



Capital Facilities

CONTRACT

31-2421b

HISTORIC COURTHOUSE REPOINTING OF THE SOUTH LOWER ELEVATION

Lewis County



CAPITAL FACILITIES

Project: Historic Courthouse repointing of the south lower elevation, 31-2421b

Effective Date: Monday, August 17, 2026

1. AGREEMENT

Pioneer Masonry Restoration Co Inc, hereinafter called the CONTRACTOR, and LEWIS COUNTY, hereinafter called the COUNTY, agree as set forth in this Agreement, including: Scope of Work, Specifications, Compensation, Bid Documents and Response forms, General and Special Conditions, copies of which are attached hereto and incorporated herein by this reference as fully as if set forth herein.

Project: Historic Courthouse repointing of the south lower elevation, Project #31-2421b

Bid Price (with accepted alternates): \$93,702 plus Washington State Sales Tax and applicable permit fees upon completion of contract

CONTRACTOR acknowledges and agrees that the indemnification provisions contained in this Agreement are material terms of this Agreement, are fully incorporated herein, have been mutually negotiated by the parties, and are a material inducement to the County's entry into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, _____.

CONTRACTOR:

Pioneer Masonry Restoration Inc

Ben Jacobsen

Ben Jacobsen -Vice President

Authorized by the firm By Laws

Mailing Address:

LEWIS COUNTY

Wm Matt Patana

By Matt Patana, Specialist

Approved as to Form Only:
Jonathan Meyer, Prosecuting Attorney

2. General Conditions Capital

2.1. Scope of Contractors Services

The Contractor agrees to provide to the County services and any material set forth in the project narrative identified as Exhibit "A" during the agreement period. No material, labor, or facilities will be furnished by the County, unless otherwise provided for in the Agreement.

2.2. Accounting and Payment for Contractor Services

Payment to the Contractor for services rendered under this Agreement shall be as set forth in Exhibit "B". Where Exhibit "B" requires payments by Lewis County, payment shall be based upon billings, supported unless otherwise provided in Exhibit "B", by documentation of units of work actually performed and amounts earned, including where appropriate, the actual number days worked each month, total number of hours for the month, and total dollar payment requested. Unless specifically stated in Exhibit "B" or approved in writing in advance by the official executing this Agreement for Lewis County (hereinafter referred to as the "Contracting Officer"), the County will not reimburse the Contractor for any costs or expenses incurred by the Contractor in the performance of this contract.

Where required, the County shall, upon receipt of appropriate documentation, compensate the Contractor, no more often than weekly through the County voucher system for the Contractor's service pursuant to the fee schedule set forth in Exhibit "B".

2.3. Assignment and Subcontracting

No portion of this contract may be assigned or subcontracted to any other individual, firm or entity without the express and prior written approval of the Contracting Officer or as set forth in Exhibit "A"

2.4. Labor Standards and Contract Assistance

The Contractor shall comply with the provisions of the Lewis County Contract and Procurement Assistance Program as applicable, attached hereto as "Special Conditions".

2.5. Independent Contractor

The Contractor's services shall be furnished by the Contractor as an independent Contractor and nothing herein contained shall be construed to create a relationship of employer-employee or master-servant, but all payments made hereunder and all services performed shall be made and performed pursuant to this Agreement by the Contractor as an independent Contractor. The Contractor acknowledges that the entire compensation for this Agreement is specified in Exhibit "B" and the Contractor is not entitled to any County benefits including, but not limited to: vacation pay, holiday pay, sick leave pay, medical, dental, or other insurance benefits, or any other rights or privileges afforded to Lewis County employees.

Contractor will defend, indemnify and hold harmless the County, its officers, agents or employees from any loss or expense, including but not limited to settlements, judgments, setoffs,

attorneys' fees or costs incurred by reason of claims or demands because of breach of the provisions of this paragraph.

2.6. Assignment and Subcontracting

No portion of this contract may be assigned or subcontracted to any other individual, firm or entity without the express and prior written approval of the Contracting Officer.

2.7. Safety; Familiarity with Site

Contractor understands that safety is a high priority. Prior to the commencement of work or providing services, Contractor will, at its own expense and to the extent it determines is necessary to safeguard itself and its employees and agents, become familiar with the Site, its operations, and any safety rules or guidelines. In addition, Contractor will meet all OSHA, WISHA, and other applicable Federal and State requirements regarding safety. County shall not be responsible for the manner in which Contractor (1) provides and completes its work; and (2) analyzes the need for and implements safety procedures. County delegates to Contractor, and Contractor agrees to assume, any duty County has to exercise reasonable care to make the premises and work area safe, and Contractor agrees to: abide by all applicable laws, be solely responsible for health and safety of all persons providing service, and create and post a site-specific worker safety plan in advance of gaining access to the work area. Contractor represents that it is a professional company with the knowledge and experience to reasonably assume such a delegation and to work in the presence of any known or obvious dangers by taking appropriate precautions and by using and providing proper equipment for itself and its employees

2.8. No Guarantee of Employment

The performance of all or part of this contract by the Contractor shall not operate to vest any employment rights whatsoever and shall not be deemed to guarantee any employment of the Contractor or any employee of the Contractor or any subcontractor or any employee of any subcontractor by the County at the present time or in the future.

2.9. Taxes

The Contractor understands and acknowledges that the County will not withhold Federal or State income taxes. Where required by State or Federal law, the Contractor authorizes the County to make withholding for any taxes other than income taxes (i.e., Medicare). All compensation received by the Contractor will be reported to the Internal Revenue Service at the end of the calendar year in accordance with the applicable IRS regulations. It is the responsibility of the Contractor to make the necessary estimated tax payments throughout the year, if any, and the Contractor is solely liable for any tax obligation arising from the Contractor's performance of this Agreement. The Contractor hereby agrees to indemnify the County against any demand to pay taxes arising from the Contractor's failure to pay taxes on compensation earned pursuant to this Agreement.

The County will pay sales and use taxes imposed on goods or services acquired hereunder as required by law. The Contractor must pay all other taxes including, but not limited to: Business

and Occupation Tax, taxes based on the Contractor's gross or net income, or personal property to which the County does not hold title. The County is exempt from Federal Excise Tax.

2.10. Regulations and Requirement

This Agreement shall be subject to all laws, rules, and regulations of the United States of America, the State of Washington, and political subdivisions of the State of Washington, and to any other provisions set forth in Special Conditions.

2.11. Debarment and Suspension

Contractor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency or by the State of Washington (including the Department of Labor & Industries). Contractor shall immediately notify the County in writing if this certification becomes inaccurate. Contractor shall include this requirement in all subcontracts and shall not award any subcontract to any party that is debarred, suspended, or otherwise ineligible. The County may terminate this Agreement immediately, without penalty, if it determines that Contractor or any subcontractor is or becomes debarred, suspended, or ineligible. Contractor shall reimburse the County for any costs incurred as a result of such termination.

2.12. Prevailing Wages

Contractor shall pay the prevailing rate of wages to all workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of the Department of Labor and Industries. The schedule of prevailing wage rates for the locality or localities of the Work, is determined by the Industrial Statistician of the Department of Labor and Industries. It is the Contractor's responsibility to verify the applicable prevailing wage rate.

Each Application for Payment submitted by Contractor shall state that prevailing wages have been paid in accordance with the pre-filed statement(s) of intent, as approved. Copies of the approved intent statement(s) shall be posted on the job site with the address and telephone number of the Industrial Statistician of the Department of Labor and Industries where a complaint or inquiry concerning prevailing wages may be made.

In compliance with chapter 296-127 WAC, Contractor shall pay to the Department of Labor and Industries the currently established fee(s) for each statement of intent and/or affidavit of wages paid submitted to the Department of Labor and Industries for certification.

In addition, the Contractor shall file monthly certified payroll records with the Department of Labor and Industries, as required by RCW 39.12.120

As required by RCW 39.12.030, the hourly minimum rate of wage, not less than the prevailing rate of wage, which may be paid to laborers, workers, or mechanics in each trade or occupation required for such public work employed in the performance of the contract either by the contractor, subcontractor, or other person doing or contracting to do the whole or any part of the

work contemplated by the contract can be found at <https://secure.lni.wa.gov/wagelookup/> • Identify the exact wage publication date to use (July 8, 2026).

2.13. Right to Review

This contract is subject to review by any Federal or State auditor. The County or its designee shall have the right to review and monitor the financial and service components of this program by whatever means are deemed expedient by the Contracting Officer. Such review may occur with or without notice, and may include, but is not limited to, on-site inspection by County agents or employees, inspection of all records or other materials which the County deems pertinent to the Agreement and its performance, and any and all communications with or evaluations by service recipients under this Agreement. The Contractor shall preserve and maintain all financial records and records relating to the performance of work under this Agreement for 7 years after contract termination, and shall make them available for such review, within Lewis County, State of Washington, upon request.

2.14. Modifications

Either party may request changes in the Agreement. Any and all agreed modifications shall be in writing, signed by each of the parties.

2.15. Termination for Default

If the Contractor defaults by failing to perform any of the obligations of the contract or cannot perform because of regulatory order or failure to comply with regulatory requirements, including but not limited to applicable licensing laws, or becomes insolvent or is declared bankrupt or commits any act of bankruptcy or insolvency or make an assignment for the benefit of creditors, the County may, by depositing written notice to the Contractor in the U.S. mail, postage prepaid, terminate the contract, and at the County's option, obtain performance of the work elsewhere. If the contract is terminated for default, the Contractor shall not be entitled to receive any further payments under the contract until work called for, as may be applicable under Exhibit "A", has been fully performed. Any extra cost or damage to the County resulting from such default(s) shall be deducted from any money due or coming due to the Contractor. The Contractor shall bear any extra expenses incurred by the County in completing the work, as may be applicable under Exhibit "A", including all increased costs for completing the work, and all damage sustained, or which may be sustained by the County by reason of such default.

If a notice of termination for default has been issued and it is later determined for any reason that the Contractor was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Public Convenience paragraph hereof.

2.16. Termination for Public Convenience

The County may terminate the contract in whole or in part whenever the County determines, in its sole discretion, that such termination is in the interests of the County. Whenever the contract is terminated in accordance with this paragraph, the Contractor shall be entitled to payment for actual work performed at unit contract prices for completed items of work. An equitable

adjustment in the contract price for partially completed items of work will be made, but such adjustment shall not include provision for loss of anticipated profit on deleted or uncompleted work. Termination of this contract by the County at any time during the term, whether for default or convenience, shall not constitute a breach of contract by the County.

2.17. Defense & Indemnity Agreement

To the fullest extent permitted by law, the Contractor agrees to indemnify, defend and hold the County and its departments, elected and appointed officials, agents, and volunteers, harmless from and against any and all claims, damages, losses and expenses, including but not limited to court costs, attorney's fees and alternative dispute resolution costs which 1) are caused in whole or in part by any act or omission, negligent or otherwise, of the Contractor, its employees, agents or volunteers, and/or Contractor's subcontractors and their employees, agents or volunteers; or 2) are directly or indirectly arising out of, resulting from or in connection with performance of this Agreement; or 3) are based upon the Contractor's or its subcontractors' use of, presence upon or proximity to the property of the County. Contractor's indemnity obligations shall extend to, but shall not be limited to, claims for any personal injury, for any bodily injury, sickness, disease or death and for any damage to or destruction of any property (including the loss of use resulting therefrom).

This indemnification obligation of the Contractor shall not apply if the claim, damage, loss or expense is caused by the sole negligence of the County. In the event of the concurrent negligence of the Contractor, its subcontractors, employees or agents, and the County, its employees or agents, this indemnification obligation of the Contractor shall be valid and enforceable only to the extent of the negligence of the Contractor, its subcontractors, employees and agents. This indemnification obligation shall not be limited in any way by the Washington State Industrial Insurance Act, RCW Title 51, or by application of any other workmen's compensation act, disability benefit act or other employee benefit act, and the Contractor hereby expressly waives any immunity afforded by such acts. The foregoing indemnification obligations of the Contractor are a material inducement to County to enter into this Agreement, are reflected in the Contractor's compensation, and have been mutually negotiated by the Parties.

