APPENDIX

A. HABS Level III Sketch Plan
B. CD Containing:
    1. Existing Conditions Report
    2. Allstadt/Moler House Temporary Stabilization Construction Drawings and Specifications
    3. As-Built Drawings
    4. Project Photographs
C. Repointing Mortar Recipe
D. CD Containing:
    1. Long Term Stabilization Options Report
    2. Stabilize the Historic Allstadt/Moler House Ruins Construction Drawings and Specifications
    3. Maintenance and Inspection Plan

III.A. HABS Level III Sketch Plan



1 / S1.1 EXISTING PLAN

SCALE: $\frac{1}{4}$"=1'-0"

NOTES:

1. DIMENSIONS SHOWN ARE FROM ROUGH FIELD MEASUREMENT AND ARE FOR INFORMATION ONLY. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD.

DESIGNED: CN DRAWN: CK TECH. REVIEW: DATE: 07/20/09	SUB SHEET NO. S1.1	TITLE OF SHEET EXISTING PLAN Allstadt Ruins–Harpers Ferry National Historical Park	DRAWING NO. – PMIS/PKG NO. SHEET ____ OF ____

M:\3400\3408 ALLSTADT RUINS-HARPERS FERRY NATIONAL HISTORICAL PARK\LONG TERM STABILIZATION\LT OPTIONS (OLD)\3408-LEVEL III SKETCH.DWG

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III.B. Emergency Stabilization CD

III.C. Repointing Mortar Recipe

National Park Service
U.S. Department of the Interior

Historic Preservation
Training Center

4801A Urbana Pike
Frederick, MD 21704

301 663-8206 phone
301 663-8032 fax

Historic Preservation Training Center Memorandum

To: Project File

From: Kari Grabinski, COTR

Date: June 21, 2010

Project: PMIS 137481: Emergency Stabilization of the Historic Allstadt/Moler House Ruins

Subject: Pointing Mortar Recipe

MONTAR RECIPE!

3 PTS. C144 SAND
VALLEY QUARRIES

1 PTS. FLAMINGO
C 390 BUFF
TYPE N

6/21/10

EXPERIENCE YOUR AMERICA
The National Park Service cares for special places saved by the American people so that all may experience our heritage.

III.D. Long Term Stabilization CD