107 High St. – New Bedroom

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and all other Specification Sections referenced, apply to this section.

1.2 SCOPE OF WORK

General

1. This is an existing woodframe program house. The University requires a bedroom be created in an existing common room. The contractor shall provide the following services described to complete the scope of work.
2. Coordinate all work with Owner’s Representative.
3. Adjacent building to the north is one of the Wesleyan owned daycares. Caution shall be taken to maintain all work activities on the project site. Adjacent building to the south is a private residence.
4. Building is to remain locked at all times.
5. Reference construction schedule for start and completion dates.
6. Contractor shall maintain a clean and safe work environment.
7. After review of site, contractors are responsible for temporary protection from adjacent areas in the house during the work.
8. Contractor shall adhere to the requirements outlined in the project manual.
9. Contractor shall coordinate work of all trades.
10. Contractor shall become familiar with existing site conditions and project requirements.
11. Contractor shall provide all labor, material and equipment required to complete the work.
12. Contractor will be responsible for daily clean-up. Project site must be kept clean and free from tripping hazards. Removal of debris is to be disposed of in contractor supplied dumpsters at a centralized location.
13. Upon completion of all specified work, the contractor shall clean the project areas for move in condition.
14. Contractor shall protect existing 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.
15. Test systems for proper operation.
16. Provide as-built condition drawing.
17. Maintain existing window blinds. Clean windows and storm windows.

Lead safe work requirements / hazardous material coordination

1. 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.
2. All existing painted surfaces are to be treated as positive for lead containing paint due to the construction of the building prior to 1978 unless otherwise noted. Federal, state, local and OSHA requirements are to be strictly adhered to for all lead removal. Contractor shall wrap lead waste in 6-mil plastic and dispose of in owner supplied lead dumpster. Owner shall dispose of lead waste.
3. All academic, administrative and graduate housing will be occupied. All work shall be performed in accordance with the US Environmental Protection Agency (DEEP) RRP requirements. All contractor personnel working on the project shall be certified by the DEEP for lead based paint activities. Adjacent residences are occupied by private home owners.
4. 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.
5. Prior to the start of work, contractor shall submit process to be used for containment during window removal.
6. Contractor shall separate lead and non-lead materials for proper disposal.
7. All non-lead materials shall be disposed of in the contractors supplied dumpster.

New Bedroom #105:

Division 6:
1. Install 2 x 4 framing in arched door opening to accommodate new door in the center of the opening.
   a. Install 5/8” fire rated gypsum wall board.
   b. Maintain architectural features.
2. Maintain existing built in bookcase along east wall.
   a. Provide five new shelves and support clips for each shelf.
3. Provide wood threshold at new door installation
4. Install wood base to match existing on both sides of wall.

Division 7:
1. Insulate new wall with sound attenuation batt insulation
   a. Rockwool acoustic fire batts

Division 8:
2. Provide and install new entry door.
   a. All framing, finish trim to match existing.
   b. Flat slab, solid wood.
   c. Spring hinges (3).
   d. Core for new Wesleyan bedroom hardware.

Division 9:
3. Prep, patch and paint walls, ceiling and all woodwork.
   a. Walls: Sherwin Williams Wesleyan White. Eggshell. #2532
5. Clean and wax floor.
6. Remove carpet from Reading Room and from vestibule between kitchen and Lavatory 105.
   d. Provide new underlayment and Shaw plank flooring, Uncommon Ground, in these two locations. Provide color samples to Owner for selection.
   e. Provide transition strips to accommodate changes in elevation in locations where new flooring is installed.

Division 16:
1. Electrical:
   a. Remove existing ceiling mounted light fixtures (4).
   b. Install 2 (24”) ETI LED round flush mount 40 watt. Part# 54614142 LED series ceiling light fixtures
   c. Provide new light switch at new entry door.
   d. Wiremold is acceptable.
   e. Provide a new electrical outlets.
      i. Install (2) new electrical outlets on the east wall.
      ii. Install new electrical outlet on the west wall.
iii. Break out existing outlets and place on new circuits in panel.
f. Remove television and mount in the Dining room on west wall positioned below emergency light. Coordinate dimension above floor with Owner. Reference photo below.
2. Remove emergency light fixture in bedroom. Return to Owner. Terminate, cap wires and place junction box cover.

New closet in adjacent entry hall.

Division 6:
1. Construct new 2 x 4 gypsum board wall.
   a. Provide wood base trim to match on both sides of wall.
   b. Install 5/8” fire rated gypsum wall board.
2. Install laminate shelves and closet rods as shown.

Division 7:
1. Insulate new wall with sound attenuation batt insulation
   a. Rockwool acoustic fire batts

Division 9:

Division 15:
1. Tap into sprinkler line and add a new sidewall sprinkler head in new closet.
   a. Notify fire department of work to be performed.
   b. Drain and recharge system.

Division 16:
1. Install new ETI LED 16” round flush mount 22 watt - part# 54075142 series ceiling light fixtures
2. Provide light switch.
3. Wiremold is acceptable.
4. Relocate emergency light fixture in entry hall to accommodate new wall.

House to identify where existing, room furniture will be located.