PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a four building 22 unit apartment building occupied by faculty and staff year round. The scope of work includes but not be limited to replacement of the existing mailboxes with new, larger style, termination of the intercom system back to the basement, interior finishes to address flooring and painting, new entry doors at buildings 272 and 278, replacement of the four secondary means of egress security doors, related carpentry and new vestibule lighting.

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 positive for lead paint.
   b. Children under the age of 6 reside in the building.

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: July 22, 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. 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 at all times.
5. Hours of work shall not commence prior to 8:30 am. Special hours of work will be required when performing work in Building 272.

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. Final cleaning for move in condition is the responsibility of the contractor. Interior of all windows within the project boundaries to be cleaned.

11. Contractor shall protect carpeting within the secondary entry.

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. 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 building. Contractor shall re-grade, repair and re-seed all disturbed landscaped areas upon completion of the work.
2. 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 (General):**
1. Remove and dispose of existing recessed mailboxes and existing open storage units.
2. Remove entry doors from Buildings 272 and 278 and replace with new.
3. Remove secondary egress doors (4).
4. Remove ceramic tile cove base in vestibule entries.
5. Remove ceiling fixtures and replace with new.

**DIVISION 3 – CONCRETE**
1. Contractor shall patch floor with Ardex to infill areas of failed ceramic tile.

**DIVISION 4 - MASONRY**
1. Grout internal corners of all ceramic tile vestibule walls.
2. Patch void from removal of ceramic tile cove base.

**DIVISION 5 – METALS**
1. Install lally column (2) below vestibule entry in basement.
DIVISION 6 – WOOD AND PLASTICS

1. Frame new openings to accommodate new mailbox unit installation.
2. Perform carpentry repairs to interior trim in Building 274: replace perimeter wood trim on east side of door and wood mullion above. Install new trim and mullion to match existing.
3. Plane the bottom of all interior entry doors and basement doors to accept height of new walk off mats.
4. Provide new stops as required for new door installation.
5. Perform repairs to trim when reinstalling hinges for a solid installation.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. Install perimeter weatherstripping and door sweep on interior vestibule doors.
2. Contractor shall firestop all thru wall and floor penetrations.
3. Install caulking around perimeter of door trim.

DIVISION 8 – DOORS AND WINDOWS

GENERAL
1. Install door closer on entry door at Building 276. Resecure strike.
2. Adjust door hardware as required for proper operation.
3. Coordinate new hardware installation with WESU lock shop.
4. Provide door closers at new door installations.

EXTERIOR MAIN ENTRY DOORS
6. Color to be Benjamin Moore Black Forest Green.
7. Provide new latching hardware, style to match existing.
8. Hardware finish at Main Entry doors to be oil rubbed brass. Match

SECONDARY EGRESS DOORS
10. Provide new door hardware.
11. Provide lever handle.
12. Provide security plate (reuse existing if possible).
13. Hardware finish at Secondary Entry doors to be brass.

DIVISION 9 – FINISHES

1. In all vestibules, Saniglaze ceramic tile walls.
2. Install carpet tile walk off mats in entry vestibule and in interior entry to bottom of stairs. Install under radiators.
3. Contractor shall prep, prime and paint the existing surfaces in accordance with the requirements outlined in specification section 09910. Contractor shall clean surfaces upon completion of all prep work to remove all residues. Match existing colors.
   a. All vestibule ceilings
   b. Interior trim at vestibule and interior entry door
   c. Interior entry door
   d. Exterior trim at new door installations
   e. Exposed conduit, wire mold, etc.
4. Install new 6” high vinyl straight base on perimeter walls where walk off mat was installed.
5. If perimeter trim is required around perimeter of new mailbox installations, prep, prime and paint. Color to be determined if required.

DIVISION 10 - SPECIALTIES

1. New recessed 6 unit front loading mailboxes in each vestibule entry.
2. Coordinate keying with WESU lockshop.
3. Provide 10 keys for each mailbox.

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. Install new ceiling fixture in all vestibules.
   a. Bellacor Number: 283154
   b. Finish: Oily Bronze
   c. Glass: Pompei
   d. Dimensions: 14"W x 9"H
   e. Bulb/Watt: One - 22 watt Fluorescent bulb
   f. Weight: 13.0 Lbs
   g. Certification: UL
   h. Usage: Exterior
   i. UPC: 822920149665
   j. Brand SKU: 5-7607-ES-2
   k. Brand: Savoy House
   l. Collection: Radcliffe
   m. Energy Star
2. Terminate existing intercom system back to panel.