NOTE: REFERENCE PROJECT MANUAL DATED 12/01/16 FOR THE BALANCE OF PROJECT REQUIREMENTS & SPECIFICATIONS (THIS NOTE APPLIES TO ALL PHOTO SHEETS).
Kitchen

200 HIGH ST - MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS
MAJOR MAINTENANCE FY 18

PHOTO. NO. P-37-3
DATE: 10/18/16

Construction Services
170 Long Lane
Middletown, CT 06457

WESLEYAN UNIVERSITY

200 HIGH ST – MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS

Kitchen
Mechanical Room

200 HIGH ST – MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS
MAJOR MAINTENANCE FY 18

Cooler Room

200 HIGH ST – MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS
MAJOR MAINTENANCE FY 18

200 HIGH ST - MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS
MAJOR MAINTENANCE FY 18

PHOTO. NO.
DATE: 10/18/16

CONSTRUCTION SERVICES
170 Long Lane
Middletown, CT 06457

WESLEYAN UNIVERSITY
P-37-7

200 HIGH ST – MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS
• Contractor shall scrape, prep, prime and paint verandah decking. Decking is positive for lead paint.
• Contractor shall prep, prime and paint repair areas of verandah ceiling in locations of new drains and above southeast window.
• Paint shall be Sherwin Williams Emerald. Match existing colors.
• Sheet S1.0 identifies existing joists, typical.
• Contractor to sister all joists per typical details/sections and structural notes.
GENERAL NOTES
1. Reference mm fy18 project manual dated December 01, 2016 for a complete and all inclusive summary of the project scope requirements: http://www.Wesleyan.Edu/construction/majormaint/fy_18.html
2. This is an occupied athletic facility and will be fully occupied for the duration of the project. All entrances and exits shall be properly protected to provide safe entry and egress at all times. Post proper signage as required and coordinate work at all exterior doors with the owner and coordinate the work schedule with owner for occupant needs.
3. Surrounding buildings are also occupied. Contractor shall be cognizant and respectful of the surrounding buildings and building occupants.
4. Contractor shall coordinate the placement of all lifts and other heavy equipment with the owner's representative prior to the start of work. Contractor shall protect turf, concrete walks and pavement as required. Damaged turf, concrete walks and pavement shall be repaired by the contractor at no cost to the owner in accordance with the attached specifications.
5. Contractor shall meet or exceed all osha fall protection requirements. Contractor shall also adhere to all Wesleyan university fall protection requirements as outlined in the project manual. Contractor to comply with all state and federal codes, city of Middletown ordinances, osha requirements and Wesleyan university general project requirements and closeout procedures.
6. Safety: zero accidents. All contractors shall practice safe workmanship standards. 7. Osha training: contractor shall provide minimum 10 hour osha training certification for workman and minimum 30 hour osha training certification for working foreperson or supervisor to owner prior to start of work. Reference 01015 general requirements.
7. Contractor shall thoroughly clean the site of all debris, materials, etc. Conduct construction waste management activities in accordance with the state of Connecticut EPA, Middletown municipal code and all other applicable laws and ordinances.
8. Removal of non lead based debris is to be disposed of in contractor supplied dumpsters at a location agreed to by the owner and contractor. Protect pavement or turf areas beneath dumpster with plywood. Contractor shall repair any damaged pavement or turf areas resulting from dumpster placement or removal at no cost to the owner.
9. After review of site, contractors are responsible for any required temporary protection during the work.
10. Any overtime required to complete the project must be brought to owner's attention prior to submission of bid.
11. Contractor shall provide traffic barricades, signage, flag persons and all other traffic control methods required to complete the work.
12. Parking on grass surfaces is strictly prohibited.
13. Doors to facilities must be kept locked at all times; any propped doors will be closed by Wesleyan university facility operations staff or public safety, no complaints or exceptions. If doors are to be propped the door shall be watched by a representative of this contractor.
14. Contractor shall protect all surrounding areas, plants, shrubs, trees, etc. From damage and shall be responsible for any required temporary protection during the work. Any damaged plants, shrubs, trees, etc., Shall be replaced in kind at no expense to the owner.
LEAD SAFE WORK REQUIREMENTS / HAZARDOUS MATERIAL COORDINATION

1. Paint testing for lead paint varied by location. - Reference xrf report.
2. Contractors must submit a copy of their firms 'certified renovator' documentation as required by the epa renovation, repair and painting (rrp) rule. This documentation must be submitted with the bid proposal form.
3. Federal, state, local and osha requirements are to be strictly adhered to for all lead work. Contractor shall wrap lead waste in 6-mil plastic and dispose of in owner supplied lead dumpster. Owner shall dispose of lead waste.
4. All work shall be performed in accordance with the u.s. Environmental protection agency (epa) rrp requirements. All contractor personnel working on the project shall be certified by the epa for lead based paint activities. Adjacent residences are occupied by private home owners.
5. Contractor shall provide current blood test results for all employees working on wesleyan properties before the start of any work. Blood test results shall be provided within 2 weeks upon completion of the project.
6. Prior to the start of work, contractor shall submit process to be used for containment.
7. All non-lead materials shall be disposed of in the contractors supplied dumpster.

