SCOPE OF WORK
SEQUENCE #050
140 CHURCH STREET – UNIT 2 INTERIOR RENOVATIONS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a three family graduate woodframe house. The project scope shall include but not be limited to renovating the first floor north apartment kitchen and bathroom in addition to completing minor renovations in other 1st floor rooms as 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: 6/1/11
   2. Project Complete: 7/30/11

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. Coordinate all work with Owner’s Representative.

4. This is an occupied three family residential building. The unit being renovated will be unoccupied. Buildings in the surrounding area shall be occupied throughout the summer.

5. 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.

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. Provide as-built condition drawings for all work performed in this building that creates a physical change to the building.

10. 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.

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

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

13. 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.

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

15. Contractor shall provide traffic barricades, signage, flagpersons and all other traffic control methods required to complete the work.

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.

17. Upon completion of all specified work, the contractor shall thoroughly clean the unit for move-in condition.

**PART 2 - SCOPE OF WORK BY DIVISION – 1ST FLOOR NORTH APARTMENT**

**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 and mini blinds within the project area. Contractor shall clean and reinstall shades and blinds upon completion of the project. Contractor shall provide any additional hardware and fasteners required for reinstalling the existing window treatment.

2. Contractor shall remove door sweep on north exit door.

3. Contractor shall salvage all brass lock stops on all windows noted to be removed and return to Owner.

4. Contractor shall remove all ceiling fixtures throughout.
KITCHEN:
1. Contractor shall remove all existing windows in the kitchen area.
2. Contractor shall remove existing flooring and ¼” round base molding.
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 remove and recycle existing porcelain sink and faucet.
6. Contractor shall remove base cabinets, upper cabinets and soffits to the ceiling.
7. Abatement Contractor shall remove countertops and backsplash wall laminate.
8. Contractor shall maintain and protect existing range for re-use. Clean upon completion of the required work.
9. Contractor shall maintain and protect existing refrigerator for re-use. Clean upon completion of the required work.
10. Contractor shall protect and maintain faux brick façade.
11. Contractor shall protect and maintain existing washer and dryer hookups.
12. Contractor shall remove entry door at east elevation. Salvage hardware for re-use on new door.
13. Contractor shall remove existing light fixture.

BEDROOM OFF KITCHEN:
1. Contractor shall remove windows.

BATHROOM:
1. Contractor shall completely gut bathroom in its entirety.
2. Contractor shall remove existing toilet, supply piping and shutoff valve.
3. Contractor shall remove existing wall hung sink, supply lines, shutoff valves and drain piping as required to accommodate new wall hung sink installation.
4. Contractor shall maintain existing radiator; disconnect for floor demo and new floor reinstallation.
5. Contractor shall remove existing window.
6. Contractor shall remove existing tub and tile surround.
7. Contractor shall remove existing wall tile and wall/ceiling board to studs.
8. Contractor shall remove existing tile flooring.
9. Contractor shall remove existing light fixtures.
10. Contractor shall remove existing medicine cabinet.
11. Contractor shall maintain access panel in corridor for bathroom.

CORRIDOR:
1. Contractor shall protect and maintain floor in corridor, off bathroom.
2. Contractor shall remove existing window.

LIVING ROOM:
1. Contractor shall maintain windows in this room.
2. Contractor shall maintain paneled walls – clean paneling.

BEDROOM OFF LIVING ROOM:
1. Contractor shall remove existing windows.

BACK PORCH:
1. Contractor shall salvage storms from window removals and re-use on back porch where missing – if size permits.
DIVISION 3 – CONCRETE

1. N/A

DIVISION 4 – MASONRY

1. N/A

DIVISION 5 – METALS

1. N/A

DIVISION 6 – WOOD AND PLASTICS

KITCHEN:
1. Contractor shall provide wall blocking as required for all new cabinets to be installed.
2. Contractor shall provide underlayment if required for new sheet vinyl floor installation.
3. Contractor shall provide strip of crown molding to match existing at ceiling line above cabinets.

BATHROOM:
1. Contractor shall install underlayment for the new sheet vinyl floor installation.
2. Contractor shall reframe wall studs as required to accommodate new recessed medicine cabinet.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

GENERAL:
1. Contractor shall seal around all existing floor and ceiling penetrations and new 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.
3. Contractor shall weatherstrip around exterior doors and provide new door sweeps.
4. For all windows noted to be replaced, Contractor shall remove existing sash, sash weights and sash cords. Contractor shall fill sash weight pockets with cotton batt insulation, apply sealant to head and jambs of existing sash stops and then install window(s). Contractor shall fill voids between old and new with expanding foam, trim interior with new trim pieces as required and seal perimeter interior with clear paintable caulk to eliminate the potential for any air infiltration.
5. Upon completion of window installation, Contractor shall completely caulk around the exterior perimeter of all new windows installed. Contractor shall install new Azek window stops set flush to the existing trim. Review details with Owner prior to installing windows.
6. Contractor shall infill, patch and repair exterior siding and trim as required to complete the new window installations.

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

BATHROOM
1. Contractor shall caulk around the new tub sliding glass door. Contractor shall also caulk along the tub base and new vinyl flooring.
2. Contractor shall caulk between the wall hung sink and existing wall.
3. Contractor shall provide exterior caulking as required to seal around new exhaust vent installed.
BEDROOM OFF LIVING ROOM:
1. Contractor shall caulk ceiling in closet at wall/ceiling intersection.

DIVISION 8 – DOORS AND WINDOWS

GENERAL:
1. Contractor shall only replace 1st floor windows in the rooms where noted to be replaced in this scope.
2. New window divided lite configuration shall be 6 over 6. Color shall be white.
3. Contractor shall submit window shop drawings and window schedule to Owner for approval.
4. Contractor shall install fiberglass windows as specified.

