PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a three family undergraduate woodframe house. The project scope shall include but not be limited to the installation of vinyl siding, west and north porch renovations and painting of identified surfaces.

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: 8/5/11

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 unoccupied three 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 the north elevation steps, landing, railings, fascia boards, lattice, posts and all associated framing.
2. Contractor shall remove the three steps/risers (including all associated framing, concrete pad and footings) leading to the 1st floor deck at the west elevation. Contractor shall also remove all sections of sheathed railing walls, lattice and lattice fascia boards.
3. Contractor shall remove the T-111 skirt boards around the three sides of the 1 story jog-out at the west elevation.
4. Contractor shall shore up the northwest corner of the west elevation porch and remove the existing 4 x 4 corner post to the underside of the 2nd floor framing. Contractor shall also remove existing footing.
5. Contractor shall remove the two (2) exterior doors at the 2nd floor porches at west elevation.
6. Contractor shall remove the kitchen entry door at the 2nd floor west elevation. Salvage hardware for use on new door.
7. Contractor shall remove the existing roofing membrane on the west elevation 1 story jog-out.

DIVISION 3 – CONCRETE
1. Contractor shall install new concrete footings for the new west elevation steps and northwest porch corner support post.
2. Contractor install a new concrete pad at the base of the new steps leading to the 1st floor deck at the west elevation.
3. North elevation stairs shall utilized existing concrete pad. Provide anchors to secure stair framing.

DIVISION 4 - MASONRY
1. N/A

DIVISION 5 – METALS
1. Install new galvanized metal rail at 42” a.f.f. securely mounted on top of the railing posts at the 2nd floor west elevation porch (See photo sheet).
2. Install new 4x4 galvanized tube post to replace the northwest 4x4 wood support post. Fabricate post with a base plate as required to properly anchor to new footing. Also fabricate with clips to allow for fastening of diagonal wood bracing.

DIVISION 6 – WOOD AND PLASTICS
1. Contractor shall install new composite landing, treads, risers, stringers, railings, posts, composite square lattice, composite fascia boards and all associated pressure treated framing for the 1st floor north elevation stair/landing. Refer to sketch A-1 and the specifications for standard material, fastener and detail requirements. Match existing footprint.
2. Install new composite stairs leading to the 1st floor deck at the west elevation to replace the stairs removed.
3. Contractor shall install new T-111 walls @ 36” high at all locations where the sheathed railing walls were removed.
4. Install new composite railings at the 2nd floor west elevation porch (See photo sheet).
5. Contractor shall install new square composite lattice and Azek fascia boards around the three sides of the 1 story jog-out at the west elevation. Provide pressure treated support framing as required.
6. Replace rotted sections of tongue & groove floor decking at the 2nd floor northwest porch corner.
7. Wrap new steel post with composite material. Transition details shall be similar to existing.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
1. Contractor shall maintain existing exterior sprinkler heads. Adjust heads as required to accommodate new siding installation.
2. Contractor shall install ½” FOAMULAR insulating sheathing over all exterior walls to create an insulating envelope over the entire structure prior to installing siding.
3. Contractor shall install new Certainteed Monogram 46 (46L) double 4” clapboard vinyl siding over all locations where horizontal wood siding currently exists.
4. Contractor shall install new vinyl soffits compatible with the specified siding system.
5. Contractor shall maintain the vinyl bead board ceilings over the existing exterior porch ceilings at the east elevation.
6. Contractor shall maintain composite porch columns and fascia boards at the east elevation. These porches were renovated in the summer of 2009.
7. Contractor shall maintain the look of all 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.
8. Contractor shall replace all exterior vents with vinyl.
9. Contractor shall wrap all exterior door trim, window trim and stops with break metal.
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. 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.

12. Contractor shall install a new cold applied modified bitumen roof system at the 1 story jog-out at the west elevation.

**EXTERIOR SIDING FINISH SCHEDULE:**

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

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

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

**Vinyl Shutters (East elevation only) – Color:** Black

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

**DIVISION 8 – DOORS AND WINDOWS**

1. Contractor shall install new exterior metal door at 2nd floor kitchen entry at west elevation. Reuse existing hardware.

2. Contractor shall install two (2) insulated storm doors at 2nd floor porches at west elevation.

3. Contractor shall provide and install new lockset for the door to the storage room on the 2nd floor west elevation. Core shall be keyed to the entry core – coordinate with Wesleyan University lockshop.

**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 all surfaces not scheduled to be wrapped with vinyl siding and shall include the following:

   a. Basement window muntins, sashes and security bars.
b. Foundation walls.
c. Basement hatchway
d. All exterior doors.
e. WOOD ONLY - Porch columns, decking, railing, stairs.
f. 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.

**FINISH SCHEDULE:**

**BENJAMIN MOORE: COTTAGE RED:** Exterior doors

**BENJAMIN MOORE: #71 DECK GRAY:** WOOD ONLY - Porch decking, stairs, treads, and risers (Do not paint any composite material).

**BENJAMIN MOORE: COLOR MATCH CYPRESS:** T-111 walls @ west elevation porch

**BENJAMIN MOORE: NAVAJO WHITE:** WOOD ONLY - Railings, columns

**BENJAMIN MOORE: TUDOR BROWN:** Basement window muntins, sashes, security bars, foundation walls, basement hatchway.

**DIVISION 10 - SPECIALTIES**
1. Contractor shall install a new 3” high house numbers for each front entry door. Color shall be black, house numbers shall be “239A” - “239B” - “239C”

**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. N/A

**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