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 1st floor kitchen, repairing plaster walls, completely repainting the house interior, refinishing floors, removal of the existing oil tank, installation of Owner supplied double wall oil tanks, electrical upgrades and new lighting as noted; patching of stucco and exterior painting.

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: 8/5/2011

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; kitchen flooring, white textured sink undercoat.

3. Coordinate all work with Owner’s Representative.

4. This is an unoccupied single family residential building. 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

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. Perform exterior masonry repair as required in preparation for paint.

2. 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.

3. Contractor shall remove light fixtures as required to install new fixtures in rooms noted in Division 16.
BASEMENT:
1. Contractor shall remove and dispose of existing oil tank in basement. Contractor shall install two double wall oil tanks currently being stored in the basement of 202 Cross Street. Contractor shall transport tanks as required from the basement of 202 Cross Street to the basement of 192 Cross Street. Coordinate removal of oil from the existing tank being removed into the new tanks being installed.
2. Contractor shall remove all existing vertical wood wall panels in the basement beneath bedroom #2.

1st FLOOR KITCHEN:
1. Contractor shall remove base cabinets, countertops, backsplashes, upper cabinets and shelving. Remove thin brick façade and shelving on north wall.
2. Contractor shall demo hot and cold water supply lines and shutoff valves as required for a proper install.
3. Contractor shall demo drain piping as required.
4. Contractor shall remove existing ceiling mounted light fixture.
5. Contractor shall remove and recycle existing hood fan.
6. Contractor shall remove and recycle existing stainless steel sink and faucet.
7. Contractor shall remove damaged louver closet door.
8. Contractor shall remove all existing interior room numbers.
9. Maintain existing wall paneling.
10. Maintain and protect existing range for re-use. Clean upon completion of the required work.
11. Maintain and protect existing refrigerator for re-use. Clean upon completion of the required work.
12. Maintain the existing fire extinguisher.

1st FLOOR BATHROOM:
1. Contractor shall remove existing door and hardware.
2. Contractor shall remove all existing caulking around the shower/tub enclosure.

1st FLOOR FRONT ENTRY HALL:
1. Contractor shall remove existing laminate flooring system, vinyl cove base and thresholds.

DIVISION 3 – CONCRETE
1. Perform minor stucco repairs as required for an acceptable surface.

DIVISION 4 – MASONRY
1. N/A

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS

2nd FLOOR STAIRS / CORRIDOR
1. Contractor shall resecure and reinforce 2nd floor stair railing system. Replace damaged, loose or missing balusters. Stain and poly to match existing.
2nd FL. BEDROOM #4
2. Contractor shall replace damaged door jamb in Bedroom #4. Prime and paint.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

GENERAL:
1. Contractor shall fire seal around all floor and ceiling penetrations for plumbing and electrical runs.
2. Caulk exterior as required prior to paint application.

BASEMENT:
1. Contractor shall caulk around new vent and fill pipes installed for the new tank installation.

1st FLOOR KITCHEN:
1. Contractor shall caulk around the new 4” backsplash and countertop installed.
2. Contractor shall caulk around the new stainless steel sink.
3. Contractor shall caulk and properly seal all penetrations for the ducted hood fan.
4. Contractor shall insulate the hot water supply piping in the basement from the hot water tank to the underside of the 1st floor.

1st FLOOR BATHROOM
1. Contractor shall thoroughly clean the existing shower/tub surround.
2. Contractor shall caulk around the shower/tub surround.

DIVISION 8 – DOORS AND WINDOWS

1st FLOOR KITCHEN:
1. Contractor shall install new louver door and hardware to replace damaged louver door. Stain and poly to match existing.

1st FLOOR BATHROOM:
1. Contractor shall install new wood door to match existing. Prime and paint.
2. Contractor shall install new privacy hardware. Prep/modify existing frame/jambs as required to accept new door.

DIVISION 9 – FINISHES

EXTERIOR:
1. Contractor shall prep all existing surfaces scheduled to be painted in accordance with the requirements outlined in specification section 09910. Contractor shall clean building 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 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%. Provide Owner with results.
3. Contractor shall also monitor the weather forecast and not apply paint products if rain is predicted.
4. Contractor shall paint all paintable surfaces.
5. Contractor shall remove and reinstall vinyl shutters.
6. Contractor shall remove leaders as required to paint behind them to complete the work. Contractor shall re-install leaders and clean gutters upon completion of the work.
7. Contractor shall hepa vacuum all window troughs and remove loose paint / debris. Wipe down troughs with TSP.
8. 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.