2.18. Participation by County – Right to participate; Survival of Contractor's Indemnity Obligations; Indemnity for Subcontractors

The County reserves the right, but not the obligation, to participate in the defense of any claim, damages, losses or expenses and any such participation shall not constitute a waiver of Contractor's indemnity obligations under this Agreement.

The Contractor agrees all Contractor's indemnity obligations shall survive the completion, expiration or termination of this Agreement.

In the event the Contractor enters into subcontracts to the extent allowed under this Agreement, the Contractor shall include as a requirement in each such contract that Contractor's subcontractors shall indemnify the County on a basis equal to or exceeding Contractor's indemnity obligations to the County.

2.19. Venue and Choice of Law

In the event that any litigation should arise concerning the construction or interpretation of any of the terms of this Agreement, the venue of such action of litigation shall be in the courts of the State of Washington in and for the County of Lewis. This Agreement shall be governed by the law of the State of Washington.

2.20. Withholding Payment

In the event the Contractor has failed to perform any substantial obligation to be performed by the Contractor under this Agreement and said failure has not been cured within the times set forth in this Agreement, then the County may, upon written notice, withhold all monies due and payable to Contractor, without penalty, until such failure to perform is cured or otherwise adjudicated.

2.21. Liquidated Damages (Not a Penalty)

Because breach and/or non-performance by Contractor may cause County to incur economic damages and losses of types and in amounts which are incapable or very difficult to ascertain with certainty in advance as a basis for recovery of actual damages, in the event Contractor has not fully completed work pursuant to and by the deadline set forth in this Agreement, Contractor shall pay County liquidated damages in the amount of \$500.00 per day for every day past the agreed end date Sunday, May 30, 2027. The parties believe said amount represents a fair, reasonable, and appropriate forecast of just compensation for the harm caused by a breach. Such liquidated damages are intended to represent estimated actual damages as contemplated by the parties at the time of entering into this Agreement and are not intended as a penalty.

2.22. Payment and Performance Bond

Payment and performance bonds for 100% of the Contract Sum, including all Change Orders and state sales tax, shall be furnished for the Work, and shall be in a form acceptable to the Owner. On contracts of one hundred fifty thousand dollars or less, at the option of the contractor or the general contractor/construction manager as defined in RCW 39.08.010, the respective public entity may, in lieu of the bond, retain ten percent of the contract amount for a period of thirty days after date of final acceptance, or until receipt of all necessary releases from the department of revenue, the employment security department, and the department of labor and industries and settlement of any liens filed under chapter 60.28 RCW, whichever is later. Bond shall be received prior to commencement of work.

2.23. Future Non-Allocation of Funds

If sufficient funds are not appropriated or allocated for payment under this contract for any future fiscal period, the County will not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. No penalty or expense shall accrue to the County in the event this provision applies.

2.24. Nature of the Work

County delegates to Contractor, and Contractor agrees to assume, any duty County has to exercise reasonable care to make the premises and work area safe, and Contractor agrees to: abide by all applicable laws, be solely responsible for health and safety of all persons providing service, and create and post a site-specific worker safety plan in advance of gaining access to the work area. Contractor represents that it is a professional company with the knowledge and experience to reasonably assume such a delegation and to work in the presence of any known or obvious dangers by taking appropriate precautions and by using and providing proper equipment for itself and its employees.

2.25. Contractor Commitments, Warranties and Representations

Any written commitment received from the Contractor concerning this Agreement shall be binding upon the Contractor, unless otherwise specifically provided herein with reference to this paragraph. Failure of the Contractor to fulfill such a commitment shall render the Contractor liable for damages to the County. A commitment includes, but is not limited to any representation made prior to execution of this Agreement, whether or not incorporated elsewhere herein by reference, as to performance of services or equipment, prices or options for future acquisition to remain in effect for a fixed period, or warranties.

Contractor warrants and commits that its work will be fit for purpose and free of defect for one year from completion of work, which includes but is not limited to correction of settling or cracking in accordance with the project specifications.

2.26. Authority

Contractor acknowledges, represents, and warrants that it has the full right, power, and authority to enter into this agreement. Each person signing this agreement on behalf of an entity represents and warrants that he or she has the full right, power, and authority to bind their respective entity, their respective entity has approved this Agreement and authorized them to sign it, and their respective entity is duly formed and in good standing.

2.27. Patent/Copyright Infringement

Contractor will defend and indemnify the County from any claimed action, cause or demand brought against the County, to the extent such action is based on the claim that information supplied by the Contractor infringes any patent or copyright. The Contractor will pay those costs and damages attributable to any such claims that are finally awarded against the County in any action. Such defense and payments are conditioned upon the following:

- A. That Contractor shall be notified promptly in writing by County of any notice of such claim.
- B. Contractor shall have the right, hereunder, at its option and expense, to obtain for the County the right to continue using the information in the event such claim of infringement is made, provided no reduction in performance or loss results to the County.

2.28. Disputes

General

Differences between the Contractor and the County arising under and by virtue of the Contract Documents shall be brought to the attention of the County at the earliest possible time in order that such matters may be settled or other appropriate action promptly taken. Except for such objections as are made of record in the manner hereinafter specified and within the time limits stated, the records, orders, rulings, instructions, and decisions of the Contracting Officer, shall be final and conclusive.

A. Notice of Potential Claims

The Contractor shall not be entitled to additional compensation which otherwise may be payable, or to extension of time for (1) any act or failure to act by the Contracting Officer or the County, or (2) the happening of any event or occurrence, unless the Contractor has given the County a written Notice of Potential Claim within 10 days of the commencement of the act, failure, or event giving rise to the claim, and before final payment by the County. The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation or extension of time is due, the nature of the cost involved, and insofar as possible, the amount of the potential claim. Contractor shall keep full and complete daily records of the Work performed, Labor and material used, and all costs and additional time claimed to be additional.

B. Detailed Claim

The Contractor is not entitled to claim any such additional compensation, or extension of time, unless within 30 days of the accomplishment of the portion of the work from which the claim arose, and before final payment by the County, the Contractor has given the County a detailed written statement of each element of cost or other compensation requested and of all elements of additional time required, and copies of any supporting documents evidencing the amount or the extension of time claimed to be due.

2.29. Attorneys Fees, Expenses, and Costs

Should any legal proceeding be commenced between or by the Parties concerning or related to this Agreement or the rights and duties of either in relation to this Agreement, the Party prevailing in such proceeding shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for such Party's reasonable attorneys' fees, expenses, and costs actually incurred and paid.

2.30. Ownership of Items Produced

All writings, programs, data, public records or other materials prepared by the Contractor and/or its consultants or subcontractors, in connection with the performance of this Agreement shall be the sole and absolute property of the County.

2.31. Confidentiality

In the event that the Contractor comes in contact with or obtains knowledge of confidential information, the Contractor shall maintain the confidentiality of all obtained information provided by the County or acquired by the Contractor in performance of this Agreement, except upon the prior written consent of the Lewis County Prosecuting Attorney or an order entered by a court after having acquired jurisdiction over the County. Contractor shall immediately give to the County notice of any judicial proceeding seeking disclosure of such information. Contractor shall indemnify and hold harmless the County, its officials, agents or employees from all loss or expense, including, but not limited to settlements, judgments, setoffs, attorneys' fees and costs resulting from Contractor's breach of this provision.

2.32. Public Records Law and Records Maintenance

The Contractor shall assist the County in timely and fully fulfilling all of County's obligations under the Washington Public Records Act and/or any other authority by timely and fully responding and providing documents and records in response to County's request for the same. In the event that Contractor fails to fully fulfill its obligations pursuant to this section and should a court impose a fine, penalty, sanction, and/or judgment against County for violation of said law, Contractor shall indemnify the County for the same, immediately pay County to satisfy the same together with all costs and attorney's fees incurred by County. The obligations created by this section shall survive the termination of this agreement.

The Contractor shall keep and maintain all books, records, documents, data, and other evidence relating to this contract and performance of the services described herein, including but not limited to, accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this contract ("Records"). Contractor shall permit County to review the Records at Contractor's place of business during normal working hours. Contractor shall retain such Records for a period of seven (7) years following the date of final payment.

If any litigation, claim, or audit is commenced, Contractor shall cooperate with County and assist in the production of all such Records. If any litigation, claim, or audit is started before the expiration of the seven- (7) year period, Contractor shall retain the Records for a period of seven (7) years after all litigation, claims, or audit findings involving the Records have been finally resolved.

For purposes of this AGREEMENT, Records includes every writing or record of every type and description including electronically stored information ("ESI") that is in Contractor's possession, control, or custody, including, without limitation, any and all correspondences, contracts, agreements, appraisals, plans, designs, data, surveys, maps, spreadsheets, memoranda, stenographic or handwritten notes, reports, records, telegrams, schedules, diaries, notebooks, logbooks, invoices, accounting records, work sheets, charts, notes, drafts, scribbles, recordings, visual displays, photographs, minutes of meetings, telephone conversations, and any and all other taped, recorded, written, printed, or typed matters of any kind or description; and every copy of the foregoing whether or not the original is in Contractor's possession, custody, or control, and

every copy of any of the foregoing, whether or not such copy is a copy identical to an original, or whether or not such copy contains any commentary or notation whatsoever that does not appear on the original.

For purposes of this AGREEMENT, “ESI” means any and all computer data or electronic recorded media of any kind, including “Native Files”, that are stored in any medium from which it can be retrieved and examined, either directly or after translation into a reasonably useable form. ESI may include information and/or documentation stored in various software programs such as: Email, Outlook, Word, Excel, Access, Publisher, PowerPoint, Adobe Acrobat, SQL databases, or any other software or electronic communication programs or databases that the Contractor may use in the performance of its operations. ESI may be located on network servers, backup tapes, smart phones, thumb drives, CDs, DVDs, floppy disks, work computers, cell phones, laptops, or any other electronic device that Contractor uses in the performance of its work or services hereunder, including any personal devices used by the Contractor or any sub-consultant at home.

“Native files” are a subset of ESI and refer to the electronic format of the application in which such ESI is normally created, viewed, and /or modified.

Contractor shall include this section “Records Maintenance” in every subcontract it enters into in relation to this Agreement and bind the sub-contract to its terms.

2.33. Notice

Except as set forth elsewhere in the Agreement, for all purposes under this Agreement, except service of process, notice shall be given by the Contractor to the Contract Manager for whom services are rendered, to wit: Matt Patana, Capital Infrastructure Dept., 351 NW North Street, Chehalis, Washington 98532-1900. Notice to the Contractor for all purposes under this Agreement shall be given to the address listed on the signature page. Notice may be given by delivery or by depositing in the US Mail, first class, postage prepaid.

2.34. Severability

If any term or condition of this contract or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this contract are declared severable.

This Agreement does not violate any known federal or state statute, rule, regulation, or common law. However, any provision that is found to be invalid or in violation of any statute, rule, regulation, or common law shall be considered null and void, with the remaining provisions remaining viable and in effect.

2.35. Waiver

Waiver of any breach or condition of this contract shall not be deemed a waiver of any prior or subsequent breach. No term or condition of this contract shall be held to be waived, modified or deleted except by an instrument, in writing, signed by the parties hereto.

2.36. Survival

The provisions of this Agreement which by their nature or express terms are reasonably intended to survive the expiration, completion, termination, or invalidity of this Agreement shall survive and remain in full force and effect, including, without limitation, provisions relating to payment, retainage, indemnification, warranties, claims, audit rights, record retention, and dispute resolution.

2.37. Time

With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence.

2.38. Entire Agreement

This written contract, including all special provisions and attachments, represents the entire Agreement between the parties and supersedes any prior oral statements, discussions or understandings between the parties.

2.39. Interpretation of the Agreement

This agreement was negotiated and drafted jointly by the parties, and it shall not be construed against either party in case of any dispute.

2.40. Insurance Coverage

INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification of County, and prior to commencement of Work, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to County.

