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 and bathroom and providing all other specified work as required to complete the renovation work 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: 7/15/11

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. ACM is present in the walls.

4. Coordinate all work with Owner’s Representative.

5. This is an unoccupied single family residential building. Buildings in the surrounding area shall be occupied throughout the summer.

6. 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.

7. 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.

8. Coordinate all work with work of other trades.

9. Contractor to comply with all State and Federal Codes, City of Middletown Ordinances, OSHA requirements and Wesleyan University General Project Requirements and Closeout Procedures.

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

11. 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.

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

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

14. 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.

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

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

17. 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 note that ACM is present in the plaster walls and shall not disturb them.

3. Abatement of kitchen and bathroom floor to be coordinated with Owner and abatement contractor.

**1st FLOOR KITCHEN:**

1. Contractor shall demo wood chase wall in southeast corner of kitchen from floor to ceiling.

2. Contractor shall remove all existing windows in the kitchen area.

3. Contractor shall maintain and protect the existing fire extinguisher.
4. Contractor shall demo hot and cold water supply lines and shutoff valves as required for a proper install.
5. Contractor shall demo drain piping as required.
6. Contractor shall remove and recycle existing stainless steel sink and faucet.
7. Contractor shall remove base cabinets, countertops, wall laminate, upper cabinets and soffits to the ceiling in preparation for the abatement contractor.
8. Contractor shall remove existing switch above the countertop on the west wall.
9. Contractor shall remove existing phone outlet and wiring to source in basement.
10. Contractor shall maintain and protect existing range for re-use. Clean upon completion of the required work.
11. Contractor shall maintain and protect existing refrigerator for re-use. Clean upon completion of the required work.

1st FLOOR BATHROOM:
1. Contractor shall salvage countertop/sink and faucet for re-use.
2. Contractor shall demo bathroom vanity, supply lines, shutoff valves and drain piping as required to accommodate new vanity and plumbing piping installation in preparation for the abatement contractor.
3. Contractor shall salvage existing toilet for re-use. Thoroughly clean prior to reinstalling. Remove existing supply line and shutoff valve.

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 provide underlayment if required for new sheet vinyl floor installation.
3. Contractor shall provide required 2x4 framing for new chase wall at southeast corner of kitchen.
4. Contractor shall provide required carpentry work to reframe the existing window opening over the sink to resize the window as required to fit above the 4” backsplash.
5. Contractor shall provide a new chair rail and wainscoting to match existing at the southern and western sections of the wall adjacent to the range.
6. Contractor shall provide a new floor to ceiling corner bead molding at the outside wall corner adjacent to the range.

1st FLOOR BATHROOM
1. Contractor shall install underlayment for the new sheet vinyl floor installation.

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 new stainless steel sink.
3. Prior to installing new windows in kitchen, 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.
4. Upon completion of window installation, Contractor shall completely caulk around the exterior perimeter of all new windows installed.
5. Contractor shall infill, patch and repair exterior siding and trim as required to complete the new kitchen window installations.
6. Contractor shall patch, re-secure, repair and caulk the existing ceiling.

1st FLOOR BATHROOM
1. Contractor shall caulk around the shower sliding glass door. Contractor shall also caulk along the shower base and new vinyl flooring.
2. Contractor shall caulk between the countertop/sink and existing wall.
3. Contractor shall caulk and/or seal all floor penetrations to basement.

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 replace the kitchen windows in the house.
2. Contractor shall resize window in kitchen over sink as required to fit above new backsplash.
3. New window divided lite configuration shall be 2 over 2. Color shall be Cashmere.
4. Contractor shall submit window shop drawings and window schedule to Owner for approval.
5. Contractor shall install fiberglass windows as specified.

ADD ALTERNATE:
1. Contractor shall provide the cost to install a 24”x24” trimless, flush access door taped into the new framed gwb chase in the southeast corner of the kitchen.

1st FLOOR BATHROOM
1. Contractor shall plane the undercut of the existing bathroom door as required to accommodate new sheetvinyl floor installation. Contractor shall provide new threshold between kitchen and bathroom floor.

DIVISION 9 – FINISHES

GENERAL:
1. Contractor shall patch, prep, prime and paint entire interior of the kitchen and bathroom in total including all walls, ceilings, trim, exposed conduit, sprinkler piping and doors.
2. Contractor shall prep and paint wainscoting in an accent color to be provided by the Owner.

1st FLOOR KITCHEN:
1. Contractor shall install new ¼” gwb over the existing plaster walls above the chair rail. Apply three coats of joint compound, sanding between coats. Evenly transition new gwb into existing ceiling and trim within the kitchen area.
2. Contractor shall install new ½” gwb over new chase wall installed. Ensure exterior wall is properly insulated.
3. Contractor shall patch opening from phone box.
4. Contractor shall install new gwb as required to infill walls and ceilings where soffits were previously located. Contractor shall match ceiling trim material and trim details. New soffits shall not be installed.
5. Contractor shall patch, resecure, caulk and repair existing ceiling.
6. Contractor shall install new underlayment and sheet vinyl flooring within the limits of the kitchen area as outlined on the sketch.
7. Contractor shall provide transition thresholds between the new and existing flooring and beneath the bathroom door.
8. Contractor shall install new ½” round molding around the perimeter of the new sheet vinyl flooring. Fill nail holes, prime and paint.
9. Contractor shall install new vinyl cove base along the toe kick area beneath the new base cabinets.

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

FINISH SCHEDULE:

PRATT & LAMBERT: Kitchen & Bathroom (Walls, Ceilings, Moldings, Trim, Radiators and Doors): Wesleyan White #2532 semi gloss.

DIVISION 10 - SPECIALTIES

1st FLOOR BATHROOM
1. Contractor shall maintain and protect existing toilet paper holder, towel bar and all other bathroom accessories.

DIVISION 11 - EQUIPMENT

1st FLOOR 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 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 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 wall.
4. Contractor shall install new 4” high x 7/8” thick continuous laminated backsplash on two sides.
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 new full height laminate behind and on the side of the range, above the chair rail and beneath the underside of the upper cabinet. Provide stainless steel edge bands at transitions between new laminate and existing wall.

1st FLOOR BATHROOM
2. Contractor shall reinstall existing countertop and faucet in bathroom. Thoroughly clean upon completion of the project.

DIVISION 13 – SPECIAL CONSTRUCTION
1. N/A

DIVISION 14 – CONVEYING SYSTEMS
1. N/A

DIVISION 15 - MECHANICAL

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.

1st FLOOR BATHROOM:
1. Contractor shall thoroughly clean and re-install existing toilet. Provide new wax ring, shutoff valve and supply line.
2. Contractor shall re-install existing faucet
3. Contractor shall install new shutoff valves, hot and cold water supply lines and drain piping.
4. Contractor shall insulate hot water supply piping in the basement from the hot water tank to the first floor piping.
DIVISION 16 - ELECTRICAL

1st FLOOR KITCHEN:
1. Contractor shall maintain existing ceiling light fixture. Install new 3-way light switches.
2. Contractor shall provide all required electrical for new hood fan installation.
3. Contractor shall install new light fixture and switch over sink.
4. Contractor shall provide new GFI receptacles and covers. Provide three (3) additional GFI receptacles. Coordinate final locations with Owner.