9. **Finish Schedule**
   a. Body: Benjamin Moore Navajo White
   b. Doors: Benjamin Moore Black Forest Green
   c. Trim, stone headers and sills, window trim, horizontal stone surfaces and caps: Benjamin Moore Navajo White
   d. Concrete deck: Benjamin Moore Floor and Deck Enamel. #71 Deck Gray
   e. Basement Hatches: Benjamin Moore Tudor Brown
   f. Metal railings: Benjamin Moore DTM: Black

**INTERIOR:**
1. Contractor shall patch, prep, prime and paint entire interior in total including all walls, ceilings, trim, stairs, exposed conduit and doors unless otherwise noted. Contractor shall also complete any patching required to complete the scope work noted.
2. Contractor shall **not** paint Bedroom #2. Maintain and clean existing stained walls.
3. Contractor shall thoroughly clean all registers and grilles.
4. Contractor shall install new underlayment as required at locations where new sheet vinyl flooring is installed.
5. Contractor shall provide transition thresholds between the new and existing flooring.
6. Laminate north wall on Kitchen where brick façade remove with moisture resistant gwb prior to cabinet installation.
7. Contractor shall install new flooring, thoroughly clean existing or Screen & finish existing floors as follows:

   g. Kitchen: Install new sheet vinyl per specifications. Install new wood base trim as required to match existing. Install new 1/4” round base molding. Stain to match existing base trim. Install new vinyl cove base along the toe kick area beneath the new base cabinets.

   h. 1st Fl. Bathroom: Thoroughly clean existing sheet vinyl flooring.

   i. 1st Fl. Bedroom 1A.: Screen & finish wood flooring; apply 3 coats poly.

   j. 1st Fl. Entry Hall: **Install new walk off mat carpet squares.** Install new vinyl cove base.

   k. 1st Fl. Bedroom #1: Screen & finish wood flooring; apply 3 coats poly.

   l. 1st Fl. Bedroom #2: Wax existing wood flooring / clean for move-in condition.

   m. Stairs / railings: Prep/paint treads & risers. Install new vinyl treads. Thoroughly clean railings & balusters. Stain & poly new and previous repairs to railing system to match existing color and sheen.
n. 2nd Fl. Corridor: Thoroughly clean laminate flooring.

o. 2nd Fl. Bathroom: Thoroughly clean existing sheetvinyl flooring.

p. 2nd Fl. Bedroom #3: Screen & finish wood flooring ; apply 3 coats poly.

q. 2nd Fl. Bedroom #4: Thoroughly clean laminate flooring.

** Repair/re-secure existing floor boards as required prior to installing walk-off carpet squares. Clean and reset existing floor grill.

**INTERIOR 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 – Do Not Paint Wood Paneling.
- **Stair Balusters/Risers:** Clean / Stain to match existing
- **Stair Handrail/Post:** Clean / Stain to match existing

**DIVISION 10 - SPECIALTIES**

1. Contractor shall install new, black 3” high room numbers for all bedrooms.

**DIVISION 11 - EQUIPMENT**

**KITCHEN:**

1. Contractor shall install a new ducted hood fan.
2. Contractor shall protect the existing refrigerator and range during all construction activities.
3. Contractor shall thoroughly clean the refrigerator and range upon completion of all construction activities.

**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. Layout shall be similar to existing, excluding cabinet over the refrigerator. Provide full length upper cabinets over base cabinet at south wall. Provide one upper cabinet over range on north wall for hood fan and upper cabinets to west of window.
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 at the north and south walls. Provide stainless steel edge bands at transitions between new laminate and existing wall.
4. Contractor shall install new 4” high x 7/8” thick continuous laminated backsplash on all sides.
DIVISION 13 – SPECIAL CONSTRUCTION
1. N/A

DIVISION 14 – CONVEYING SYSTEMS
1. N/A

DIVISION 15 - MECHANICAL

BASEMENT:
1. Contractor shall provide all required interconnections and piping required between the two double wall tanks being installed. Provide oil and fill vent pipes (or reuse existing) and properly terminate copper supply line from furnace to tanks. Provide any additional piping as required. Ensure furnace is fully operational upon completion of the tank installations.

1st FLOOR 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.

DIVISION 16 - ELECTRICAL

GENERAL:
1. Contractor shall replace light fixtures as noted below:
   a. Kitchen: Replace light fixture
   b. 1st Fl. Bathroom: Maintain existing fixtures
   c. 1st Fl. Bedroom 1A: Maintain existing fixture
   d. 1st Fl. Common Rm.: Replace light fixture
   e. 1st Fl. Bedroom. #1: Replace light fixture
   f. 1st Fl. Bedroom #2: Maintain existing fixture
   g. 2nd Fl. Bathroom: Maintain existing fixture
   h. 2nd Fl. Bedroom #3: Maintain existing fixture
   i. 2nd Fl. Bedroom #4 / Study: Replace light fixtures

KITCHEN:
1. Contractor shall replace existing outlets in kitchen with GFI outlets. Install two additional GFI outlets on either side of sink.
2. Contractor shall provide all required electrical for new ducted hood fan installation.