General Liability Insurance, using a standard ISO CG 00 01 occurrence form, including premises, operations, products and completed operations, contractual liability with limits not less than \$1,000,000. per occurrence, \$2,000,000 General Aggregate and \$2,000,000 Products–Completed Operations Aggregate for bodily injury, personal injury, and property damage. Coverage shall include Employers Liability (stop gap).

The Commercial General Liability Coverage shall include the following endorsements:

The County, its Board, officers, agents and employees shall be included as Additional Insureds either by specific endorsement naming these parties or a blanket additional insured endorsement applicable “when required by written contract or agreement”

Primary, Non-contributory endorsement, both in favor of the County, its Board, officers, agents and employees or a blanket waiver of subrogation endorsement applicable “when required by written contract or agreement”.

The Commercial General Liability Coverage shall not include the following endorsements:

- i) Amendment of Contractual Liability
- ii) Total Pollution Exclusion
- iii) Cross Suits Liability Exclusion

Automobile liability insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Umbrella or excess liability insurance. Contractor shall obtain and maintain an umbrella or excess liability insurance policy with limits of not less than \$4,000,000 that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies; and
- Policies shall “follow form” to the underlying primary policies.
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

Workers' compensation insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least

\$1,000,000) for Contractor's employees in accordance with the laws of the State of Washington. In addition, Contractor shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of Washington for all of the subcontractor's employees.

Contractor shall submit to County, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of County, its officers, agents, employees and volunteers.

Pollution liability insurance. [If required]

Builder's risk insurance. Upon commencement of construction and with approval of County, Contractor shall obtain and maintain builder's risk insurance as specified below.

The named insureds shall be Contractor, all Subcontractors (excluding those solely responsible for design Work) of any tier, suppliers, and County and its officers, officials, employees, and agents. Contractor shall not be required to maintain property insurance for any portion of the Project following transfer of control thereof to County.

Policy shall be provided for replacement value on an "all risk" basis. There shall be no coinsurance penalty provision in any such policy. Policy must include: (1) coverage for any ensuing loss from faulty workmanship, Nonconforming Work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the Project; (4) transit coverage, including ocean marine coverage (unless insured by the supplier), with sub-limits sufficient to insure the full replacement value of any key equipment item; and (5) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the Site. Such insurance shall be on a form acceptable to County to ensure adequacy of terms and sublimits.

Proof of insurance. Contractor shall provide certificates of insurance to County as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by County prior to commencement of performance. Current certification of insurance shall be kept on file with County at all times during the term of this contract. County reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Contractor, his agents, representatives, employees or subcontractors. Contractor must maintain general liability and umbrella or excess liability insurance for as long as there is a statutory exposure to completed operations claims. County and its officers, officials, employees, and agents shall continue as additional insureds under such policies.

County's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, County has the right but not the duty to obtain the insurance it deems necessary and any premium paid by

County will be promptly reimbursed by Contractor or County will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, County may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of Washington, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the County.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against County, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against County, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the County to inform Contractor of non-compliance with any requirement imposes no additional obligations on the County nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

Notice of cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to County with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that County and its officers, officials, employees, and agents shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

County's right to revise requirements. The County reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor a ninety (90)-day advance written notice of such change. If such change results in substantial additional cost to the Contractor, the County and Contractor may renegotiate Contractor's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by County. County reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by County.

Timely notice of claims. Contractor shall give County prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Work.

There is a basic example in exhibit "A".

3. Special Conditions (Grant Funds) Capital

3.1. Definitions

The COUNTY is the recipient of CONTRACTOR'S services, and at all times acts through its Board of County Commissioners. The Contracting Officer of the COUNTY will be the Capital Facilities Manager, or his designee.

3.2. Contractor Registration

The CONTRACTOR agrees and covenants to furnish unto the COUNTY proper evidence that the CONTRACTOR has fully complied with the State Licensing Law.

CONTRACTOR shall include his contractor's license number in the space provided for CONTRACTOR INFORMATION this Agreement.

3.3. Non-Discrimination (Public Funds)

The CONTRACTOR should be aware that public funds are being used to assist in this project. During the performance of this contract, the CONTRACTOR agrees as follows:

1. The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this non-discrimination clause.
2. The CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.
3. The CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, notice to be provided by the agency contracting officer, advising the labor union or worker's representative of the contractor's commitments under Section 202 or

Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in a conspicuous place available to employees and applicants for employment.

4. The CONTRACTOR will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
5. The CONTRACTOR will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books and records for purposes of investigation to ascertain compliance with such rules, regulations and orders
6. In the event of the CONTRACTOR'S non-compliance with the non-discrimination clauses of this contract or with any such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contract may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.
7. The CONTRACTOR will include the provisions of Paragraphs (1) through (7) in every sub-contract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each sub-contract or vendor. The CONTRACTOR will take such action with respect to any sub-contract or purchase order as the contracting agency may direct as a means of enforcing such provisions, including sanctions for non-compliance: Provided, however, that in the event the CONTRACTOR becomes involved in, or is threatened with litigation with a sub-contractor or vendor as a result of such direction by the contracting agency, the CONTRACTOR may request the United States to enter into such litigation to protect the interest of the United States.

3.4. Original Specifications

It is hereby expressly agreed by and between the parties involved that in any matter, dispute, suit, or proceedings arising or in any way growing out of this contract in which it may be necessary to introduce into evidence the original of such specifications, that a printed copy thereof may be used in lieu thereof with like force and effect as though the original was produced.

3.5. Eight Hour Law and Payment for Labor

The CONTRACTOR agrees to comply with RCW chapter 49.28 providing that no laborer, workman or mechanic in the employ of the CONTRACTOR, sub-contractor, or other person doing or contracting to do the whole or any part of the work contemplated by this contract, shall be permitted or required to work more than eight (8) hours in any one calendar day, provided that, in cases of extraordinary emergency, such danger to life or property, the hours of work may be extended, but in such cases the rate of pay for time employed in excess of eight (8) hours of each calendar day shall not be less than one and one-half times the rate allowed for this same amount of time during eight (8) hours' service. Any work necessary to be performed after regular working hours, or Sunday or legal holidays shall be performed without additional expense to the COUNTY.

Notwithstanding the above provisions, a CONTRACTOR may enter into an agreement approved by the employees in which the employees may work up to ten (10) hours in a calendar day for not more than four (4) calendar days in a week.

CONTRACTOR further agrees that said contract is terminable in case the CONTRACTOR violates the provisions of such act.

The CONTRACTOR, and sub-contractors shall further verify that:

1. Contractor had not employed or retained any company or person (other than a full time bona fide employee working solely for the offeror) to solicit or receive this contract; and
2. Contractor has not paid or agreed to pay any company or person (other than a full-time bona fide employee working solely for the offeror) any fee, commission, percentage, or brokerage fee contingent upon or resulting from the award of this contract; and
3. Contractor has not been asked or otherwise coerced, whether expressed or implied, into contributing funds, for any purpose as a condition to doing business with the COUNTY.

It is further agreed that in case any dispute arises as to what are the prevailing wages for the work of a similar nature and such dispute cannot be adjusted by the parties involved, the matter shall be referred for arbitration to the Director of the Department of Labor & Industries of the State and his decision therein shall be final, binding, and conclusive on all parties.

3.6. AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, PUBLIC LAW 101-336, also referred to as the “ADA” 28 CFR Part 35

The CONTRACTOR must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

3.7. AUDIT

The CONTRACTOR shall maintain its records and accounts so as to facilitate audits and shall ensure that subcontractors also maintain auditable records.

The CONTRACTOR shall include the above audit requirements in any subcontracts. In any case, the CONTRACTOR's records must be available for review.

3.8. RECORDS MAINTENANCE

The CONTRACTOR shall maintain books, records, documents, data and other evidence relating to this Grant and performance of the services described herein, including but not limited to accounting procedures and practices that sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Grant.

CONTRACTOR shall retain such records for a period of seven years following the date of final payment. At no additional cost, these records, including materials generated under the Grant, shall be subject at all reasonable times to inspection, review or audit by COMMERCE, personnel duly authorized by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the seven (7) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

4. Exhibits

4.1. Exhibit A Scope of Work/Specifications

Compensation

Compensation will be made in the amount of the selected bid, plus applicable Washington State sales tax, upon completion of the contract. Progress payments may be made at the County's discretion upon the County's approval of the Contractor's invoices, to the extent that said invoices reflect the completion of project milestones by the Contractor (milestones are points at which significant components of the project have been completed and at which tangible project deliverables of material value have been received by the County).

Prevailing Wage

This project has been determined to be "Public Works" as defined by RCW 39.04 and WAC 296-127 and is subject to Washington State Prevailing Wage Laws. Current Prevailing Wage Rates for work performed in Lewis County is attached hereinto and can also be found at <https://secure.lni.wa.gov/wagelookup/>. The bid date used is July 8, 2026. These rates apply to Lewis County and may not apply to work performed outside Lewis County.

A printed copy is available in the issuing office and a printed copy may be mailed upon request.

In addition, successful Contractor and any subcontractors are required to file Statement of Intent to Pay Prevailing Wages, Affidavits of Wages Paid and file Certified Payroll Records as per L&I requirements.

Pursuant to RCW 39.12.040 the Contractor and each and every subcontractor from the contractor or a subcontractor must submit to the contract manager a "Statement of Intent to Pay Prevailing Wages". For a contract in excess of ten thousand dollars, the statement of intent to pay prevailing wages must include:

- (i) The contractor's registration certificate number; and
- (ii) The prevailing rate of wage for each classification of workers entitled to prevailing wages under RCW 39.12.020 and the estimated number of workers in each classification. A copy of the Intent approved by L&I must be posted in a location readily visible to workers at the worksite

Scope of Work

The project intends to replace mortar joints on the Lewis County Historic Courthouse, built in 1927, and listed on the National Historical Register. The contractor shall:

1. Follow the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties.
2. Use methods and materials approved for use on Historical Masonry Structures, including applicable standards and methods listed in section 3.4 Specifications.
3. Obtain any

required permits for work in the City Right of Way, including sidewalks.

4. Provide any barricades or other equipment to allow public access to the building while work progresses.

5. All work must be completed and billed no later than May 30, 2027.

Work will include:

Initial Inspection/Scoping-Inspection will identify and quantify failed, failing and patched mortar joints on the Southern Elevations. This will include crumbling or missing joints and any temporary caulked joints. Particular attention shall be required below the cornice.

Contractor will supply results to owner for review and scoping decisions.

Masonry Work;

1. Work to include re-pointing of all mortar joints of south elevation within defined area shown in red (per attachment B).

Tuck Pointing

Bidder shall provide a lump sum cost for replacing failing, damaged or missing mortar joints.

Sealing

The work area shall be sealed with an approved clear siloxane or equivalent product.

Base bid shall include the cost of inspection, tuck-pointing, sealing and cleaning of areas defined in attachment B and mentioned in scope.

Upon completion of repairs, south elevation in areas shown in blue (per attachment B) shall be cleaned using hot water low pressure wash and natural bristle brush.

Specifications

RESTORATION AND CLEANING OF MASONRY IN HISTORIC STRUCTURES

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- MASONRY

RESTORATION AND CLEANING OF MASONRY IN HISTORIC STRUCTURES

PART 1 GENERAL

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

ACI INTERNATIONAL (ACI)

ACI C-20 (1992) Repair and Rehabilitation II

AMERICAN CONFERENCE OF GOVERNMENTAL INDUSTRIAL HYGIENISTS (ACGIH)
ACGIH 0100Doc (2005) Documentation of the Threshold
Limit Values and Biological Exposure
Indices

ASTM INTERNATIONAL (ASTM)

ASTM C 109/C 109M (2005) Compressive Strength of Hydraulic Cement Mortars (Using 2-in. [50-mm] Cube Specimens)

ASTM C 1324 (2004) Examination and Analysis of
Hardened Masonry Mortar

ASTM C 150 (2005) Portland Cement

ASTM C 1515 (2001) Cleaning of Exterior Dimension
Stone, Vertical and Horizontal Surfaces,
New or Existing

ASTM C 207 (2005) Hydrated Lime for Masonry Purposes

ASTM C 881/C 881M (2002) Epoxy-Resin-Base Bonding Systems for Concrete

BRICK INDUSTRY ASSOCIATION (BIA)

BIA Tech Note 20 (1990; R 2000) Cleaning Brick Masonry

1.2 SUBMITTALS

Government approval is required for submittals with a “G” designation; submittals not having a “G” designation are for information only. When used, a designation following the “G” designation identifies the office that will review the submittal for the Government. The following shall be submitted in accordance with SUBMITTAL PROCEDURES:

SD-02 Shop Drawings

Masonry

Drawings showing location of masonry elements in the work, building elevations, interface with adjacent materials, and special placing instructions, in sufficient detail to cover fabrication, placement, and finishing.

