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, installation of new composite stairs, painting of identified surfaces and 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
   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 one 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. Provide as-built condition drawings for all work performed to this 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. 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 recycle 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 dispose of the footings, steps, landing, railing, posts and all associated framing for the 1st floor east elevation porch stairs.
3. Contractor shall remove and dispose of the three attic windows in the west elevation dormer.
4. Contractor shall maintain the existing 1st floor kitchen slider window on the north elevation.
5. Contractor shall confirm that the existing first floor vent located on the east elevation is currently not in use. After confirmation, contractor shall remove vent, seal duct and patch opening.
6. Contractor shall remove and salvage house number and return to Owner.
7. Contractor shall remove and salvage window treatments. Reinstall after completion of work.

DIVISION 3 – CONCRETE

1. Contractor shall install new concrete footings for the new east elevation porch stairs and landing.
2. Contractor shall install a new concrete pad at the base of the new stairs (Concrete pad thickness shall be 5”. Width shall match stair width and length shall be 36”).
DIVISION 4 - MASONRY

1. N/A

DIVISION 5 – METALS

1. N/A

DIVISION 6 – WOOD AND PLASTICS

1. Contractor shall install new composite landing, treads, risers, stringers, 36” high railings, posts, composite square lattice, composite fascia boards and all associated pressure treated framing for the 1st floor east elevation porch. Refer to sketch A-1 and the specifications for standard material, fastener and detail requirements.

2. Contractor shall provide finish carpentry framing as required to infill the three attic windows at the west elevation with new composite style standard rectangular gable vents. Field measure existing openings to order vents to match rough opening sizes as close as possible. Any exposed finish trim shall be composite material or shall be wrapped.

3. Contractor shall patch sheathing at 1st floor vent opening on east elevation after vent is removed. (Confirm vent is non-operational, and seal vent prior to installing sheathing).

4. 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 1” FOAMULAR insulating sheathing over all exterior walls to create an insulating envelope over the entire structure prior to installing siding.

2. Contractor shall install new Certainteed Monogram 46 (46L) double 4” clapboard vinyl siding over all locations where horizontal wood siding currently exists.

3. Contractor shall install new Certainteed Cedar Impressions Double 7” Straight Edge Perfection Shingles over all locations where wood shake siding currently exists.

4. Contractor shall install new vinyl soffits compatible with the specified siding system.

5. Contractor shall install vinyl bead board ceiling over the existing west entry portico ceiling.

6. 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.

7. Contractor shall wrap all exterior door trim, window trim and stops.

8. Contractor shall install composite standard rectangular style gable vents in all three attic window openings. Review vent details with Owner.

9. Contractor shall install two (2) - 16 inch wide x 8 inch high crawlspace vents at the east elevation porch – one vent to be installed on the north side and one to be installed on the south side. Vents shall be centered horizontally and vertically. Verify placement with Owner prior to installation.

10. 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 and ensure that they are properly sloped to drain. Provide new fasteners as required.

11. The existing roof was installed in the winter of 2010 and shall be properly protected while completing the work. Contractor shall weatherseal any penetrations made.
12. Prior to installing new windows, 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.

13. Upon completion of window installation, Contractor shall completely caulk around the exterior perimeter of all new windows installed.

14. 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.

**EXTERIOR SIDING FINISH SCHEDULE:**

**Horizontal Siding:** CertainTeed Monogram 46 (46L) - Double 4” Rough Cedar Clapboard  
**Color:** Autumn Yellow

**Shakes:** CertainTeed Cedar Impressions - Double 7” Straight Edge Perfection Shingles  
**Color:** Autumn Yellow

**Soffit:** CertainTeed Soffit or approved equal  
**Color:** White

**Exterior Trim/Decorative Details:** CertainTeed Restoration Millwork, Azek or approved equal:  
**Color:** White

**Specialty Vents:** American Louver and Vent Company or approved equal  
**Color:** White

**DIVISION 8 – DOORS AND WINDOWS**

1. Contractor shall replace all windows in the house excluding the following:
   a. Attic windows (Vents to be installed in all three openings).
   b. Basement windows.
   c. Maintain the existing 1st floor kitchen slider window on the north elevation.
2. New window divided lite configuration shall be 1 over 1. Color shall be White.
3. New window for 2nd floor bathroom shall have obscure glass on both sashes.
4. Contractor shall install an insulated hopper style window at the east elevation porch (north side).
5. Contractor shall submit window shop drawings and window schedule to Owner for approval.
6. Contractor shall install fiberglass windows as specified.

**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, sashes and security bars.
   b. All exterior doors.
   c. 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.

**PAINTING FINISH SCHEDULE:**

- **BENJAMIN MOORE**: Doors - Cottage Red.
- **BENJAMIN MOORE**: Basement window muntins, sashes and security bars – Tudor Brown.

**DIVISION 10 - SPECIALTIES**
1. Reinstall window treatments; provide window shade hardware as required.
2. Contractor shall install a new 3” high house number. Color shall be black, house number shall be “2.”

**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. Confirm vent at 1st floor east elevation is not operational. Remove, terminate and seal exhaust duct prior to patching exterior wall sheathing.

**DIVISION 16 - ELECTRICAL**
1. Disconnect and reconnect exterior mounted conduit, electrical boxes, cable boxes, cable, fixtures, etc. Provide blocking and siding system trim pieces as required to accommodate new siding installation. Resecure all items removed upon completion of siding installation.