GENERAL SCOPE REQUIREMENTS

1. Contractor shall protect the space and provide dust containment methods.
2. Contractor is responsible to relocate furnishings and protect.
3. Protect all sprinkler heads throughout the course of the work. Coordinate fire alarm and sprinkler shutdown with Owner.
4. Contractor to perform cautious removal of materials in concealed access space between boiler room and vacant bedroom.
5. Temperature control wiring is present in this area. Maintain all connections.
6. Electrical conduit is present in this space. Provide temporary disconnects as required to perform the work. Make whole to complete the work.
7. Abandoned gas piping is present in the space. Remove only what is necessary to perform the work.
8. Maintain all thermostats and wiring intact.
9. Provide final cleaning of the space.

GENERAL CONTRACTOR

1. Remove and reinstall acoustic ceilings in locations affected.
2. Install 5/8" FR gypsum wall board above acoustic ceiling to provide smoke barrier.
3. Contractor to provide framing and 5/8" gypsum wall board to conceal all new structural beams and columns installed.
4. Contractor shall provide carpentry repair to door frame and trim removed to perform the installation of new columns.
5. Tape, patch, prep, prime and paint all new installations.
6. All walls and ceiling shall be prepped and painted in occupied bedrooms (3).
7. Entire ceiling and walls opened to perform the work shall be prepped and painted.
8. Reference project manual for paint specifications. Color shall be Wesleyan White in all locations.

MAJOR MAINTENANCE FY 18

200 HIGH ST –MUSIC HOUSE
1st FLOOR AND EAST EXTERIOR DECK
SECTION 00020 - EXISTING CONDITION PHOTOS
PLUMBING/MECHANICAL/SPRINKLER
1. Provide plumbing/mechanical disconnections as required to make safe and assist in performance of the work.
2. Combustion air duct to be removed for installation of new structural beams.
3. Contractor to install new combustion air duct in new configuration to accommodate new beam installed
4. Provide transition connections
5. New duct to maintain overall size/volume
6. Review site and layout to notify Owner of require sprinkler relocations.

ELECTRICAL
1. Contractor to provide electrical disconnections and temporary lighting as required to make safe and assist in the performance of the work.
2. Contractor to relocate smoke detectors in each room to accommodate installation of new structural beams.
3. Contractor to provide and install 8 new smoke detectors and 2 new heat detectors. Schedule programming and testing with fire alarm company.
   a. Existing system is a SIEMENS MXL-IQ
4. Contractor to provide relocation of conduit and installation of new ceiling light fixtures in occupied bedrooms (3). Contractor to remove and reinstall light fixtures removed from the 3 occupied bedrooms and install in the three unoccupied bedrooms identified by Owner.
   a. ETI 24” Round Flushmount - Model# 54614142 or approved equal
      1) 40 Watt
      2) 2900 Lumens
      3) Dimmable
      4) 4000K
      5) Rated Lifetime: 50,000 hours
      6) UL/cUL-Damp Locations
      7) UV, IR and Mercury-free
      8) 120 VAC
      9) Wall and Ceiling mountable
   b. Lithonia Lighting – Acuity LED troffer Model #2GTL2 LP840; 24” x 24” x 3-1/4”, or approved equal
      1) Wattage: 43W LED; lamps included
      2) Color Temp: 4000K
      3) Lens Type: white translucent acrylic
      4) Housing/Finish: Steel spun powder coated white
• Remove existing light fixtures and salvage for reinstallation.
• Insert new ceiling mounted light fixtures
• Relocate existing smoke detector to one side of beam and install new smoke detector on other side of new beam.

Install new 2 x 2 recessed LED light fixture in acoustic ceiling.

Relocate existing smoke detector to one side of beam and install new smoke detector on other side of new beam.

• Insert salvaged ceiling mounted light fixtures
• Relocate existing smoke detector to one side of beam and install new smoke detector on other side of new beam.

GROSS SF = 4934