SD-03 Product Data

Cleaning and Restoration Methods

Descriptive narrative in cleaning and repair methods to be employed in the work. Description shall be organized in sequence from preparation through completion of the work. Schedule showing estimated time, in calendar days, for completion of each phase of the work shall be included.

Qualifications

Documentation showing Contractor’s experience of 5 consecutive years in masonry restoration, plus a list of similar jobs to the one specified herein.

SD-04 Samples

Materials

Sample Masonry

Samples of the materials listed below; indicating sizes, shapes, finishes, color, and pertinent accessories: Masonry as specified.

SD-07 Certificates

Materials

Certificates of compliance attesting that the materials, equipment, and cleaning agents (chemicals, detergents, etc.) to be used in the work meet the specified requirements.

1.3 GENERAL REQUIREMENTS

Work shall be done in conformance with ACI C-20.

1.3.1 Cleaning and Restoration Methods

The cleaning and restoration methods, and materials selected for a specific structure, shall be submitted for approval before work starts, and shall take into account the total construction system of the building to be worked upon, including different masonry and mortar materials, as well as non-masonry elements which may be affected by the work.

1.3.2 Ionic Cleaners

Ionic chemical cleaners shall be used as specified, in accordance with the manufacturer's instructions, and only upon the direction of the Owner. Ionic cleaners shall be used only after gentler cleaning methods have been determined to be ineffective through the use of test panels.

1.4 QUALIFICATIONS

The Contractor shall provide qualified workers, trained and experienced in restoration of masonry in historic structures, and shall furnish documentation of 5 consecutive years of work of this type. A list of similar jobs shall be provided identifying when, where, and for whom the work was done.

1.5 EQUIPMENT AND TECHNIQUES DEMONSTRATION

Equipment and techniques of operation shall be demonstrated in an approved location and shall be subject to approval. Dependable and sufficient equipment, appropriate and adequate to accomplish the work specified, shall be assembled at the work site in sufficient lead time before the start of the work to permit inspection, calibration of weighing and measuring devices, adjustment of parts, and the making of any repairs that may be required. The equipment shall be maintained in good working condition throughout the project.

1.5.1 Cleaning Equipment

Cleaning equipment shall not cause staining, erosion, marring, or other damage or changes in the appearance of the surfaces to be cleaned.

1.5.1.2 Water Blasting

Water blasting equipment shall include a trailer-mounted water tank, pumps, high-pressure hose, wand with safety release cutoff control, nozzle, and auxiliary water re-supply equipment. The equipment shall not be operated

at a pressure which will cause etching or other damage to the masonry surface or mortar joints.

1.7 MATERIAL REQUIREMENTS

1.7.1 Strength

Each class or mixture of mortar shall have a 28-day compressive strength matching the compressive strength of the original existing mortar in the structure as determined by ASTM C 109/C 109M for mortar. Test specimens of existing mortar shall be taken from a sound and intact representative portion of the structure, at locations indicated.

1.7.2 Special Properties

Mortar may contain admixtures, such as pigments, to match the characteristics of the original mortar. Use of all admixtures shall be subject to approval.

1.7.3 Cementitious Content of Mortar

Each class or mixture of mortar shall have a cement content matching the cement content of the original existing mortar in order to provide uniform strength, weathering characteristics, and appearance of repaired surfaces in relation to existing surfaces.

1.9 SAFETY AND HEALTH

Work shall comply with applicable federal, state, and local laws and regulations, and with the ACCIDENT PREVENTION PLAN, including the Activity Hazard Analysis, specified in the CONTRACT CLAUSES. The Activity Hazard Analysis shall include analyses of the potential impact of cleaning operations on personnel and on others involved in and adjacent to the work zone.

1.9.1 Worker Exposures

Exposure of workers to chemical substances shall not exceed the limits established by ACGIH 0100Doc, or those required by a more stringent applicable regulation.

1.9.3 Coordination

Work shall be coordinated to minimize exposure of building occupants, other Contractor personnel, and visitors to mists and odors from surface preparation, cleaning, and repair operations.

1.10 PROTECTION

Persons, motor vehicles, adjacent surfaces, surrounding buildings, equipment, and landscape materials shall be protected from chemicals used and runoff from cleaning and paint removal operations. Temporary protection covers, which shall remain in operation during the course of the work, shall be erected over pedestrian walkways and at personnel and vehicular points of entrance and exit.

1.10.1 Interior Protection

The interior of buildings shall be protected from the weather, cleaning, and repair operations at all times.

1.10.2 Environmental Protection

The work shall comply with the requirements of ENVIRONMENTAL PROTECTION and LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES.

1.11 WEATHER LIMITATIONS

Masonry, mortar, and epoxy adhesives shall not be placed when weather conditions detrimentally affect the quality of the finished product. No masonry or mortar shall be placed when the air temperature is below 5 degrees C 40 degrees F in the shade. When air temperature is likely to exceed 35 degrees C 90 degrees F masonry and mortar shall have a temperature not exceeding 35 degrees C 90 degrees F when deposited. Materials to be used in the work shall be neither produced nor placed during periods of rain or other precipitation. Material placements shall be stopped, and all in-place material shall be protected from exposure, during periods of rain or other precipitation.

1.12 WARRANTIES

1.12.1 Cleaning Warranty

Cleaning procedures shall be warranted for a period of two years against harm to substrate (masonry and mortar) or to adjacent materials including, but not limited to, discoloration of substrate from improper procedures or usage, chemical damage from inadequate rinse procedures, and abrasive damage from improper procedures.

1.12.2 Repair Warranty

Repair procedures, including repointing, shall be warranted for a period of two years against: discoloration or mismatch of new mortar to adjacent original historic mortar, discoloration or damage to masonry from improper mortar clean-up, loss of bond between masonry and mortar, fracturing of masonry edges from improper mortar joint preparation procedures or improper mortar formulation, and occurrence of efflorescence.

PART 2 PRODUCTS

2.1 MATERIALS

Materials, physical and chemical properties, and composition of masonry and mortar used in renovation work shall match that of original existing masonry and mortar to be repaired, unless samples and testing determine that existing mixtures and materials are faulty or non-performing.

2.2 CLEANING MATERIALS

2.2.1 Paint Removers

Chemical paint removers shall be manufacturer's water soluble, low toxicity products, effective for removal of paint on masonry without altering, damaging, or discoloring the masonry surface.

2.2.2 Detergent Cleaners

Detergent cleaners shall be in accordance with manufacturer's recommendations.

2.2.3 Ionic Cleaners

2.2.3.1 Alkaline Prewash Cleaner

Alkaline prewash cleaners shall be as recommended by the manufacturer.

2.2.3.2 One-Part Masonry Cleaner

One-part masonry cleaners shall be the standard, acid formulation recommended by the manufacturer.

2.2.3.3 Two-Part Limestone Cleaner

Two-part limestone cleaners shall be manufacturer's standard, two-part masonry cleaning system consisting of an alkaline prewash cleaner followed by acidic after-wash rinse.

2.2.3.4 Standard Strength Acidic Cleaner

Acidic cleaners shall be manufacturer's standard strength, acidic masonry restoration cleaner

composed of hydrofluoric acid blended with other acids and combined with special wetting systems and inhibitors.

2.2.4 Liquid Strippable Masking Agent

Liquid strippable masking agent shall be manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from the damaging effect of acidic and alkaline masonry cleaners.

2.2.5 Spray Equipment

Spray equipment for chemical cleaners shall be low-pressure tanks or chemical pumps suitable for chemical cleaner indicated, and shall be equipped with stainless steel, cone-shaped spray-tip. Spray equipment for water shall disperse water through a fan-shaped spray tip at an angle of not less than 15 degrees. Spray equipment shall deliver water at a pressure not greater than 3.5 Mpa 500 psi and at a volume between 9.5 and 11.4 L/m 2.5 and 3 gpm. Spray equipment for heated water shall be capable of maintaining temperature, at flow rates indicated, between 60 and 82 degrees C 140 and 180 degrees F.

2.2.6 Cleaning Implements

Brushes shall have natural or nylon fiber bristles only. Wire brushes shall not be used. Scrapers and application paddles shall be made of wood with rounded edges. Metallic tools shall not be used.

2.2.7 Water

Potable water shall be obtained from a local source and shall be filtered to remove minerals resulting in a neutral pH, prior to application. Backflow prevention devices shall be provided at the point of connection to the water supply.

2.3 REPAIR MATERIALS

2.3.1 Masonry and Mortar

Masonry and mortar materials used for repair and renovation shall match the original existing historic materials as closely as possible in composition, color, texture, strength, size, finishing and porosity.

2.3.2 Cementitious Materials

Cementitious materials shall be of one type and from one source, when used in mortar which will have surfaces exposed in the finished structure. Cement composition shall match that of cement used in existing mortar to be repaired, as determined by samples and testing, and shall conform to the basic requirements of ASTM C 150, Type low alkali.

PART 3 EXECUTION

3.1 EVALUATION AND ANALYSIS

Evaluation and analysis shall conform to the requirements specified herein. Masonry renovation shall be undertaken only after complete evaluation and analysis of the areas to be repaired are completed; this shall include sampling and testing of the existing mortar to determine its composition and qualities. No repair work shall be undertaken until conditions that have caused masonry deterioration have been identified; such conditions shall be corrected, if possible, prior to start of the work.

3.2 MASONRY CLEANING

Historic materials shall not be damaged or marred in the process of cleaning. Cleaning shall conform to ASTM C 1515. Open joints shall be temporarily caulked or otherwise protected to prevent water and cleaner intrusion into the interior of the structure from pressure spraying. Non-masonry materials and severely deteriorated masonry shall be protected by approved methods prior to initiation of cleaning operations. Masonry cleaning shall remove all organic and inorganic contaminants from the surface and pores of the substrate, returning the masonry to its natural color. Surfaces shall be evenly cleaned with no evidence of streaking or bleaching. The cleaning process shall not affect the density, porosity, or color of the masonry or mortar. Cleaned masonry shall have a neutral pH. Methods used for cleaning historic masonry shall be the gentlest possible to achieve the desired results. Test patches shall be made to determine a satisfactory cleaning result. Cleaning shall proceed in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other. Cleaning shall be performed in a manner which results in uniform coverage of all surfaces, including corners, moldings, interstices and which produces an even effect without streaking or damage to masonry. The cleaning materials, equipment, and methods shall not result in staining, erosion, marring, or other damage to the surfaces of the structure. Following an initial inspection and evaluation of the structure and surfaces, the structure shall be given a surface cleaning. The surface cleaning shall be completed prior to start of repair work, and sampling and testing of mortars. The cleaning shall provide for the complete cleaning of all exterior masonry surfaces of the structures, removing all traces of moss, dirt, and other contaminants. The cleaning shall provide a clean masonry surface to allow determination of the masonry's color and shades, finish and texture, and other properties. Following completion of the surface cleaning of the structure (or side of structure) the masonry shall be dried prior to the start of any repair work. The following sequence of methods shall be used to determine the least aggressive, effective cleaning method:

1. Water with brushes
2. Water with mild soap
3. Water with stronger soap
4. Water with stronger soap plus ammonia
5. Water with stronger soap plus vinegar (but not on calcareous masonry)
6. Stronger chemical cleaners, only when above methods are determined to be ineffective by the Contracting Officer

3.2.1 Project Conditions

Masonry surfaces shall be cleaned only when air temperatures are above 5 degrees C 40 degrees F and will remain so until masonry has dried out, but for not less than 7 days after completion of the work.

