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 renovating the first floor kitchen, creating a new 1st floor bathroom, converting the bedroom on the second floor into a common room, eliminating the bathroom on the 2nd floor, painting the entire interior of the house and providing all other defined work as required to complete the changes noted.

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.

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
   1. Start Work: 5/24/11
   2. Project Complete: 7/29/11

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. No ACM is present in the plaster, skim coat or joint compound.
4. No ACM is present in the kitchen or bathroom.
5. Coordinate all work with Owner’s Representative.
6. This is an unoccupied single family residential building. Buildings in the surrounding area shall be occupied throughout the summer.
7. The 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.
8. 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.
9. Coordinate all work with work of other trades.
10. Contractor to comply with all State and Federal Codes, City of Middletown Ordinances, OSHA requirements and Wesleyan University General Project Requirements and Closeout Procedures.
11. Provide as-built condition drawings for all work performed in this building that creates a physical change to the building.
12. 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.
13. Contractor shall provide dust barriers to all surrounding spaces within building for partial renovations.
14. After review of site, contractors are responsible for any required temporary protection during the work.
15. 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.
16. Any overtime required to complete the project MUST be brought to Owner’s attention prior to submission of bid.
17. Contractor shall provide traffic barricades, signage, flagpersons and all other traffic control methods required to complete the work.
18. 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 – SITEWORK / DEMOLITION

SITEWORK, GENERAL
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:
Note: Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

GENERAL:
1. Contractor shall remove, protect and store existing shades within the project area. Contractor shall reinstall shades upon completion of the project.
2. Contractor shall remove and salvage all existing smoke detectors and return to Owner.

1st FLOOR KITCHEN:
1. Contractor shall salvage existing stainless steel sink for reinstallation.
2. Contractor shall demo existing fixture, countertop and all associated support framing.
3. Contractor shall demo hot and cold water supply lines and shutoff valves as required for a proper install.
4. Contractor shall demo drain piping as required.
5. Contractor shall demo existing wall hung and base cabinets.
6. Contractor shall demo existing shelves and all associated brackets.
7. Contractor shall demo existing flooring.
8. Contractor shall remove existing cove base around duct enclosure.
9. Contractor shall salvage existing stove and return to Owner.
10. Contractor shall maintain and protect existing refrigerator. Clean upon completion of the required work.
11. Contractor shall demo existing light fixtures.
12. Contractor shall demo existing wall between kitchen and common room as required to install new bathroom door.

1st FLOOR COMMON ROOM:
1. Contractor shall relocate smoke detector and outlet from proposed bathroom space into new bedroom space. *(Return existing smoke detector to Owner and install new smoke detector provided by Owner).*
2. Contractor shall demo existing light fixture.
3. Contractor shall salvage and relocate wire basket on north wall from common room to kitchen.

2nd FLOOR BATHROOM
1. Demo Existing bathroom in its entirety. Demo all plumbing fixtures and piping to basement, plumbing venting, wall / floor tile and electrical wiring and fixtures to source in basement. Cap as required.
2. Remove and replace rotted framing and plywood as required.
3. Demo floor underlayment as required to accommodate even floor transition to existing for new tongue and groove wood floor installation.
4. Demo all walls and ceiling within the bathroom area.
5. Maintain existing wall switches. Relocate as required to accommodate wall demo changes.
6. Maintain existing heat supply.
7. Demo existing bathroom wall and door.

2nd FLOOR BEDROOM
1. Remove door. Salvage hardware for installation on 1st floor bedroom. Wrap and store door in basement.

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 – MASONRY
1. N/A

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS
1st FLOOR KITCHEN:
1. Contractor shall provide wall blocking as required for all new cabinets to be installed.
2. Contractor shall install new wood panel as required to enclose the exposed duct. Match existing wood enclosure.
3. Contractor shall install wire basket in location noted on sketch – relocated from former common room.
4. Contractor shall provide underlayment if required for new sheet vinyl floor installation.

1st FLOOR BATHROOM (Previously Common Room):
1. Contractor shall install new 2x4 partition wall with sound insulation, ½” moisture resistant gwb in the bathroom and ½” gwb in the new bedroom.
2. Contractor shall install all required blocking for medicine cabinet.
3. Contractor shall install all required blocking for wire shelving section to be installed in the new bedroom.
4. Contractor shall install underlayment for the new sheet vinyl floor installation.

1st FLOOR BEDROOM (Previously Common Room):
1. Contractor shall install new 36” long wall mounted wire shelf unit with clothes rod. Provide wall blocking as required for a proper installation.
2. Contractor shall install new wood base trim to match existing at new partition wall locations.

2nd FLOOR COMMON ROOM (Previously Bathroom):
1. Contractor shall install new wood base trim to match existing in previous bathroom space.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

GENERAL:
1. Contractor shall seal around all floor and ceiling penetrations made for new plumbing and electrical runs.
2. Contractor shall insulate all hot water supply lines in the basement from the hot water heater to the underside of the fixtures on the 1st floor.

