PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a single family undergraduate woodframe house. The project scope shall include but not be limited to the application of insulated vinyl siding, painting of identified surfaces, new insulated glass windows.

2. The Owner shall obtain the building permit for all of the MM FY12 projects. Building permit number shall be provided to the awarded contractor. Contractor shall provide to the Owner certified copies of all contractor and sub-contractor licenses. Licenses shall be current and correspond to the type of work being performed by the specific individuals. Contractor shall not be allowed to start work without these copies. Contractor shall schedule and notify Owner of all inspections with the City of Middletown. Owner must be present at inspections.

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

1.2 HAZARDOUS MATERIAL COORDINATION

1. All painted surfaces are to be treated as positive for lead containing paint due to the construction of the building prior to 1978. 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.

   a. This building was constructed prior to 1978 and is presumed to be positive for lead paint.

   b. This building is sided with transite siding. Removal of siding from front porch must be performed by an abatement contractor.

2. All contractor personnel working on the project shall be certified by the U.S. Environmental Protection Agency (EPA) for lead based paint activities.

3. Contractor shall provide current blood test results for ALL employees working on Wesleyan properties before the start of any work. Monthly reports shall be provided thereafter and also upon completion of the project. See Section 01015.

1.3 SCHEDULE

1. General Project Schedule
   2. Project Complete: 7/31/2011

1.4 GENERAL PROJECT REQUIREMENTS

1. Contractor shall adhere to the project manual.

2. Contractor to assume all paint is lead containing. Reference the Hazardous Assessment materials report available for viewing at the Owner’s office located at 170 Long Lane.

3. Coordinate all work with Owner’s Representative.

4. This is an unoccupied single-family residential building. Surrounding buildings will be occupied throughout the summer.

5. The general contractor will be responsible to ensure each subcontractor is responsible for daily clean up of individual’s work. Project site must be kept clean and free from tripping hazards.
6. Conduct construction waste management activities in accordance with the State of Connecticut EPA, Middletown Municipal Code and all other applicable laws and ordinances. 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.

7. Coordinate all work with work of other trades.

8. Contractor to comply with all State and Federal Codes, City of Middletown Ordinances, OSHA requirements and Wesleyan University General Project Requirements and Closeout Procedures.

9. Contractor shall meet or exceed all fall protection requirements as specified in the project manual. Failure to do so will result in contract termination.

10. Provide as-built condition drawings for all work performed to this building.

11. All woodframe houses are fully furnished. Contractor shall provide for the proper protection of existing furnishings. Any furniture moved shall be reinstalled to respective rooms and thoroughly cleaned by this contractor.

12. Contractor shall provide dust barriers to all surrounding spaces within building for partial renovations.

13. After review of site, contractors are responsible for any required temporary protection during the work.

14. Prior to the start of exterior work, contractor shall contact CL&P to ensure that protective safety boots are installed at all overhead service wiring locations.

15. Any overtime required to complete the project MUST be brought to Owner’s attention prior to submission of bid.

16. 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.

PART 2 - SCOPE OF WORK BY DIVISION

DIVISION 2 – SITENWORK / DEMOLITION

SITENWORK:
1. Contractor shall protect the existing landscaping around the perimeter of the house. Contractor shall re-grade, repair and re-seed all disturbed landscaped areas upon completion of the work.

2. Contractor shall coordinate the use of motorized lifts with the Owner. 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.

DEMOLITION:
1. Contractor shall remove and return to Owner house numbers and letters.

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 - MASONRY
1. N/A

DIVISION 5 – METALS
1. Contractor shall wrap all exterior.