3.2.2 Chemical Cleaners

Acidic chemical cleaners shall not be used on limestone, marble, concrete and other calcareous (calcium containing) masonry materials. If chemical cleaners are used on such materials, they shall be alkaline based and utilized with neutralizing after-washes.

3.2.3 Test Patches

The materials, equipment, and methods to be used in cleaning shall be demonstrated in a test

section approximately 1 by 1 m 3 by 3 ft square. The location of the test section, and the completed test section shall be subject to approval. The cleaning process shall be adjusted as required and the test section rerun until an acceptable process is obtained. Test patches shall be located in inconspicuous areas of the building. The areas tested shall exhibit soiling characteristics representative of those larger areas to be cleaned. Tests shall also be conducted on areas to be stripped of paint. Tested areas shall be allowed to dry before a determination is made on the effectiveness of a particular treatment.

3.2.4 Paint Removal

Paint and other coatings shall be removed from masonry surfaces in areas indicated prior to general cleaning. Masonry shall not be damaged or marred in the process of paint removal. Areas where paint is to be removed shall first be cleaned with water and detergent solution to remove surface dirt, rinsed, and allowed to dry. Chemical paint removers shall be applied in accordance with manufacturer's instructions. Surrounding painted surfaces to remain intact shall be protected from exposure to chemical paint removers to avoid damage. Paint containing lead that is to be removed shall be removed in accordance with LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES.

3.2.5 Water Cleaning

3.2.5.1 Pressure Spraying

Water shall be spray applied to masonry surfaces to comply with requirements indicated by test patches for location, purpose, water temperature, pressure, volume, and equipment. Unless otherwise indicated, the surface washing shall be done with clean, low pressure water (pressure of less than 0.38 MPa 55 psi and 9.5 to 11.4 L/m 2.5 to 3 gpm discharge) and the spray nozzle shall not be held less than 300 mm 12 inches from surface of masonry. Water shall be applied side to side in overlapping bands to produce uniform coverage.

3.2.5.2 Hand-scrubbing

Pre-wetted surfaces shall be scrubbed using hand-held natural bristle or nylon brushes. Wire brushes shall not be used. Surfaces to be cleaned shall be scrubbed to remove surface contaminants.

3.2.5.3 Rinsing

Scrubbed surfaces shall be rinsed clean of all contaminants and cleaning solutions with water in a low-to-moderate pressure spray, working upwards from bottom to top of each treated area. The rinsing cycle shall remove all traces of contaminants and cleaning solutions.

3.2.6 Chemical Cleaning

Chemical cleaning of historic masonry shall use the gentlest means possible to achieve the desired result as determined by test patches. Chemical cleaning shall be the use of any product in addition to water, including detergents, ammonia, vinegar, and bleach. Cleaning shall proceed in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other. Cleaning shall result in uniform coverage of all surfaces, including corners, moldings, interstices and shall produce an even effect without streaking or damage to masonry. Chemical cleaners shall not be applied to the same masonry surfaces more than twice.

3.2.6.1 Surface Prewetting

Masonry surfaces to be cleaned with chemical cleaners shall be wetted with water using a low pressure spray before application of any cleaner.

3.2.6.2 Acidic Chemical Cleaning

Acidic chemical cleaners shall be applied according to manufacturer's instructions. Acidic chemical cleaners shall not be applied to masonry with high calcium content (e.g. marble, limestone). Acidic cleaners shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Cleaner shall remain on masonry surface for the time period recommended by manufacturer. Manual scrubbing by brushes shall be employed as indicated by test patches for the specific location. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water to remove all traces of chemical cleaner.

3.2.6.3 Alkaline Chemical Cleaning - Prewash Phase

Alkaline chemical cleaners shall be applied according to manufacturer's instructions. Alkaline cleaners shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Cleaner shall remain on masonry surface for the time period recommended by the manufacturer. Manual scrubbing by brushes shall be employed as indicated by test patches for the specific location. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water.

3.2.6.4 Alkaline Chemical Cleaning - Afterwash Phase

Immediately after rinsing of alkaline cleaned surfaces, a neutralizing afterwash shall be applied to the cleaned masonry areas. Neutralizing afterwash shall be applied according to manufacturer's instructions. Neutralizing afterwash shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Afterwash shall remain on masonry surface for the time period recommended by manufacturer. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water to remove all traces of chemical cleaners.

3.2.6.5 pH Testing

Masonry surfaces which have been chemically cleaned shall be pH tested using pH monitoring pencils or papers. Chemically cleaned masonry shall be rinsed of all chemical residues until a neutral pH (7) reading is obtained from the masonry surface.

3.3 MASONRY REPAIR

Repaired surfaces shall match adjacent existing surfaces in all respects. Masonry repair shall proceed only after the cause of deterioration has been identified and corrected. Masonry repair shall conform to ACI C-20.

Masonry repair shall proceed only after the area to be repaired has been cleaned. The materials, methods and equipment proposed for use in the repair work shall be demonstrated in test panels. The location, number, size and completed test panels shall be subject to approval. Products shall be used in accordance with the manufacturer's instructions.

3.3.1 Repointing

Repointing work shall be as directed. Old caulking, grout, or mortar shall be removed from previously repaired cracks where it is failing. Loose particles shall be removed from cracks. Cracks shall be cleaned, rinsed with water followed by blowing with filtered, dry, compressed air.

3.3.1.1 Mortar Analysis

Existing original historic mortar shall be analyzed before repointing in order to provide a match with the new repointing mortar. Historic mortars are usually softer than newer mortars, often using lime as a binder rather than cement. Lime for repointing mortar shall conform to ASTM C 207, Type S, unless otherwise specified. Full laboratory analysis of the existing mortar shall conform to ASTM C 1324. Field analysis of the existing mortar shall be as specified below.

3.3.1.2 Taking and Preparation of Samples

Samples of unweathered original historic mortar shall be taken and analyzed in order to match the new mortar to be used for repointing. Samples of each different type of mortar in the structure shall be taken and analyzed. Three or four samples of each type of mortar to be matched shall be removed with a hand chisel from several locations on the building. The largest sample shall be set aside for comparison with the repointing mortar. The remaining samples shall be broken apart with a wooden mallet, powdering them into their constituent parts.

3.3.1.3 Binder Analysis

A part of the sample shall be stirred into diluted hydrochloric acid. If a vigorous chemical reaction (bubbling) occurs and most of the binder disappears, leaving clean aggregate, the binder was lime. A portland cement binder will result in a murky liquid and will dissolve very slowly over several days.

3.3.1.4 Aggregate Analysis

Aggregate of the mortar sample shall be separated from the binder. This shall be accomplished by taking the crushed mortar sample and either gently blowing away the fine binder material, placing the crushed sample in a centrifuge, or chemically separating the aggregate from the binder. The separated aggregate shall be rinsed clean with water and dried. The aggregate shall be examined with a magnifying glass, and the component materials shall be recorded as to range of materials, sizes, colors, as well as the presence of other materials.

3.3.2 Mechanical Repair

Original historic masonry materials shall be repaired or replaced only if surfaces are extensively deteriorated (surface missing to a depth of 100 mm 4 inches or more) or are threatening the safety of the structure or individuals. Deteriorated surfaces shall be removed and repaired or replaced only upon approval. Repairs and replacements shall match the materials, colors, and finish of the existing historic masonry as closely as possible.

3.3.2.1 Areas To Be Removed

Unsound, weak, or damaged masonry and mortar shall be removed in areas as indicated. Loose particles, laitance, spalling, cracked, or debonded masonry and mortar and foreign materials shall be removed with hand tools unless otherwise noted. Surfaces prepared for repair shall be cleaned free of dust, dirt, masonry chips, oil or other contaminants, rinsed with water, and dried before repair work is begun. Surfaces of the structure, and surfaces adjacent to the work area shall be protected from damage which may result from removal, cleaning, and repair operations.

3.3.2.2 Application of Masonry and Mortar

Masonry and mortar shall be placed to rebuild spalled or damaged areas to match the original surface finish, level, texture, and color. The finished appearance of the patch shall match the adjacent existing surface.

3.3.2.3 Patch Anchors

Patch anchors shall be provided to ensure that the patch is tied to the existing masonry structure.

Patch anchors shall be provided at a frequency of at least one patch anchor per 93 square mm square foot of patch plan surface area; specific locations for patch anchors shall be as indicated. Small handheld, low-speed rotary masonry drills shall be used to produce holes in the existing masonry, within the limits for the patch anchor installation.

3.3.2.6 Cleanup

Excess epoxy and spills shall be removed from the surface of the masonry. The surface of the masonry shall be left in a clean and uncontaminated condition. Spills on adjacent surfaces shall also be removed and surfaces repaired as required.

3.4.3 Health and Safety Precautions

Full-face shields shall be provided for mixing, blending, and placing operations as required. Protective coveralls and neoprene-coated gloves shall be provided for workers engaged in the operations. Protective creams of a suitable nature for the operation shall be supplied. Adequate fire protection shall be maintained at mixing and placing operations. Smoking or the use of spark- or flame-producing devices shall be prohibited within 15 m 50 feet of mixing and placing operations. The mixing, placing, or storage of epoxy-resin grout or solvent shall be prohibited within 15 m 50 feet of any vehicle, equipment, aircraft, or machinery that could be damaged from fire or could ignite vapors from the material.

3.5 MASONRY REPLACEMENT

Masonry shall be replaced with material that matches the original in terms of composition, color, texture, strength, finishing, and porosity as closely as possible. If a few isolated masonry units are to be replaced, each shall be removed without disturbing the surrounding masonry. Deteriorated masonry units and mortar requiring replacement shall be removed by hand chiseling. Adjoining masonry units shall not be damaged during the removal of deteriorated units and mortar. The new element shall be tested for fitting into its space without mortar. If wedges are used to support and align the new unit, they shall be covered with at least 38 mm 1-1/2 inches of mortar when pointing is complete. The four sides and back of the space shall be covered with sufficient mortar to ensure that there will be no air spaces when the new unit is set. The new unit shall be lined up and set by tapping it into place with a wooden or rubber mallet. Face of new unit shall align with that of existing masonry. Joints shall be repointed to match the rest of the wall after new units have been properly installed and adjusted. Replacement areas shall be cleaned with a non-metallic brush and water to remove excess mortar

3.6 MASONRY AND MORTAR FINISHES AND COLOR

The exposed surfaces of masonry and mortar repair shall match the finish, color, texture, and surface detail of the original surface. Mechanical finishing and texturing may be required to produce the required finish and appearance. The finishing and texturing shall conceal bond lines between the repaired area and adjacent surfaces. The texturing shall provide replication of all surface details, including tooling and machine marks. The equipment used in finishing and texturing shall be a low-impact energy type which will not weaken the patch or damage the patch bond and the adjacent concrete.

3.7 JOINT SEALING

Joint sealing shall be as specified in Section 07920 JOINT SEALANTS.

3.8 FINAL CLEANING

No sooner than 72 hours after completion of the repair work and after joints are sealed, faces and other exposed surfaces of masonry shall be washed down with water applied with a soft bristle brush, then rinsed with clean water. Discolorations which cannot be removed by these procedures shall be considered defective work. Cleaning work shall be done when temperature and humidity conditions allow the surfaces to dry rapidly. Adjacent surfaces shall be protected from damage during cleaning operations.

3.9 PROTECTION OF WORK

Work shall be protected against damage from subsequent operations.

3.10 DEFECTIVE WORK

Defective work shall be repaired or replaced, as directed, using approved procedures.

3.11 FINAL INSPECTION

Following completion of the work, the structure shall be inspected for damage, staining, and other distresses. The patches shall be inspected for cracking, crazing, delamination, unsoundness, staining and other defects. The finish, texture, color and shade, and surface tolerances of the patches shall be inspected to verify that all requirements have been met. Surfaces exhibiting defects shall be repaired as directed.

