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 interior renovations to the 1st floor kitchen, 1st floor bathroom, repairing plaster walls, completely repainting the house interior, screening floors, electrical upgrades and new lighting as noted. Exterior renovations shall include but not be limited to new vinyl siding, new basement hatchway, composite stair / railing installation and painting as 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: 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; brown plaster throughout <1% ACM, Kitchen beige linoleum flooring under plywood +ACM, Kitchen sink black textured undercoat <1% ACM.

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 – SITWORK / DEMOLITION

SITWORK, 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.

SITWORK, SPECIFIC
1. Contractor shall excavate as required to remove all existing concrete footings for the east elevation wood framed stair and landing to a depth of 6” below finish grade. Contractor shall remove footings completely if their existing location conflicts with the locations of the new footings required for the new stair and landing.

2. Contractor shall grade, apply topsoil and seed all adjacent areas to the new concrete landing and walk transition.

3. Contractor shall provide landscaping services to include but not be limited to grading, topsoil, seeding, protecting and maintaining areas impacted from the work.

4. Contractor shall protect and water all seeded areas for a minimum of 4-weeks.
DEMOLITION:

*Note:* Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

EXTERIOR:

1. Contractor shall remove and dispose of the east elevation steps, landing, railings, fascia boards, posts and all associated framing.
2. Contractor shall remove the existing basement hatchway in total.
3. Contractor shall remove all wood lattice sections at the front porch. Maintain existing lattice fascia boards.
4. Contractor shall remove existing west elevation wood porch railings and wood stair railings. Maintain porch support posts and decorative brackets.
5. Contractor shall remove brass house numbers and return to Owner.

INTERIOR - 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.
2. Contractor shall remove existing light fixtures as required to install new fixtures in all rooms, common areas and hallways.
3. Contractor shall remove existing interior room numbers.

1st FLOOR KITCHEN:

6. Contractor shall remove base cabinets, countertops, backsplashes, wall laminate and upper cabinets.
7. Contractor shall demo hot and cold water supply lines and shutoff valves as required for a proper install.
8. Contractor shall demo drain piping as required.
9. Contractor shall remove existing ceiling mounted light fixtures.
10. Contractor shall remove and recycle existing hood fan.
11. Contractor shall remove and recycle existing stainless steel sink and faucet.
12. Contractor shall remove existing sheet vinyl flooring and vinyl cove base. Do NOT remove plywood below blue pebble sheet vinyl.
13. Contractor shall remove all existing interior room numbers.
14. Contractor shall remove existing kitchen outlets as required to install new GFI outlets.
15. Maintain and protect existing range for re-use. Clean upon completion of the required work.
16. Maintain and protect existing refrigerator for re-use. Clean upon completion of the required work.
17. Maintain the existing fire extinguisher and mounting hardware.

1st FLOOR BATHROOM / PANTRY:

1. Contractor shall demo separation wall between pantry and bathroom to create one room. Contractor shall gut entire room as required to create new bathroom space (See sketch for intent).
2. Contractor shall remove existing toilet, wall mounted sink, hot & cold water supply lines, shutoff valves, drain piping, electrical devices, shelving and all other items in the bathroom and pantry space.
3. Contractor shall remove doors and hardware to bathroom and pantry. Wrap doors in plastic and store in basement on pallets.
4. Contractor shall remove existing sheet vinyl flooring and vinyl cove base in pantry. Do NOT remove plywood below sheet vinyl.

2nd FLOOR BATHROOM:
1. Contractor shall maintain existing bathroom. Remove all existing caulkking within the bathroom area and prep for new caulking.

EXTERIOR:
1. Contractor shall remove existing basement hatchway and prep as required for new metal hatchway.

DIVISION 3 – CONCRETE
1. Contractor shall install new concrete footings for the new east elevation stair 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 a minimum of 36”

DIVISION 4 – MASONRY
1. N/A

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS

EXTERIOR:
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 east elevation stairs. Refer to sketch A-1 and the specifications for standard material, fastener and detail requirements.
2. Contractor shall install new composite railing system at the west elevation porch and stairs. Maintain existing porch, porch decorative posts and stair treads and risers.
3. Install new square composite lattice at the west elevation porch.

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.