1st FLOOR KITCHEN:
1. Contractor shall caulk around the new 4” backsplash and countertop installed.
2. Contractor shall caulk around the reinstalled stainless steel sink.

1st FLOOR BATHROOM
1. Contractor shall provide caulking as required to seal around new exhaust vent installed.
2. Contractor shall caulk around the new shower kit as required for a complete watertight installation. Also caulk along the shower base and new vinyl flooring.
3. Contractor shall caulk between the new wall mounted sink and existing wall.
4. Contractor shall caulk all floor penetrations to basement.

2nd FLOOR COMMON ROOM (Previously 2nd Floor Bathroom):
1. Prior to installing new wall and ceiling gypboard, install new R-30 insulation within all wall and ceiling cavities exposed from the wall and ceiling demolition activities. Ensure soffit ventilation is provided.
2. After removal of plumbing vent through roof, contractor shall patch roof and install new shingle patch as required for a watertight repair. Match existing shingle color and style.
**ADD ALTERNATE:** Contractor shall provide an add alternate to install R-25 insulation in between the basement ceiling joists.

**DIVISION 8 – DOORS AND WINDOWS**

**GENERAL:**
1. Contractor shall remove, protect and store existing shades within the project area. Contractor shall reinstall shades upon completion of the project.

**1st FLOOR KITCHEN:**
1. Contractor shall install new perimeter weatherstripping around interior door.
2. Contractor shall install new door sweep as base of interior door.

**1st FLOOR KITCHEN/ BEDROOM #1**
1. Contractor shall install door currently stored in the basement into existing door opening between the kitchen and bedroom #1. Install core from the 2nd floor bedroom door. Provide all other required hardware and door modifications for a complete installation.
2. Install new wood threshold.

**1st KITCHEN / BATHROOM**
1. Contractor shall install new wood door with privacy hardware. New door shall match raised panel style of existing as close as possible.

**2nd FLOOR COMMON ROOM / STAIRWAY**
1. Store 2nd floor stairway door and salvage core (and hardware if compatible) for re-use on bedroom #1 door.
2. Install Dutchmen, patch and repair previous hinge and strike cutouts at door jamb from previous door installation.

**DIVISION 9 – FINISHES**

**GENERAL:**
1. Contractor shall patch, prep, prime and paint entire interior of the house in total, including all walls, ceilings, trim and doors.

**STAIRWAY:**
1. Contractor shall repair damaged wall section at the underside of the stair ceiling leading to the 2nd floor. Prep, patch, prime and paint.
2. Patch and repair ceiling from removal of plumbing supplies from bedroom above.

**1st FLOOR KITCHEN:**
1. Contractor shall install new underlayment and sheet vinyl flooring within the limits of the kitchen area as outlined on the sketch.
2. Contractor shall provide transition thresholds between the new and existing flooring and beneath the exterior door.
3. Contractor shall install new ¼” round molding around the perimeter of the new sheet vinyl flooring. Fill nail holes, prime and paint.
4. Contractor shall install new wood base and ¼” round molding around the wooden duct enclosure.
5. Contractor shall install new vinyl cove base along the toe kick area beneath the new base cabinet and pantry.
1st FLOOR BEDROOM #1:
1. Contractor shall screen and refinish wood floor per specification requirements.

1st FLOOR BATHROOM:
1. Contractor shall install new underlayment and sheet vinyl flooring within the limits of the new bathroom area as outlined on the sketch.
2. Contractor shall install new vinyl cove base within the limits of the new bathroom area.

2nd FLOOR CLOSET (Off Common Room):
1. Contractor shall install new underlayment and sheet vinyl flooring over the existing flooring within the limits of the closet as outlined on the sketch.
2. Contractor shall install new transition threshold between new and existing flooring. Plane underside of existing door as required to accommodate new floor height.

2nd FLOOR COMMON ROOM (Previous Bathroom):
1. Contractor shall install required blocking and infills at all through wall penetrations.
2. Contractor shall install new wood flooring to match the size, color and finish of the existing. Contractor shall stain and finish as required and provide an even transition into the existing wood floor.
3. Contractor shall install new wood base trim to match the existing. Provide a smooth, even transition into existing. Prep, prime and paint as required.
4. Contractor shall screen and refinish existing wood floor per specification requirements.

2nd FLOOR BEDROOM:
1. Contractor shall screen and refinish existing wood floors per specification requirements.

FINISH SCHEDULE:

- **PRATT & LAMBERT**:
  - **Interior Trim & Doors**: Wesleyan White #2532 semi gloss.
  - **Interior walls & Ceiling**: Wesleyan White #2532 eggshell.
  - **Kitchen & Bathroom (Walls & Ceilings)**: Wesleyan White #2532 semi gloss.