4.2. Exhibit B (Compensation)

Compensation will be made in the amount of \$93,702 plus Washington State Sales Tax and applicable permit fees upon completion of contract. Progress payments may be made at County's discretion upon County's approval of Contractor's invoices, to the extent that said invoices reflect the completion of project milestones by the Contractor (milestones are points at which significant components of the project have been completed and at which tangible project deliverables of material value have been received by the County).

Every contractor and subcontractor on contracts subject to prevailing wages are required by RCW 39.12.040 to file a Statement of Intent to Pay Prevailing Wages (Intent), which should be filed with L&I immediately after the contract has been awarded to the contractor and before work begins, if possible.

Intents must be submitted to, and approved by, L&I before any payments can be made to the contractor.

5. Contractors Info

Name of Firm _____

Address _____

City _____ State _____ Zip Code _____

Telephone _____ FAX _____

E-mail address: _____

State of Washington Contractor's License No. _____

UBI# _____

Federal Tax ID # _____

UEI# _____

Exhibits List

- A - Scope of the South Wall Tuckpointing
- B - Compensation for South Wall and all three addendums
- C - Example picture window and cornice
- D - Example of grout failure
- E - Insurance (2)
- F - south exterior elevation grouting

Exhibit A

Scope of the South Wall Tuckpointing

Compensation

Compensation will be made in the amount of the selected bid, plus applicable Washington State sales tax, upon completion of the contract. Progress payments may be made at the County's discretion upon the County's approval of the Contractor's invoices, to the extent that said invoices reflect the completion of project milestones by the Contractor (milestones are points at which significant components of the project have been completed and at which tangible project deliverables of material value have been received by the County).

Prevailing Wage

This project has been determined to be "Public Works" as defined by RCW 39.04 and WAC 296-127 and is subject to Washington State Prevailing Wage Laws. Current Prevailing Wage Rates for work performed in Lewis County is attached hereinto and can also be found at <https://secure.lni.wa.gov/wagelookup/>. The bid date used is July 8, 2026. These rates apply to Lewis County and may not apply to work performed outside Lewis County.

A printed copy is available in the issuing office and a printed copy may be mailed upon request.

In addition, successful Contractor and any subcontractors are required to file Statement of Intent to Pay Prevailing Wages, Affidavits of Wages Paid and file Certified Payroll Records as per L&I requirements.

Pursuant to RCW 39.12.040 the Contractor and each and every subcontractor from the contractor or a subcontractor must submit to the contract manager a "Statement of Intent to Pay Prevailing Wages". For a contract in excess of ten thousand dollars, the statement of intent to pay prevailing wages must include:

- (i) The contractor's registration certificate number; and
- (ii) The prevailing rate of wage for each classification of workers entitled to prevailing wages under RCW 39.12.020 and the estimated number of workers in each classification. A copy of the Intent approved by L&I must be posted in a location readily visible to workers at the worksite

Scope of Work

The project intends to replace mortar joints on the Lewis County Historic Courthouse, built in 1927, and listed on the National Historical Register. The contractor shall:

1. Follow the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties.
2. Use methods and materials approved for use on Historical Masonry Structures, including applicable standards and methods listed in section 3.4 Specifications.
3. Obtain any required permits for work in the City Right of Way, including sidewalks.
4. Provide any barricades or other equipment to allow public access to the building while work

progresses.

5. All work must be completed and billed no later than May 30, 2027.

Work will include:

Initial Inspection/Scoping-Inspection will identify and quantify failed, failing and patched mortar joints on the Southern Elevations. This will include crumbling or missing joints and any temporary caulked joints. Particular attention shall be required below the cornice.

Contractor will supply results to owner for review and scoping decisions.

Masonry Work;

1. Work to include re-pointing of all mortar joints of south elevation within defined area shown in red (per attachment B).

Tuck Pointing

Bidder shall provide a lump sum cost for replacing failing, damaged or missing mortar joints.

Sealing

The work area shall be sealed with an approved clear siloxane or equivalent product.

Base bid shall include the cost of inspection, tuck-pointing, sealing and cleaning of areas defined in attachment B and mentioned in scope.

Upon completion of repairs, south elevation in areas shown in blue (per attachment B) shall be cleaned using hot water low pressure wash and natural bristle brush.

Specifications

RESTORATION AND CLEANING OF MASONRY IN HISTORIC STRUCTURES

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RESTORATION AND CLEANING OF MASONRY IN HISTORIC STRUCTURES

PART 1 GENERAL

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

ACI INTERNATIONAL (ACI)

ACI C-20 (1992) Repair and Rehabilitation II

AMERICAN CONFERENCE OF GOVERNMENTAL INDUSTRIAL HYGIENISTS (ACGIH)

ACGIH 0100Doc (2005) Documentation of the Threshold

Limit Values and Biological Exposure Indices

ASTM INTERNATIONAL (ASTM)

ASTM C 109/C 109M (2005) Compressive Strength of Hydraulic Cement Mortars (Using 2-in. [50-mm] Cube Specimens)

ASTM C 1324 (2004) Examination and Analysis of Hardened Masonry Mortar

ASTM C 150 (2005) Portland Cement

ASTM C 1515 (2001) Cleaning of Exterior Dimension Stone, Vertical and Horizontal Surfaces, New or Existing

ASTM C 207 (2005) Hydrated Lime for Masonry Purposes

ASTM C 881/C 881M (2002) Epoxy-Resin-Base Bonding Systems for Concrete

BRICK INDUSTRY ASSOCIATION (BIA)

BIA Tech Note 20 (1990; R 2000) Cleaning Brick Masonry

1.2 SUBMITTALS

Government approval is required for submittals with a “G” designation; submittals not having a “G” designation are for information only. When used, a designation following the “G” designation identifies the office that will review the submittal for the Government. The following shall be submitted in accordance with SUBMITTAL PROCEDURES:

SD-02 Shop Drawings
Masonry

Drawings showing location of masonry elements in the work, building elevations, interface with adjacent materials, and special placing instructions, in sufficient detail to cover fabrication, placement, and finishing.

SD-03 Product Data
Cleaning and Restoration Methods

Descriptive narrative in cleaning and repair methods to be employed in the work. Description shall be organized in sequence from preparation through completion of the work. Schedule showing estimated time, in calendar days, for completion of each phase of the work shall be included.

Qualifications

Documentation showing Contractor’s experience of 5 consecutive years in masonry restoration, plus a list of similar jobs to the one specified herein.

SD-04 Samples

Materials

Sample Masonry

Samples of the materials listed below; indicating sizes, shapes, finishes, color, and pertinent accessories: Masonry as specified.

SD-07 Certificates

Materials

Certificates of compliance attesting that the materials, equipment, and cleaning agents (chemicals, detergents, etc.) to be used in the work meet the specified requirements.

1.3 GENERAL REQUIREMENTS

Work shall be done in conformance with ACI C-20.

1.3.1 Cleaning and Restoration Methods

The cleaning and restoration methods, and materials selected for a specific structure, shall be submitted for approval before work starts, and shall take into account the total construction system of the building to be worked upon, including different masonry and mortar materials, as well as non-masonry elements which may be affected by the work.

1.3.2 Ionic Cleaners

Ionic chemical cleaners shall be used as specified, in accordance with the manufacturer's instructions, and only upon the direction of the Owner. Ionic cleaners shall be used only after gentler cleaning methods have been determined to be ineffective through the use of test panels.

1.4 QUALIFICATIONS

The Contractor shall provide qualified workers, trained and experienced in restoration of masonry in historic structures, and shall furnish documentation of 5 consecutive years of work of this type. A list of similar jobs shall be provided identifying when, where, and for whom the work was done.

1.5 EQUIPMENT AND TECHNIQUES DEMONSTRATION

Equipment and techniques of operation shall be demonstrated in an approved location and shall be subject to approval. Dependable and sufficient equipment, appropriate and adequate to accomplish the work specified, shall be assembled at the work site in sufficient lead time before the start of the work to permit inspection, calibration of weighing and measuring devices, adjustment of parts, and the making of any repairs that may be required. The equipment shall be maintained in good working condition throughout the project.

1.5.1 Cleaning Equipment

Cleaning equipment shall not cause staining, erosion, marring, or other damage or changes in the appearance of the surfaces to be cleaned.

1.5.1.2 Water Blasting

Water blasting equipment shall include a trailer-mounted water tank, pumps, high-pressure hose, wand with safety release cutoff control, nozzle, and

auxiliary water re-supply equipment. The equipment shall not be operated at a pressure which will cause etching or other damage to the masonry surface or mortar joints.

1.7 MATERIAL REQUIREMENTS

1.7.1 Strength

Each class or mixture of mortar shall have a 28-day compressive strength matching the compressive strength of the original existing mortar in the structure as determined by ASTM C 109/C 109M for mortar. Test specimens of existing mortar shall be taken from a sound and intact representative portion of the structure, at locations indicated.

1.7.2 Special Properties

Mortar may contain admixtures, such as pigments, to match the characteristics of the original mortar. Use of all admixtures shall be subject to approval.

1.7.3 Cementitious Content of Mortar

Each class or mixture of mortar shall have a cement content matching the cement content of the original existing mortar in order to provide uniform strength, weathering characteristics, and appearance of repaired surfaces in relation to existing surfaces.

1.9 SAFETY AND HEALTH

Work shall comply with applicable federal, state, and local laws and regulations, and with the ACCIDENT PREVENTION PLAN, including the Activity Hazard Analysis, specified in the CONTRACT CLAUSES. The Activity Hazard Analysis shall include analyses of the potential impact of cleaning operations on personnel and on others involved in and adjacent to the work zone.

1.9.1 Worker Exposures

Exposure of workers to chemical substances shall not exceed the limits established by ACGIH 0100Doc, or those required by a more stringent applicable regulation.

1.9.3 Coordination

Work shall be coordinated to minimize exposure of building occupants, other Contractor personnel, and visitors to mists and odors from surface preparation, cleaning, and repair operations.

1.10 PROTECTION

Persons, motor vehicles, adjacent surfaces, surrounding buildings, equipment, and landscape materials shall be protected from chemicals used and runoff from cleaning and paint removal operations. Temporary protection covers, which shall remain in operation during the course of the work, shall be erected over pedestrian walkways and at personnel and vehicular points of entrance and exit.

1.10.1 Interior Protection

The interior of buildings shall be protected from the weather, cleaning, and repair operations at all times.

1.10.2 Environmental Protection

The work shall comply with the requirements of ENVIRONMENTAL PROTECTION and LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES.

1.11 WEATHER LIMITATIONS

Masonry, mortar, and epoxy adhesives shall not be placed when weather conditions

detrimentally affect the quality of the finished product. No masonry or mortar shall be placed when the air temperature is below 5 degrees C 40 degrees F in the shade. When air temperature is likely to exceed 35 degrees C 90 degrees F masonry and mortar shall have a temperature not exceeding 35 degrees C 90 degrees F when deposited. Materials to be used in the work shall be neither produced nor placed during periods of rain or other precipitation. Material placements shall be stopped, and all in-place material shall be protected from exposure, during periods of rain or other precipitation.

1.12 WARRANTIES

1.12.1 Cleaning Warranty

Cleaning procedures shall be warranted for a period of two years against harm to substrate (masonry and mortar) or to adjacent materials including, but not limited to, discoloration of substrate from improper procedures or usage, chemical damage from inadequate rinse procedures, and abrasive damage from improper procedures.

1.12.2 Repair Warranty

Repair procedures, including repointing, shall be warranted for a period of two years against: discoloration or mismatch of new mortar to adjacent original historic mortar, discoloration or damage to masonry from improper mortar clean-up, loss of bond between masonry and mortar, fracturing of masonry edges from improper mortar joint preparation procedures or improper mortar formulation, and occurrence of efflorescence.

PART 2 PRODUCTS

2.1 MATERIALS

Materials, physical and chemical properties, and composition of masonry and mortar used in renovation work shall match that of original existing masonry and mortar to be repaired, unless samples and testing determine that existing mixtures and materials are faulty or non-performing.