1st FLOOR BATHROOM
1. Contractor shall install underlayment for the new sheet vinyl floor installation.
2. Infill previous door opening between Bathroom and Bedroom #2. Infill shall consist of 2x4 framing, acoustic insulation, and ½” GWB on both sides. Remove perimeter trim as required.
3. Fur out existing walls as required to install new shower enclosure. Coordinate with existing vertical pipe stack to potentially enclose within furred out wall.
4. Install new wood wall base to match the existing base height and profile in Bedroom #2.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

EXTERIOR:
1. Contractor shall install 1/2” 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 CedarBoards Insulated Siding double 4” clapboard vinyl siding over all locations where horizontal wood siding currently exists.
3. Contractor shall install octagon specialty shape at the west, north and south gables.
4. Contractor shall install new vinyl soffits compatible with the specified siding system.
5. Contractor shall install vinyl bead board ceiling over the existing exterior porch ceiling at the west elevation.
6. Contractor shall wrap porch fascia boards and paint columns and decorative brackets.
7. Contractor shall install traditional SuperCorners.
8. Contractor shall install new vent covers.
9. 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.
10. Windows were previously wrapped. Maintain existing wrapped window trim and incorporate into new siding installation. Repair wrapped trim as required.
11. 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.
12. Contractor shall remove and reinstall signs, light fixtures, and any other items fastened to the areas noted to be sided.
13. 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 CedarBoards Insulated Siding - Double 4” Rough Cedar Clapboard  
**Color:** Cypress  
**Specialty Shape:** Octagon  
**Color:** 123: White  
**Soffit:** CertainTeed Soffit or approved equal  
**Color:** White  
**Exterior Trim:** CertainTeed Restoration Millwork, Azek, or approved equal:  
**Color:** White  
**Specialty Vents (If applicable):** American Louver and Vent Company or approved equal  
**Color:** White

**INTERIOR - GENERAL:**
1. Contractor shall seal around all floor and ceiling penetrations for 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:**
14. Contractor shall caulk around the new 4” backsplash and countertop installed.
15. Contractor shall caulk around the new stainless steel sink.

1st FLOOR BATHROOM:
1. Contractor shall caulk around the shower surround.
2. Contractor shall caulk between the sink and existing wall.
3. Contractor shall provide caulk as required to seal around new exhaust vent installed.
   Penetration to exterior shall be properly sealed and the appropriate vent cover shall be installed.
4. Contractor shall caulk and/or seal all floor penetrations to basement.

2nd FLOOR BATHROOM:
1. Contractor shall thoroughly clean the existing shower surround/glass door. Contractor shall caulk
   around the shower surround, glass door, vanity top/existing wall and all other areas previously
   caulked.

ATTIC:
1. Contractor shall insulate attic to achieve a total R-Value of 60.

DIVISION 8 – DOORS AND WINDOWS

EXTERIOR:
1. Contractor shall install new metal basement hatchway. Prep and frame as required to install new
   hatchway door. Caulk around frame. Patch foundation and install foundation plates and
   extensions as required based upon existing conditions. Repair area around hatch as required upon
   completion of installation (Reference specification section 08110 for hatchway replacement door
   manufacturer).

INTERIOR - GENERAL:
1. Contractor shall plane the undercut of the existing doors as required to accommodate new
   flooring installations.

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 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:
a. Front porch treads, risers, decking, lattice fascia boards, posts and decorative brackets (excluding porch ceiling which will be covered with vinyl bead board as specified).
b. Exterior doors
c. New basement hatchway
d. Basement windows (sashes/muntins/frames)
e. Masonry foundation walls

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.

**EXTERIOR FINISH SCHEDULE:**

**BENJAMIN MOORE: #71 DECK GRAY:** Treads, risers, decking

**BENJAMIN MOORE: NAVAJO WHITE:** Posts, lattice fascia boards, decorative brackets

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

**BENJAMIN MOORE: TUDOR BROWN:** Basement hatchway (DTM), masonry foundation walls, basement windows, sashes, muntins, security straps.

**INTERIOR - GENERAL:**

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 thoroughly clean all registers and grilles.
3. Contractor shall install new underlayment as required at locations where new sheet vinyl flooring is installed.
4. Contractor shall provide transition thresholds between the new and existing flooring.
5. Contractor shall install new flooring, thoroughly clean existing or Screen & finish existing floors as follows:

   **Kitchen:** Install new sheet vinyl and vinyl cove base per specifications – install underlayment if required. Also install new vinyl cove base along the toe kick area beneath the new base cabinets.

