PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a woodframe house that is being used for administrative office space. The project scope shall include but not be limited to the application of insulated vinyl siding, painting of identified surfaces and an Add/Alternate for 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.

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: To be scheduled with building occupant
   2. Project Complete: TBD based on start date

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 administrative 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. Provide as-built condition drawings for all work performed to this building.
10. 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. **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:**
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 reinstall all existing window air conditioning units as each opening is completed within the same day.
2. Contractor shall remove and dispose of existing wood louver vents. Contractor shall prep openings for new composite louver vents and new siding.
3. Contractor shall remove and dispose of existing rotted siding and trim pieces prior to installing new siding and trim.
4. Contractor shall maintain and protect the west entry steps, landing, railings and columns. These items have been recently replaced.
5. Contractor shall carefully remove existing west side railings as required to install new siding and trim pieces. Reinstall upon completion of siding installation.
6. Contractor shall remove, salvage and reapply house numbers and letters.

**ALTERNATE-WINDOW INSTALLATION**
1. Contractor shall remove and dispose of the existing storm windows and windows in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.
2. Contractor shall remove and reinstall all existing window air conditioning units upon completion of the new window installation.
3. Contractor shall remove and salvage window treatments. Reinstall after completion of work.
DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 - MASONRY
1. N/A

DIVISION 5 – METALS
1. Contractor shall wrap all exterior window trim and stops.

DIVISION 6 – WOOD AND PLASTICS
1. Contractor shall repair all rotted soffit areas and trim pieces prior to wrapping with new siding.

ALTERNATE-WINDOW INSTALLATION
2. Contractor shall maintain the interior window trim; however, contractor shall install new trim pieces if required to complete the window installation.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
1. Contractor shall install new CedarBoards insulated double 4” clapboard vinyl siding over all locations where horizontal wood siding currently exists. Place 3/8” insulation over exterior prior to siding installation.
2. Contractor shall install new vinyl soffits compatible with the specified siding system.
3. Contractor shall remove existing and install composite drip cap over window heads where currently installed.
4. Contractor shall install vinyl bead board ceiling over the existing south entry ceiling.
5. Contractor shall maintain the look of all decorative details, trim and band boards that are currently present on the house. Contractor shall provide vinyl or composite material trim pieces that are compatible with the siding system specified to replicate the existing look. Contractor shall submit shop drawings and product cut sheets to the Owner for approval showing the proposed materials to be installed over all existing exterior surfaces.
6. Contractor shall wrap all exterior door trim, window trim and stops.
7. Contractor shall install composite ventilation louvers at all locations where wood louvers were previously installed. Review louver details with Owner.
8. 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. Provide new fasteners as required.

ALTERNATE-WINDOW INSTALLATION
1. Contractor shall caulk around the interior and exterior perimeter of all new windows installed.
2. Contractor shall caulk all cracks, gaps and all other exterior surfaces and/or joints that are susceptible to water infiltration. Caulking installation shall be as required based on the areas where work is being performed.
3. Contractor shall insulate and weatherseal the sash weight cavities.

DIVISION 8 – DOORS AND WINDOWS

ALTERNATE-WINDOW INSTALLATION
1. Contractor shall replace all windows in the house excluding the following:
a. Basement windows.
2. New window divided lite configuration shall be 8 over 12. Color shall be White.
3. Contractor shall submit window shop drawings and window schedule to Owner for approval.
4. Contractor shall provide costs for fiberglass windows.

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. Basement window muntins and sashes
   b. 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.
5. Contractor shall reapply house numbers and letters at completion of the work.

FINISH SCHEDULE:

CERTAINEED CEDARBOARDS: Insulated Vinyl Siding. Color: Light Maple
BENJAMIN MOORE: Brilliant White – Window sashes if windows not replaced
BENJAMIN MOORE: Black Forest Green - doors
BENJAMIN MOORE: Tudor Brown – basement hatch/basement windows/security bars

ALTERNATE-WINDOW INSTALLATION
BENJAMIN MOORE: Match color and finish of existing interior window trim.

DIVISION 10 – SPECIALTIES

1. Contractor shall install 3” high black vinyl numbers on front of building. Coordinate location with Owner prior to installation.

ALTERNATE-WINDOW INSTALLATION
2. Reinstall window treatments; provide window shade hardware as required.

DIVISION 11 - EQUIPMENT
1. N/A

DIVISION 12 - FURNISHINGS
1. N/A

DIVISION 13 – SPECIAL CONSTRUCTION
1. N/A

DIVISION 14 – CONVEYING SYSTEMS
1. N/A
DIVISION 15 - MECHANICAL
1. Provide new ductwork connections as required to accommodate new louver and vent installations.

DIVISION 16 - ELECTRICAL
1. Disconnect and reconnect exterior mounted fixtures. Provide blocking and siding system trim pieces as required to accommodate new siding installation.