DIVISION 6 – WOOD AND PLASTICS
1. Prior to installing vinyl soffits, contractor shall remove and replace the rotted roof soffits.
DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. Contractor shall photograph and document all existing siding details. All documentation shall be submitted to the Owner for record. Documentation shall include but not be limited to all exterior trim details, window trim details, soffit details, porch and railing details, decorative octagon and hexagon siding details, etc.
2. Contractor shall submit shop drawings for each house along with product cut sheets and samples to the Owner for review and approval. All siding and trim details must match the existing. No materials shall be ordered until reviewed and approved by the Owner.
3. Contractor shall caulk all cracks, gaps and around any other exterior surface or joint that is susceptible to water infiltration. Caulking installation shall be as required based on the areas where work is being performed.
4. Contractor shall install 1” FOAMULAR insulating sheathing over all exterior walls to create an insulating envelope over the entire structure prior to installing siding.
5. Contractor shall install new Certainteed Monogram 46 (46L) double 4” clapboard vinyl siding over all locations where horizontal wood siding currently exists. Color shall be Coral.
6. Specialty shapes to be hexagon and octagon in color #123 (white). Contractor shall alternate shapes to maintain existing details.
7. Contractor shall install new vinyl soffits compatible with the specified siding system.
8. Contractor shall install vinyl bead board ceiling over the existing north and south entry ceilings.
9. Contractor shall maintain the look of all decorative details, trim, fascia and band boards that are currently present on the house. Contractor shall provide vinyl or composite material trim pieces as specified that are compatible with the siding system to replicate the existing look. Contractor shall submit shop drawings and product cut sheets to the Owner for approval showing the proposed products and materials to be installed over all existing exterior surfaces.
10. Contractor shall wrap all exterior door trim.
11. Contractor shall remove existing gutters and downspouts, clean them and adequately store and protect them during construction. Contractor shall reinstall clean gutters and downspouts upon completion of the siding work. Reinstallation shall be in accordance with the specifications in the project manual. Provide additional hangers and straps as required for a complete installation. Pitch for positive drainage to leaders.
12. The existing roof was installed in the summer of 2009 and shall be properly protected while completing the work. Contractor shall weatherseal any penetrations made.
13. Provide new vinyl dark green shutters on front of house. Four pair total.

DIVISION 8 – DOORS AND WINDOWS

1. N/A

DIVISION 9 – FINISHES

1. Contractor shall prep all existing surfaces scheduled to be painted in accordance with the requirements outlined in specification section 09910. Contractor shall clean surfaces upon completion of all prep work to remove all residues. Allow 24-48 hours of dry time before applying paint products and use a moisture test meter to ensure that the surface is dry prior to applying paint products – maximum moisture content shall be 14%. Provide Owner with test results.
2. Contractor shall wait 24-48 hours after rain and shall use a moisture test meter to ensure that the surface is dry prior to applying paint products – maximum moisture content shall be 14%. Contractor shall also monitor the weather forecast and not apply paint products if rain is predicted. Provide Owner with test results.
3. Contractor shall prep, prime and paint the following areas:
   a. Decorative window trim
   b. All exterior doors
   c. Exterior basement hatch and foundation wall shall be prepped and painted in accordance with the paint specifications.
   d. Paint existing tank fill and vent piping to match siding at siding line and to match foundation.
   e. Contractor shall not paint any composite material

4. Contractor shall apply one coat of Zinsser peel stop to all surfaces noted to be painted, one coat of tinted primer and one topcoat of latex paint in accordance with specification requirements.

**FINISH SCHEDULE:**

CERTAINTED MONOGRAM 46/46L: Vinyl Siding. Color: Coral
BENJAMIN MOORE: Navajo White – window trim, jambs, porch railings, columns, architectural trim details not wrapped or sided.
SHERWIN WILLIAMS: Accent color: Renwick Rose Beige
BENJAMIN MOORE: Cottage Red - doors
BENJAMIN MOORE: Tudor Brown – foundation
BENJAMIN MOORE DTM: Security bars on basement windows, basement hatch

DIVISION 10 - SPECIALTIES
   1. Provide and install new 3” tall black house numbers (107).

DIVISION 11 - EQUIPMENT
   1. N/A

DIVISION 12 - FURNISHINGS
   1.

DIVISION 13 – SPECIAL CONSTRUCTION
   1. N/A

DIVISION 14 – CONVEYING SYSTEMS
   1. N/A

DIVISION 15 - MECHANICAL
   1. Where hose bibs or other mechanical devices are present, address siding for a clean, neat installation.

DIVISION 16 - ELECTRICAL
   1. Disconnect and reconnect exterior mounted fixtures/ conduit/ cable wiring. Fixtures shall be reinstalled over flat siding blocks. Existing electrical boxes/ conduit/ cable wiring shall be re-worked as required to accommodate the new siding installation in accordance with code requirements.