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 painting the front porch, replacing broken sections of lattice, painting the rear stairs and installing a new basement hatchway.

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

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 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 broken sections of lattice on the front porch (total of three sections).
2. Contractor shall remove the existing basement hatchway in total.
3. Existing transite siding contains ACM. Contractor shall not cut, drill or disturb existing siding.
4. Contractor shall remove brass house numbers and return to Owner.

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 - MASONRY
1. N/A

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS

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00200-S057-2
1/12/11
1. Contractor shall install new sections of lattice on the front porch to replace the broken sections (total of three sections).

**DIVISION 7 – THERMAL AND MOISTURE PROTECTION**

1. Contractor shall install vinyl bead board ceiling over exterior porch ceilings – color shall be white.
2. Contractor shall caulk any area part of this scope that requires sealing of large holes, cracks, gaps and around any other exterior surface or joint that is susceptible to water infiltration.

**DIVISION 8 – DOORS AND WINDOWS**

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).

**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 remove gutters and gutter leaders as required to complete the work. Contractor shall re-install gutters and gutter leaders upon completion of the work and make all necessary repairs. Contractor is required to clean and remove debris from gutters.
4. Contractor shall patch and touch-up paint the existing hole at the 1st floor west elevation adjacent to the front entry door.
5. Contractor shall prep, prime and paint the following:
   a. Front porch in total - decking, railings and posts (excluding porch ceiling which will be covered with vinyl bead board as specified)
   b. Front steps, railings, lattice and fascia boards
   c. Rear steps, decking, railings and fascia boards
   d. New basement hatchway
   e. Rear east elevation door jamb.
   f. Patched hole by entry door at west elevation
6. Contractor shall remove and reinstall signs, light fixtures, and any other items fastened to the areas noted to be painted.
7. 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: HC-94 to match existing: Patched hole in siding @ west elevation
BENJAMIN MOORE: #71 DECK GRAY: Steps, decking, fascia boards
BENJAMIN MOORE: NAVAJO WHITE: Railings, posts, lattice, east elev. door jamb
BENJAMIN MOORE: TUDOR BROWN: Basement hatchway (DTM)

DIVISION 10 - SPECIALTIES
1. Contractor shall install a new 3” high house number. Color shall be black, house number shall be “34.” Return existing brass numbers to Owner.

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. N/A