DIVISION 10 - SPECIALTIES

1st FLOOR BATHROOM
1. Contractor shall furnish and install new toilet paper holder, towel bar and hook on door.
2. Contractor shall furnish and install new recessed medicine cabinet over new wall hung sink.

DIVISION 11 - EQUIPMENT

1st FLOOR KITCHEN:
1. Contractor shall protect the existing refrigerator during all construction activities.
2. Contractor shall thoroughly clean the refrigerator upon completion of all construction activities and re-use.
3. Contractor shall salvage existing range and return to Owner.
4. Contractor shall install new 30” range.
5. Contractor shall install new non-ducted exhaust hood.

DIVISION 12 - FURNISHINGS
GENERAL:
1. Contractor shall remove, protect and store existing shades within the project area. Contractor shall reinstall shades upon completion of the project. Provide any additional hardware as required.

1st FLOOR KITCHEN:
1. Contractor shall install new 54” base cabinet with all required fillers. Coordinate door sizes with pantry and remaining space.
2. Contractor shall install new laminated countertop. Prep and cut opening in countertop as required to mount existing stainless steel sink.
3. Contractor shall install new wall applied laminate up to the underside of the existing window. Provide stainless steel edge bands at transitions between new laminate and existing wall.
4. Contractor shall install new 4” high continuous laminated backsplash on three (3) sides.
5. Contractor shall install new full height 30” wide (min.) x 12” deep pantry cabinet and required fillers.
6. Contractor shall install new cabinet over range as required to mount new non-ducted exhaust fan.
7. Contractor shall install new full height laminate behind and on the side of the new range. Provide stainless steel edge bands at transitions between new laminate and existing wall.

DIVISION 13 – SPECIAL CONSTRUCTION
1. N/A

DIVISION 14 – CONVEYING SYSTEMS
1. N/A

DIVISION 15 - MECHANICAL

GENERAL:
1. Contractor shall clean all ductwork, registers and grills throughout the entire house.

1st FLOOR KITCHEN:
1. Contractor shall salvage the existing stainless steel sink for reinstallation. Remove sprayer and provide a stainless steel cap to cover the sprayer hole. Reinstall stainless steel sink in new laminated countertop. Provide new fasteners as required to mount existing sink.
2. Contractor shall install a new kitchen faucet (with no sprayer).
3. Contractor shall install new hot and cold water supply lines to the new faucet. Provide new shutoff valves beneath the cabinet.
4. Contractor shall insulate the hot water supply piping in the basement from the hot water tank to the new shutoff valve beneath the cabinet.
5. Contractor shall install new drain line and p-trap to the sink drain.
6. Contractor shall disconnect and reinstall vent piping as required to complete the cabinet install.

1st FLOOR BATHROOM:
1. Contractor shall install new 1.2 gallon efficiency toilet.
2. Contractor shall install new wall hung sink and faucet – minimum 18” width, outside dimension.
3. Contractor shall install new shutoff valves, hot and cold water supply lines, drain and sanitary piping for all new bathroom fixtures being installed, to closest sources in basement.
4. Contractor shall insulate all new hot water supply piping in the basement from the hot water tank to the first floor piping.
5. Contractor shall install new Sterling Plumbing Economy corner entry shower kit. Verify dimensions in the field and confirm proper fit within the new space.
6. Contractor shall install new Temptrol shower system as specified.
7. Contractor shall install new STUDOR vents as required per code for the new toilet, sink and shower.

2nd FLOOR COOM ROOM (Previous Bathroom Location):
1. Cap all plumbing lines that previously served the 2nd floor bathroom in the basement.
2. Provide new diffuser sized to match the existing duct opening.

DIVISION 16 - ELECTRICAL

GENERAL:
1. Contractor shall install new 110V smoke detectors with battery backup throughout the house. Devices shall be supplied by the Owner. New 9 volt batteries shall be provided and installed by the contractor. Return all existing devices to the Owner.

1st FLOOR KITCHEN:
1. Contractor shall install new 19” diameter kitchen light fixture in pantry/sink area.
2. Contractor shall install new wood framed 2x4 ceiling mounted fixture in eating area.
3. Contractor shall provide all required electrical for new hood fan installation.

1st FLOOR BEDROOM:
1. Contractor shall relocate existing smoke detector in the previous 1st floor common room onto new bathroom partition wall in Bedroom #1.
2. Contractor shall install new 19” diameter light fixture centered in room.

1st FLOOR BATHROOM
1. Contractor shall install new combination ceiling light / exhaust fan and vent to exterior. Provide all ductwork and exterior vent accessories as required.
2. Contractor shall install new light fixture over new medicine cabinet.
3. Contractor shall provide new GFI outlet above wall mounted sink and below medicine cabinet.

2nd FLOOR COMMON ROOM (Previous Bedroom):
1. Contractor shall install one (1) new duplex outlet.
2. Contractor shall maintain existing wall switches. Relocate switches as required to accommodate wall demo changes.