2.2 CLEANING MATERIALS

2.2.1 Paint Removers

Chemical paint removers shall be manufacturer's water soluble, low toxicity products, effective for removal of paint on masonry without altering, damaging, or discoloring the masonry surface.

2.2.2 Detergent Cleaners

Detergent cleaners shall be in accordance with manufacturer's recommendations.

2.2.3 Ionic Cleaners

2.2.3.1 Alkaline Prewash Cleaner

Alkaline prewash cleaners shall be as recommended by the manufacturer.

2.2.3.2 One-Part Masonry Cleaner

One-part masonry cleaners shall be the standard, acid formulation recommended by the manufacturer.

2.2.3.3 Two-Part Limestone Cleaner

Two-part limestone cleaners shall be manufacturer's standard, two-part masonry cleaning system consisting of an alkaline prewash cleaner followed by acidic after-wash rinse.

2.2.3.4 Standard Strength Acidic Cleaner

Acidic cleaners shall be manufacturer's standard strength, acidic masonry restoration cleaner composed of hydrofluoric acid blended with other acids and combined with special wetting systems and inhibitors.

2.2.4 Liquid Strippable Masking Agent

Liquid strippable masking agent shall be manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from the damaging

effect of acidic and alkaline masonry cleaners.

2.2.5 Spray Equipment

Spray equipment for chemical cleaners shall be low-pressure tanks or chemical pumps suitable for chemical cleaner indicated, and shall be equipped with stainless steel, cone-shaped spray-tip. Spray equipment for water shall disperse water through a fan-shaped spray tip at an angle of not less than 15 degrees. Spray equipment shall deliver water at a pressure not greater than 3.5 Mpa 500 psi and at a volume between 9.5 and 11.4 L/m 2.5 and 3 gpm. Spray equipment for heated water shall be capable of maintaining temperature, at flow rates indicated, between 60 and 82 degrees C 140 and 180 degrees F.

2.2.6 Cleaning Implements

Brushes shall have natural or nylon fiber bristles only. Wire brushes shall not be used. Scrapers and application paddles shall be made of wood with rounded edges. Metallic tools shall not be used.

2.2.7 Water

Potable water shall be obtained from a local source and shall be filtered to remove minerals resulting in a neutral pH, prior to application. Backflow prevention devices shall be provided at the point of connection to the water supply.

2.3 REPAIR MATERIALS

2.3.1 Masonry and Mortar

Masonry and mortar materials used for repair and renovation shall match the original existing historic materials as closely as possible in composition, color, texture, strength, size, finishing and porosity.

2.3.2 Cementitious Materials

Cementitious materials shall be of one type and from one source, when used in mortar which will have surfaces exposed in the finished structure. Cement composition shall match that of cement used in existing mortar to be repaired, as determined by samples and testing, and shall conform to the basic requirements of ASTM C 150, Type low alkali.

PART 3 EXECUTION

3.1 EVALUATION AND ANALYSIS

Evaluation and analysis shall conform to the requirements specified herein. Masonry renovation shall be undertaken only after complete evaluation and analysis of the areas to be repaired are completed; this shall include sampling and testing of the existing mortar to determine its composition and qualities. No repair work shall be undertaken until conditions that have caused masonry deterioration have been identified; such conditions shall be corrected, if possible, prior to start of the work.

3.2 MASONRY CLEANING

Historic materials shall not be damaged or marred in the process of cleaning. Cleaning shall conform to ASTM C 1515. Open joints shall be temporarily caulked or otherwise protected to prevent water and cleaner intrusion into the interior of the structure from pressure spraying. Non-masonry materials and severely deteriorated masonry shall be protected by approved methods prior to initiation of cleaning operations. Masonry cleaning shall remove all organic and inorganic contaminants from the surface and pores of the substrate, returning the masonry to its natural color. Surfaces shall be evenly cleaned with no evidence of streaking or bleaching. The

cleaning process shall not affect the density, porosity, or color of the masonry or mortar. Cleaned masonry shall have a neutral pH. Methods used for cleaning historic masonry shall be the gentlest possible to achieve the desired results. Test patches shall be made to determine a satisfactory cleaning result. Cleaning shall proceed in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other. Cleaning shall be performed in a manner which results in uniform coverage of all surfaces, including corners, moldings, interstices and which produces an even effect without streaking or damage to masonry. The cleaning materials, equipment, and methods shall not result in staining, erosion, marring, or other damage to the surfaces of the structure. Following an initial inspection and evaluation of the structure and surfaces, the structure shall be given a surface cleaning. The surface cleaning shall be completed prior to start of repair work, and sampling and testing of mortars. The cleaning shall provide for the complete cleaning of all exterior masonry surfaces of the structures, removing all traces of moss, dirt, and other contaminants. The cleaning shall provide a clean masonry surface to allow determination of the masonry's color and shades, finish and texture, and other properties. Following completion of the surface cleaning of the structure (or side of structure) the masonry shall be dried prior to the start of any repair work. The following sequence of methods shall be used to determine the least aggressive, effective cleaning method:

1. Water with brushes
2. Water with mild soap
3. Water with stronger soap
4. Water with stronger soap plus ammonia
5. Water with stronger soap plus vinegar (but not on calcareous masonry)
6. Stronger chemical cleaners, only when above methods are determined to be ineffective by the Contracting Officer

3.2.1 Project Conditions

Masonry surfaces shall be cleaned only when air temperatures are above 5 degrees C 40 degrees F and will remain so until masonry has dried out, but for not less than 7 days after completion of the work.

3.2.2 Chemical Cleaners

Acidic chemical cleaners shall not be used on limestone, marble, concrete and other calcareous (calcium containing) masonry materials. If chemical cleaners are used on such materials, they shall be alkaline based and utilized with neutralizing after-washes.

3.2.3 Test Patches

The materials, equipment, and methods to be used in cleaning shall be demonstrated in a test section approximately 1 by 1 m 3 by 3 ft square. The location of the test section, and the completed test section shall be subject to approval. The cleaning process shall be adjusted as required and the test section rerun until an acceptable process is obtained. Test patches shall be located in inconspicuous areas of the building. The areas tested shall exhibit soiling characteristics representative of those larger areas to be cleaned. Tests shall also be conducted on areas to be stripped of paint. Tested areas shall be allowed to dry before a determination is made on the effectiveness of a particular treatment.

3.2.4 Paint Removal

Paint and other coatings shall be removed from masonry surfaces in areas indicated prior to general cleaning. Masonry shall not be damaged or

marred in the process of paint removal. Areas where paint is to be removed shall first be cleaned with water and detergent solution to remove surface dirt, rinsed, and allowed to dry. Chemical paint removers shall be applied in accordance with manufacturer's instructions. Surrounding painted surfaces to remain intact shall be protected from exposure to chemical paint removers to avoid damage. Paint containing lead that is to be removed shall be removed in accordance with LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES.

3.2.5 Water Cleaning

3.2.5.1 Pressure Spraying

Water shall be spray applied to masonry surfaces to comply with requirements indicated by test patches for location, purpose, water temperature, pressure, volume, and equipment. Unless otherwise indicated, the surface washing shall be done with clean, low pressure water (pressure of less than 0.38 MPa 55 psi and 9.5 to 11.4 L/m 2.5 to 3 gpm discharge) and the spray nozzle shall not be held less than 300 mm 12 inches from surface of masonry. Water shall be applied side to side in overlapping bands to produce uniform coverage.

3.2.5.2 Hand-scrubbing

Pre-wetted surfaces shall be scrubbed using hand-held natural bristle or nylon brushes. Wire brushes shall not be used. Surfaces to be cleaned shall be scrubbed to remove surface contaminants.

3.2.5.3 Rinsing

Scrubbed surfaces shall be rinsed clean of all contaminants and cleaning solutions with water in a low-to-moderate pressure spray, working upwards from bottom to top of each treated area. The rinsing cycle shall remove all traces of contaminants and cleaning solutions.

3.2.6 Chemical Cleaning

Chemical cleaning of historic masonry shall use the gentlest means possible to achieve the desired result as determined by test patches. Chemical cleaning shall be the use of any product in addition to water, including detergents, ammonia, vinegar, and bleach. Cleaning shall proceed in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other. Cleaning shall result in uniform coverage of all surfaces, including corners, moldings, interstices and shall produce an even effect without streaking or damage to masonry. Chemical cleaners shall not be applied to the same masonry surfaces more than twice.

3.2.6.1 Surface Prewetting

Masonry surfaces to be cleaned with chemical cleaners shall be wetted with water using a low pressure spray before application of any cleaner.

3.2.6.2 Acidic Chemical Cleaning

Acidic chemical cleaners shall be applied according to manufacturer's instructions. Acidic chemical cleaners shall not be applied to masonry with high calcium content (e.g. marble, limestone). Acidic cleaners shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Cleaner shall remain on masonry surface for the time period recommended by manufacturer. Manual scrubbing by brushes shall be employed as indicated by test patches for the specific location. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water to remove all traces of chemical cleaner.

3.2.6.3 Alkaline Chemical Cleaning - Prewash Phase

Alkaline chemical cleaners shall be applied according to manufacturer's instructions. Alkaline

cleaners shall be applied to masonry surfaces by low pressure spray 0.35 Mpa 50 psi max., roller, or brush. Cleaner shall remain on masonry surface for the time period recommended by the manufacturer. Manual scrubbing by brushes shall be employed as indicated by test patches for the specific location. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water.

3.2.6.4 Alkaline Chemical Cleaning - Afterwash Phase

Immediately after rinsing of alkaline cleaned surfaces, a neutralizing afterwash shall be applied to the cleaned masonry areas. Neutralizing afterwash shall be applied according to manufacturer's instructions. Neutralizing afterwash shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Afterwash shall remain on masonry surface for the time period recommended by manufacturer. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water to remove all traces of chemical cleaners.

3.2.6.5 pH Testing

Masonry surfaces which have been chemically cleaned shall be pH tested using pH monitoring pencils or papers. Chemically cleaned masonry shall be rinsed of all chemical residues until a neutral pH (7) reading is obtained from the masonry surface.

3.3 MASONRY REPAIR

Repaired surfaces shall match adjacent existing surfaces in all respects. Masonry repair shall proceed only after the cause of deterioration has been identified and corrected. Masonry repair shall conform to ACI C-20.

Masonry repair shall proceed only after the area to be repaired has been cleaned. The materials, methods and equipment proposed for use in the repair work shall be demonstrated in test panels. The location, number, size and completed test panels shall be subject to approval. Products shall be used in accordance with the manufacturer's instructions.

3.3.1 Repointing

Repointing work shall be as directed. Old caulking, grout, or mortar shall be removed from previously repaired cracks where it is failing. Loose particles shall be removed from cracks. Cracks shall be cleaned, rinsed with water followed by blowing with filtered, dry, compressed air.

3.3.1.1 Mortar Analysis

Existing original historic mortar shall be analyzed before repointing in order to provide a match with the new repointing mortar. Historic mortars are usually softer than newer mortars, often using lime as a binder rather than cement. Lime for repointing mortar shall conform to ASTM C 207, Type S, unless otherwise specified. Full laboratory analysis of the existing mortar shall conform to ASTM C 1324. Field analysis of the existing mortar shall be as specified below.

3.3.1.2 Taking and Preparation of Samples

Samples of unweathered original historic mortar shall be taken and analyzed in order to match the new mortar to be used for repointing. Samples of each different type of mortar in the structure shall be taken and analyzed. Three or four samples of each type of mortar to be matched shall be removed with a hand chisel from several locations on the building. The largest sample shall be set aside for comparison with the repointing mortar. The remaining samples shall be broken apart with a wooden mallet, powdering them into their constituent parts.

3.3.1.3 Binder Analysis

A part of the sample shall be stirred into diluted hydrochloric acid. If a vigorous chemical reaction (bubbling) occurs and most of the binder disappears, leaving clean aggregate, the binder was lime. A portland cement binder will result in a murky liquid and will dissolve very slowly

over several days.