   **1st Fl. Bathroom:** Install new sheet vinyl and vinyl cove base per specifications.

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

   **1st Fl. Bedroom 2:** Screen & finish wood flooring; apply 3 coats poly.

   **1st Fl. Entry Hall:** Install new walk off mat carpet squares. **Install new quarter round molding. Prep, prime and paint.

   **Stairs / railings:** Prep/paint treads, risers and railing. Maintain & clean vinyl treads.
2nd Fl. Corridor: Screen & finish wood flooring; apply 3 coats poly.

2nd Fl. Bathroom: Thoroughly clean existing sheet vinyl flooring.

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

2nd Fl. Bedroom #4: Screen & finish wood flooring; apply 3 coats poly.

2nd Fl. Bedroom #5: Screen & finish wood flooring; apply 3 coats poly.

** Clean and reset existing floor grills.

**INTERIOR FINISH SCHEDULE:**

<table>
<thead>
<tr>
<th>PRATT &amp; LAMBERT:</th>
<th>Interior Trim &amp; Doors: Wesleyan White #2532 semi gloss</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRATT &amp; LAMBERT:</td>
<td>Interior walls &amp; Ceiling: Wesleyan White #2532 eggshell</td>
</tr>
<tr>
<td>PRATT &amp; LAMBERT:</td>
<td>Kitchen &amp; Bathroom (Walls &amp; Ceilings): Wesleyan White #2532 semi gloss</td>
</tr>
<tr>
<td>PRATT &amp; LAMBERT:</td>
<td>Stair Treads/Risers/Railing: Brown to match existing</td>
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**DIVISION 10 - SPECIALTIES**

**EXTERIOR:**
1. Contractor shall install a new 3” high house number. Color shall be black: “24.” Install on first column north of stairs. Return existing brass numbers to Owner.

**INTERIOR - GENERAL:**
1. Contractor shall install new, black 3” high room numbers for all bedrooms.

**1st FLOOR BATHROOM**
1. Contractor shall furnish and install new toilet paper holder, towel bar and hook on door.
2. Contractor shall furnish and install new recessed medicine cabinet over new wall hung sink.

**DIVISION 11 - EQUIPMENT**

**KITCHEN:**
1. Contractor shall install a new non-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**

**INTERIOR - 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. Cabinet layout and quantity shall be similar to existing.
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 all cabinet locations. 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

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 install new 1.2 gallon efficiency toilet.
2. Contractor shall install new wall hung sink and faucet.
3. Contractor shall install new shutoff valves, hot and cold water supply lines, drain and sanitary piping for all new bathroom fixtures being installed, to closest sources in basement.
4. Contractor shall insulate all new hot water supply piping in the basement from the hot water tank to the first floor piping.
5. Contractor shall install new shower enclosure and glass door. Verify dimensions in the field to maximize the shower size.
6. Contractor shall install new Temptrol shower system as specified.

DIVISION 16 - ELECTRICAL

EXTERIOR
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.

INTERIOR - GENERAL:
1. Contractor shall remove existing light fixtures and provide all new light fixtures in each room per specification requirements.
2. Contractor shall add an additional two receptacles per bedroom.
3. Contractor shall provide arc-fault breakers for all bedrooms.
4. 1st floor entry / 2nd floor hall light fixtures shall be on occupancy sensors.
KITCHEN:
1. Contractor shall replace existing outlets in kitchen with GFI outlets. Install two additional GFI outlets, one adjacent to the sink and one adjacent to the range.
2. Contractor shall provide all required electrical for new non-ducted hood fan.
3. Contractor shall install new light over sink with switch on wall next to sink.
4. Contractor shall install new wood framed ceiling light per specification requirements.

1st FLOOR BATHROOM:
1. Contractor shall install new combination ceiling light / exhaust fan and vent to exterior. Provide all ductwork and exterior vent accessories as required.
2. Contractor shall install new light fixture over new medicine cabinet.
3. Contractor shall provide two new GFI outlets, one above wall mounted sink one on opposing wall.