



Scope of Work for Highlands Community Center

Date: July 5, 2009



Introduction:

Until the fall of 2008 the Highlands Dining Room and Lounge had a settling of the Northwest corner foundation from East to West of 5 inches. This was causing the Chimney to crack at its mortar joints, the corners of the chimney were pushing against the associated roof purlins and the interior of the chimney was cracking at stress joints, the floor was sloping to the Northwest corner and the West window was being pushed out of square threatening the large glass window pane. In the fall of 2008 the chimney was raised to plumb and level by hydraulic jacks and supported by a foam injection system. This project will finish the work started in the fall of 2008. The current project consists of two parts.

The project will repair the chimney and remove and replace the concrete footer and stem wall encompassing the area from the West side of the chimney around the corner south to where it was connected to the original foundation.

- Chimney: The chimney cap will need to be removed and the chimney dismantled to below the stress cracking and rebuilt in the same configuration with original and matching bricks along with new mortar and then the cap replaced.
- Foundation: The foundation on the North half of the West side of the chimney room has failed. This portion of the foundation has been poured separately from the foundation

under the rest of the building. The settling of this portion of the foundation allowed the damage described above. A new stem wall and footer is needed to support the associated walls now that the chimney has been plumbed and leveled.

Schedule: This project needs to be started and completed during the summer and early fall of 2009. The completion date needs to be done before the ground freezes thus allowing a curing time for the concrete and mortar without having to provide tenting and heat to these work areas.

STRUCTURE NAME (HS-1032) The Highlands Dining Room and Lounge also known as the Community Center and the Main Lodge is located in the Highlands Historic District in the South District of Grand Teton National Park on the inner road. The time period of significance for the Highlands Historic District is 1946-1956 and is significant under the "Auto Camp" property type. Grand Teton National Park took possession of the property in 1972 from the Jenkins family. The work will be accomplished with the greatest respect toward the Secretary of Interiors Standards for the Treatment of Historic Properties and will be overseen by a National Park Service COTR. Safety protocol and proper PPE are a must and must be adhered to and will be subject to inspection by the COTR.

Exterior Work:

- **General Site Work:** Pictures numbered 1 and 2
 - The project site will require excavation of an existing downhill grade in order to form and pour the new footer and stem wall. After the new foundation has cured sufficiently the area will need to be backfilled and graded with a slope that allows at least 3 feet of soil over the new footers. See specification sheet.
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- **Exterior and Interior Chimney Work:** Pictures numbered 3-8
 - The exterior of the chimney requires dismantling the chimney from the top to below the stress cracks approximately 8 feet. Reconstructing the chimney using the original bricks in their original positions where possible and obtaining matching bricks for use where the original have been damaged beyond reusability. This work requires the removal and replacement of the chimney cap. The interior of the chimney will require resetting of the flagstone with new mortar, resetting the mantle and replacing the existing chinking immediately above the mantle. The mortar should match the existing as near as possible as to color and material.
- **New Foundation:** Pictures numbered 9-11
 - The new foundation should match the existing in size and configuration to that under the main part of the structure. The new foundation will have #4 rebar steel reinforcement as shown or described in the specifications. The new foundation should match the existing under the main part of the structure. Cold joints will be

attached to existing with rebar epoxied to the existing concrete and extending into the new foundation including the footer according to specifications.



#1 Foundation Replacement Area from Chimney to The Right Ending at Pier Area and Slope West Elevation



#2 Chimney at North End of Structure Grade from Right Of Chimney around Corner Down slope



#3 West Side of Chimney Stress Cracks from Settling and Straightening



#4 Close Up Of Above Picture



#4 Front of Chimney Showing Lowest Level of Stress Damage Visible on Right Edge



#5 Interior View before Plumbing and Leveling Of Chimney in 2008



#6 Current View of Interior Chimney with Mantel on Floor



#7 Current View of Interior Chimney Flagstone Separated from Wall East Elevation



#8 Chimney Interior West Elevation Flagstone Separation From Wall



#9 Foundation Area to be removed from Chimney Corner on Left to Vertical Crack under Right Side of Window



#10 Close Up of Vertical Crack under Window



#11 Close Up of Corner at Chimney