3.3.1.4 Aggregate Analysis

Aggregate of the mortar sample shall be separated from the binder. This shall be accomplished by taking the crushed mortar sample and either gently blowing away the fine binder material, placing the crushed sample in a centrifuge, or chemically separating the aggregate from the binder. The separated aggregate shall be rinsed clean with water and dried. The aggregate shall be examined with a magnifying glass, and the component materials shall be recorded as to range of materials, sizes, colors, as well as the presence of other materials.

3.3.2 Mechanical Repair

Original historic masonry materials shall be repaired or replaced only if surfaces are extensively deteriorated (surface missing to a depth of 100 mm 4 inches or more) or are threatening the safety of the structure or individuals. Deteriorated surfaces shall be removed and repaired or replaced only upon approval. Repairs and replacements shall match the materials, colors, and finish of the existing historic masonry as closely as possible.

3.3.2.1 Areas To Be Removed

Unsound, weak, or damaged masonry and mortar shall be removed in areas as indicated. Loose particles, laitance, spalling, cracked, or debonded masonry and mortar and foreign materials shall be removed with hand tools unless otherwise noted. Surfaces prepared for repair shall be cleaned free of dust, dirt, masonry chips, oil or other contaminants, rinsed with water, and dried before repair work is begun. Surfaces of the structure, and surfaces adjacent to the work area shall be protected from damage which may result from removal, cleaning, and repair operations.

3.3.2.2 Application of Masonry and Mortar

Masonry and mortar shall be placed to rebuild spalled or damaged areas to match the original surface finish, level, texture, and color. The finished appearance of the patch shall match the adjacent existing surface.

3.3.2.3 Patch Anchors

Patch anchors shall be provided to ensure that the patch is tied to the existing masonry structure. Patch anchors shall be provided at a frequency of at least one patch anchor per 93 square mm square foot of patch plan surface area; specific locations for patch anchors shall be as indicated. Small handheld, low-speed rotary masonry drills shall be used to produce holes in the existing masonry, within the limits for the patch anchor installation.

3.3.2.6 Cleanup

Excess epoxy and spills shall be removed from the surface of the masonry. The surface of the masonry shall be left in a clean and uncontaminated condition. Spills on adjacent surfaces shall also be removed and surfaces repaired as required.

3.4.3 Health and Safety Precautions

Full-face shields shall be provided for mixing, blending, and placing operations as required. Protective coveralls and neoprene-coated gloves shall be provided for workers engaged in the operations. Protective creams of a suitable nature for the operation shall be supplied. Adequate fire protection shall be maintained at mixing and placing operations. Smoking or the use of spark- or flame-producing devices shall be prohibited within 15 m 50 feet of mixing and placing operations. The mixing, placing, or storage of epoxy-resin grout or solvent shall be prohibited within 15 m 50 feet of any vehicle, equipment, aircraft, or machinery that could be damaged from fire or could ignite vapors from the material.

3.5 MASONRY REPLACEMENT

Masonry shall be replaced with material that matches the original in terms of composition, color, texture, strength, finishing, and porosity as closely as possible. If a few isolated masonry units are to be replaced, each shall be removed without disturbing the surrounding masonry. Deteriorated masonry units and mortar requiring replacement shall be removed by hand chiseling. Adjoining masonry units shall not be damaged during the removal of deteriorated units and mortar. The new element shall be tested for fitting into its space without mortar. If wedges are used to support and align the new unit, they shall be covered with at least 38 mm 1-1/2 inches of mortar when pointing is complete. The four sides and back of the space shall be covered with sufficient mortar to ensure that there will be no air spaces when the new unit is set. The new unit shall be lined up and set by tapping it into place with a wooden or rubber mallet. Face of new unit shall align with that of existing masonry. Joints shall be repointed to match the rest of the wall after new units have been properly installed and adjusted. Replacement areas shall be cleaned with a non-metallic brush and water to remove excess mortar

3.6 MASONRY AND MORTAR FINISHES AND COLOR

The exposed surfaces of masonry and mortar repair shall match the finish, color, texture, and surface detail of the original surface. Mechanical finishing and texturing may be required to produce the required finish and appearance. The finishing and texturing shall conceal bond lines between the repaired area and adjacent surfaces. The texturing shall provide replication of all surface details, including tooling and machine marks. The equipment used in finishing and texturing shall be a low-impact energy type which will not weaken the patch or damage the patch bond and the adjacent concrete.

3.7 JOINT SEALING

Joint sealing shall be as specified in Section 07920 JOINT SEALANTS.

3.8 FINAL CLEANING

No sooner than 72 hours after completion of the repair work and after joints are sealed, faces and other exposed surfaces of masonry shall be washed down with water applied with a soft bristle brush, then rinsed with clean water. Discolorations which cannot be removed by these procedures shall be considered defective work. Cleaning work shall be done when temperature and humidity conditions allow the surfaces to dry rapidly. Adjacent surfaces shall be protected from damage during cleaning operations.

3.9 PROTECTION OF WORK

Work shall be protected against damage from subsequent operations.

3.10 DEFECTIVE WORK

Defective work shall be repaired or replaced, as directed, using approved procedures.

3.11 FINAL INSPECTION

Following completion of the work, the structure shall be inspected for damage, staining, and other distresses. The patches shall be inspected for cracking, crazing, delamination, unsoundness, staining and other defects. The finish, texture, color and shade, and surface tolerances of the patches shall be inspected to verify that all requirements have been met. Surfaces exhibiting defects shall be repaired as directed.

Exhibit B

Compensation for South Wall and all three
addendums

Compensation will be made in the amount of \$ 93,702 plus Washington State Sales Tax and applicable permit fees upon completion of contract. Progress payments may be made at County's discretion upon County's approval of Contractor's invoices, to the extent that said invoices reflect the completion of project milestones by the Contractor (milestones are points at which significant components of the project have been completed and at which tangible project deliverables of material value have been received by the County).

Every contractor and subcontractor on contracts subject to prevailing wages are required by RCW 39.12.040 to file a Statement of Intent to Pay Prevailing Wages (Intent), which should be filed with L&I immediately after the contract has been awarded to the contractor and before work begins, if possible.

Intents must be submitted to, and approved by, L&I before any payments can be made to the contractor.

Exhibit C

Example picture window and cornice



Exhibit D

Example of grout failure



Exhibit E
Insurance (2)

EXHIBIT C -- INSURANCE COVERAGE REQUIREMENTS

✓ INDICATES WHAT TYPE OF INSURANCE IS REQUIRED

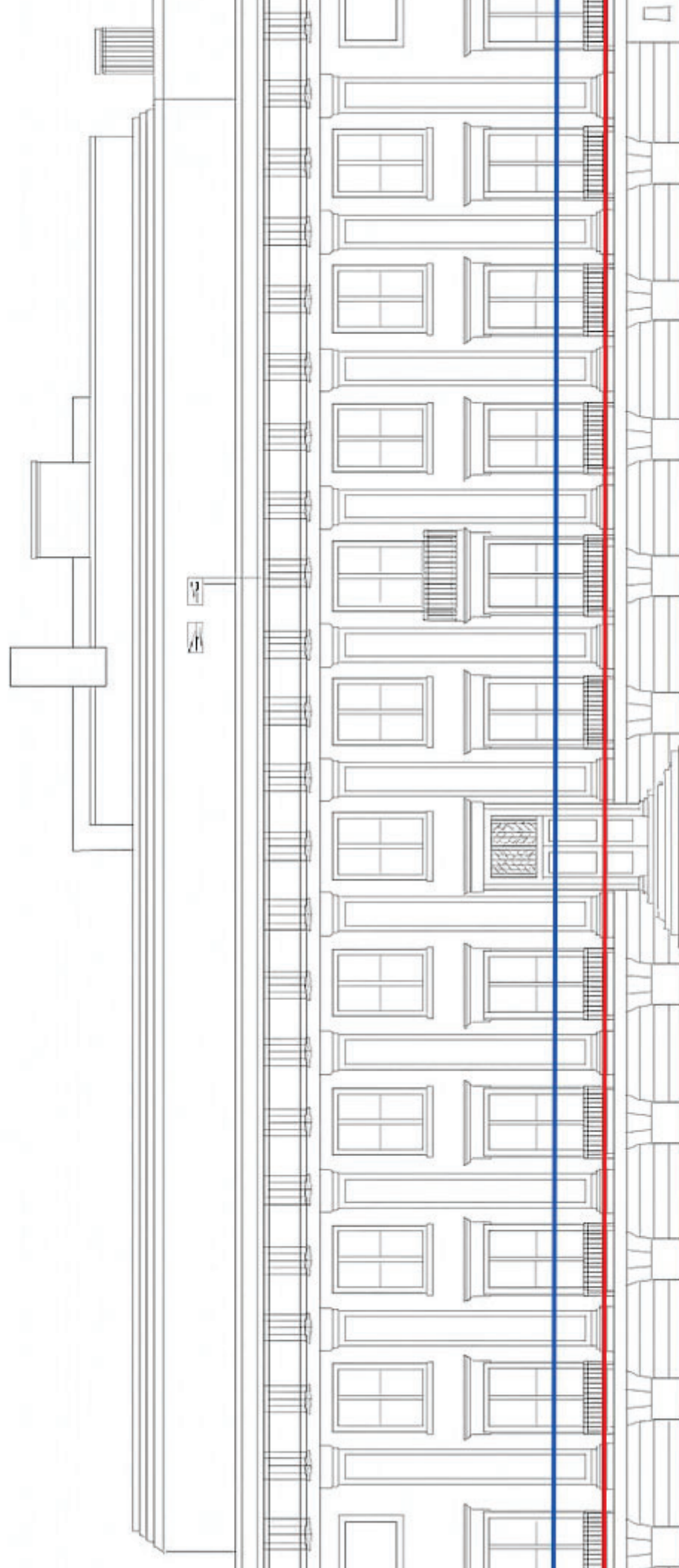
<u>TYPE OF INSURANCE</u>		<u>LIMITS OF LIABILITY</u>		
		Each Occurrence	Aggregate	
GENERAL LIABILITY				
✓	Comprehensive Form	Bodily Injury	\$1,000,000	\$2,000,000
✓	Premises - Operations	Property Damage	\$1,000,000	\$2,000,000
	Explosion & Collapse Hazard			
	Underground Hazard			
<u>OR</u>				
✓	Products/Completed Operations Hazard			
✓	Contractual Insurance	Bodily Injury and Property Damage Combined Single Limit	\$1,000,000	\$2,000,000
✓	Broad Form Property Damage, Incl. Care, Custody Control			
✓	Independent Contractors			
✓	Personal Injury	Personal Injury	\$1,000,000	\$2,000,000
AUTOMOBILE LIABILITY				
✓	Comprehensive Form	Bodily Injury (Each Person)	\$1,000,000	
✓	Owned	Bodily Injury (Each Accident)	\$1,000,000	
✓	Hired	Property Damage OR	\$1,000,000	
✓	Non-Owned	Bodily Injury & Property Damage Combined Single Limit	\$1,000,000	
EXCESS LIABILITY (Over and above automobile and general liability)				
	Umbrella Form	Bodily Injury/Property Damage Combined	\$1,000,000	\$1,000,000
		OR		
✓	Excess Liability Gap Layer		\$1,000,000	\$1,000,000
✓	WORKER'S COMPENSATION and		Statutory	
✓	EMPLOYER LIABILITY		\$1,000,000	
OTHER				
	Builder's All Risk	Amount of Contract Price	\$	_____
	Errors & Omissions (Professional Liability)		\$1,000,000	\$2,000,000

Please indicate: Claims-Made Form: _____, Occurrence Form: _____,
Extending Reporting Provisions Avail. _____

The Contractor's insurance company must provide a certificate of insurance on acceptable form showing the above required coverage and modified to conform to the following endorsement. The following endorsement must also be signed by the insurer. ACCORD 20 Form 2004 or later

Exhibit F

south exterior elevation grouting



OUTH ELEVATION

11/6/10

Area's within the
red need to be
repointed per
scope.

Area's within the
blue need to be
cleaned per
scope.