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 3 family woodframe house.
2. Coordinate all work with Owner’s Representative.
3. Adjacent buildings are private and Wesleyan owned and are occupied.
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 any required temporary protection 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. All work noted applies to all floors of the building.
12. Contractor shall provide all labor, material and equipment required to complete the work.
13. Remove recyclable materials; metals, screens, sash weights, gas piping, etc. and deliver to Jukonski Recycling on Butternut Street in Middletown. Hrs of operation: 1:00 pm – 6:00 pm. Recycling credit to be placed on Owner’s account - Attn: Roseann. Provide job location so Owner can track for sustainability and policy requirements.
14. Contractor will be responsible for daily clean up of individual’s work. 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.
15. Upon completion of all specified work, the contractor shall clean construction related dust and debris in the entire house.
16. Contractor shall coordinate the use of motorized lifts and/or heavy equipment with the owner.
17. 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.
18. Test systems for proper operation and polarity.
19. Provide as-built condition drawing.

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 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.

**Schedule**

1. The scope of work outlined shall start upon award and be complete on or before August 1, 2018.

**Sitework – Fire Sprinkler Water Service**

1. Contractor to install new fire water service for new sprinkler system.
2. Coordinate with all requirements per Federal, State and City of Middletown water department, building codes and regulations.
3. Obtain all required permits.
4. Reference fire sprinkler water service/fire alarm/fire sprinkler scope document and project manual.
5. Coordinate installation with work of concurrent trades.
6. Procure city of Middletown Police Department services for road excavations.
7. Schedule connections for tap to water main with city of Middletown Public Works.
8. Bacteria testing required.
9. Schedule pressure tests and inspections with city of Middletown Fire Department.

**Carpentry**

**Interior:**

1. Frame and infill fireplace opening with gypsum wall board. Ensure vent is closed and secured.
2. Apartment A
   a. Remove loose plastic laminate in bathroom adjacent to tub wall.
   b. Install FRP and perimeter trim for a water tight installation.
   c. Remove all old caulk and place new caulk
3. Apartment B
   a. Remove all old caulk and place new caulk
4. Apartment C
   a. Remove all old caulk and place new caulk
5. Install plywood mounting panel in basement for new fire alarm and ITS equipment. Approximate size, 4’ x 4’.
6. Repair wood floor where floor mounted receptacles are removed.

**Thermal & Moisture Protection**

**Fire Safing:**

1. Fire caulk all through floor penetrations.

**Basement Openings**

1. Install basement security bars upon completion of new basement windows.
2. Prep and paint bars with Sherwin Williams Kembond and Shurcryl paint - Tudor brown.

**Finishes**

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<tr>
<th>Major Maintenance FY19</th>
<th>255 William Street</th>
<th>01010- 2</th>
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<td>2019000000</td>
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Paint
1. Patch damaged walls in each apartment.
2. Patch, prep and paint the entire interior to include all newly installed paintable materials, walls, trim, 1/4 round, interior doors, frames, ceilings, moulding, shelves, stair risers, stair railings, exposed conduit, wiremold, radiators, radiator piping, new sprinkler piping.
   a. Sherwin Williams Promar 200; Wesleyan White #2532
      i. Kitchens/Bathrooms: Semigloss all surfaces (walls and ceilings)
      ii. Bedrooms, Common Rooms:
         1. Walls: Eggshell
         2. Ceilings: Flat White SW-7002
      iii. Interior doors, all wood trim, wood base, window surrounds: semigloss
3. Sprinkler Pipe: Prime and DTM.

Plumbing
1. Remove gas piping in Apartment A to source that supplies range. Cap.

Sprinkler
1. Sprinkler contractor shall provide all fire sprinkler supply calculations to support the existing system and installation of additional sprinkler heads.
2. Sprinkler contractor shall provide all materials as necessary for the installation of new system.
3. Sprinkler contractor shall provide head box with sprinkler heads of each type installed.
4. Coordinate with all requirements per City of Middletown water department, building codes and regulations.

Electrical – All Apartments
1. Existing electrical panels (3) shall be replaced with new 42-breaker panels.
2. The building requires all new electrical conduit, wiring, receptacles, switches, receptacles and lighting.
3. Remove all abandoned wiring/conduit.
4. New work shall be installed to meet current building and electrical code requirements.
   a. Reference basis of design.
   b. Provide code compliant shop drawing for review and approval.
5. Contractor to pull (4) CAT 6 data cable from basement to the 4 RAP locations noted on the drawings. Locate on ceiling. Provide junction box and cover with Hubbell female connector at basement and in room locations.
6. Contractor shall furnish and install new ceiling mounted light fixtures in all bedrooms, bathrooms, kitchen, corridors, common rooms, closets noted, basement, attic and at exterior entrances. See floor plan for basis of design. Provide fixture count to Owner.
   a. Install new ETI LED 24” round flush mount 40 watt. Part# 54614142 LED series ceiling light fixtures
   b. Install new ETI LED 16” round flush mount 22 watt - part# 54075142 series ceiling light fixtures
   c. Install new Progress Lighting linear fluorescent Energy Star fixtures over medicine cabinets - type P7137-30STR-lamping, 2- F17T8. Provide new switch adjacent to door.
   d. Install (2) under cabinet light fixtures in kitchen. One to be located above sink and the 2nd to be located above counter on east elevation cabinets.
7. Install new 4-prong outlet for new electric range in Apartment A.
8. Provide electrical for new over range hood fans.
9. Contractor shall install motion sensors on fixtures identified.
10. University Standard for Bedrooms:
   a. No more than (2) 20-amp arc fault receptacles per breaker.
11. Install code required ground rods to service panel.
12. Install a service duplex outlet in basement next to electrical panel.
13. Install a duplex service outlet at ITS data backboard in basement.
14. Install GFCI’s in wet areas in kitchen, bathrooms and basement.
15. Install motion light sensors with on/off switch at top and bottom of stairs for 1st floor entry foyer.
16. Install new basement utility lighting (5) daisy chained to new light switch.
17. Install a service outlet at exterior south elevation.

**Exterior Lighting**
1. Install new wall mounted Entra LED light fixture at north and south entrances.
   a. RAB Lighting, Entra 12NW/PC
   b. 12W, 120V, 0.3A
   c. 5000K
   d. Photocell
2. Install building mounted light fixture to illuminate rear parking area.
   a. ATG Electronics eLucent WPDS Series Wall Pack
      ▪ WPDS90, 90 W
      ▪ Dark Sky Compliant, provide shield
      ▪ 100-277VAC
      ▪ 7200 lumens

**Fire Alarm System:**
1. Reference fire alarm specification and basis of design.
2. Furnish and install a fully reportable fire alarm system. See Fire Alarm / Fire Sprinkler Scope Document.
3. Furnish an automatic dialer.
4. Furnish and install two (2) separate telephone (CAT6) cables from building entry to the fire alarm control panel. Leave fourteen feet (14’) of extra cable at the telephone board for termination by Westel. Provide all coordination with fire alarm supplier for the purchase and installation including programming. Coordinate dialer requirements and programming to monitoring company with the Owner to ensure a complete, seamless interface.
5. Coordinate installation with work of other trades.
6. Schedule inspections with city of Middletown Fire Department and Fire Alarms Division.

**END OF SECTION**