KITCHEN:
1. Contractor shall install new windows in kitchen.
2. Contractor shall install new metal entry door at east elevation. Salvage hardware from existing door. Prep jambs for hardware and strike as required.

BEDROOM OFF KITCHEN:
1. Contractor shall install new windows in bedroom off kitchen.

BATHROOM:
1. Contractor shall install new window with obscure glass in upper and lower sashes.
2. Contractor shall plane the undercut of the existing bathroom door as required to accommodate new sheet vinyl floor installation.

CORRIDOR:
1. Contractor shall install new window in corridor.

LIVING ROOM:
1. Contractor shall maintain windows in living room.

BEDROOM OFF LIVING ROOM:
1. Contractor shall install new windows in bedroom.

BACK PORCH:
1. Contractor shall salvage storms from window removals and re-use on back porch where missing – if size permits.

DIVISION 9 – FINISHES

GENERAL:
1. Contractor shall patch, prep, prime and paint entire interior 1st floor in total including all walls, ceilings, trim, exposed conduit, radiators and doors unless otherwise noted. Thoroughly clean and prep radiators prior to painting.

KITCHEN:
1. Contractor shall patch and install new gwb as required to infill walls and ceilings where soffits were previously located. New soffits shall not be installed.
2. Contractor shall install new underlayment and sheet vinyl flooring within the limits of the kitchen area.
3. Contractor shall provide transition thresholds between the new and existing flooring.
4. Contractor shall install new ½” round molding around the perimeter of the new sheet vinyl flooring. Fill nail holes, prime and paint.
5. Contractor shall install new vinyl cove base along the toe kick area beneath the new base cabinets.

BATHROOM:
1. Contractor shall install new ½” moisture resistant gwb in the bathroom. Apply tape and three coats of joint compound, sanding between coats.
2. Contractor shall install new underlayment and sheet vinyl flooring within the limits of the bathroom area.
3. Contractor shall provide new threshold between bathroom and corridor floor.
4. Contractor shall install new vinyl cove base within the limits of the bathroom area.

CORRIDOR:
1. Contractor shall protect and maintain floor in corridor, off bathroom. Clean floor upon completion of the project.

LIVING ROOM:
1. Contractor shall maintain paneled walls. Clean paneling upon completion of the project.

FINISH SCHEDULE:

PRATT & LAMBERT: Interior Trim & Doors: Wesleyan White #2532 semi gloss.
PRATT & LAMBERT: Interior walls & Ceiling: Wesleyan White #2532 eggshell.
PRATT & LAMBERT: Kitchen & Bathroom (Walls & Ceilings): Wesleyan White #2532 semi gloss.
BENJAMIN MOORE DTM: Radiators: Wesleyan White, semi gloss finish

DIVISION 10 - SPECIALTIES

BATHROOM
1. Contractor shall furnish and install new toilet paper holder, towel bar and hook on door.
2. Contractor shall furnish and install a new recessed medicine cabinet.

DIVISION 11 - EQUIPMENT

KITCHEN:
1. Contractor shall protect the existing refrigerator and range during all construction activities.
2. Contractor shall thoroughly clean the refrigerator and range upon completion of all construction activities and re-use.
3. Contractor shall install a new non-ducted exhaust hood.

DIVISION 12 - FURNISHINGS

GENERAL:
1. Contractor shall remove, protect and store existing shades and mini blinds within the project area. Contractor shall clean and reinstall shades and blinds upon completion of the project. Contractor shall provide any additional hardware and fasteners required for reinstalling the existing window treatment.

KITCHEN:
1. Contractor shall install new base and upper cabinets with all required fillers. Submit cabinet layout to Owner for review and approval.
2. Contractor shall install new laminated countertop. Prep and cut opening in countertop as required to mount new stainless steel sink.
3. Contractor shall install new full height wall applied laminate to the underside of the upper cabinets. Provide stainless steel edge bands at transitions between new laminate and existing walls.
4. Contractor shall install new 4” high x 7/8” thick continuous laminated backsplash.
5. Contractor shall install new 30” wide x 24” high upper cabinet over range as required to mount new non-ducted exhaust fan.
6. Contractor shall install a new 36” wide x minimum 30” high upper cabinet over the washer/dryer hookup.
7. Contractor shall maintain the existing faux brick façade on the walls. Thoroughly clean surface.

DIVISION 13 – SPECIAL CONSTRUCTION
1. N/A

DIVISION 14 – CONVEYING SYSTEMS
1. N/A

DIVISION 15 - MECHANICAL

KITCHEN:
1. Contractor shall install new stainless steel 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.

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.
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 tub and tub surround. Verify dimensions in the field and confirm proper fit within the space.
6. Contractor shall install new Temptrol shower system as specified.

DIVISION 16 - ELECTRICAL

GENERAL:
1. Contractor shall install new ceiling light fixtures in all rooms.
2. Contractor shall install grounded outlets in all rooms.

KITCHEN:
1. Contractor shall install new 2x4 oak framed ceiling fixture as specified.
2. Contractor shall install 2 additional GFI outlets at counter.
3. Contractor shall provide all required electrical for new hood fan installation.
4. Contractor shall install new light fixture and switch over sink.

BATHROOM:
1. Contractor shall install new ceiling light/vent combo. Contractor shall vent all associated ductwork to the exterior.
2. Contractor shall install new GFI outlets per code requirements.

BEDROOM OFF LIVING ROOM:
1. Contractor shall provide wiremold cover for outlet.