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 2nd floor bathroom, repairing plaster walls, completely repainting the house interior, refinishing floors, electrical upgrades and new lighting 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
   2. Project Complete: July 29, 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. 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. Any overtime required to complete the project MUST be brought to Owner’s attention prior to submission of bid.

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

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.

16. 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 – 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 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 ceiling fixtures as required to install new fixtures in rooms noted in Division 16.

2ND FLOOR BATHROOM:
1. Contractor shall remove all existing caulking around the shower/tub enclosure and sliding glass shower door.

2. Contractor shall remove existing toilet, supply line and shutoff valve.
3. Contractor shall remove the existing vanity, countertop, sink, fixture, supply lines, shutoff valves and drain piping as required to accommodate the new vanity/sink/fixture installation.
4. Contractor shall remove wall mounted light fixture, ceiling light fixture, ceiling exhaust fan and associated ductwork.
5. Contractor shall maintain the existing mirror and medicine cabinet.
6. Contractor shall protect and maintain the existing ceramic floor tile.
7. Contractor shall protect and maintain the existing shower/tub surround and shower glass door.
8. Contractor shall maintain all bathroom accessories.

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 – MASONRY
1. N/A

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS
1. N/A

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

GENERAL:
1. Contractor shall seal around all floor and ceiling penetrations for plumbing and electrical runs.

2nd FLOOR BATHROOM
1. Contractor shall caulk between the new countertop backsplash and existing wall.
2. Contractor shall thoroughly clean the existing shower/tub surround and shower glass door.
   Contractor shall caulk around the shower/tub surround and sliding glass door.
3. Contractor shall provide exterior caulking as required to seal around new exhaust vent installed.

DIVISION 8 – DOORS AND WINDOWS
1. N/A

DIVISION 9 – FINISHES

GENERAL:
1. Contractor shall patch, prep, prime and paint entire interior in total including all walls, ceilings, trim, stairs, exposed conduit, radiators and doors unless otherwise noted. Thoroughly clean and prep radiators prior to painting. Contractor shall also coordinate any patching required to complete the scope work noted.
2. Prime all stained trim prior to painting.
3. Contractor shall thoroughly clean, refinish or wax floors upon completion of all project work as follows:
   a. Kitchen: Wax VCT per specifications
   b. 1st Fl. Bathroom: Thoroughly clean sheet vinyl flooring
   c. 1st Fl. Common Rm.: Screen and finish wood flooring; apply 3 coats poly
   d. 1st Fl. Bedroom. #1: Screen and finish wood flooring; apply 3 coats poly
   e. 1st Fl. Foyer: Thoroughly clean tile and grout
f. Stair Treads: Maintain vinyl treads, thoroughly clean

g. 2nd Fl. Bathroom: Thoroughly clean tile and grout

h. 2nd Fl Corridor: Thoroughly clean laminate flooring

i. 2nd Fl. Bedrooms (#2,3,4) Thoroughly clean laminate flooring

**FINISH SCHEDULE:**

**PRATT & LAMBERT:**
- **Interior Trim & Door:** Wesleyan White #2532 semi gloss
- **Interior walls:** Wesleyan White #2532 eggshell
- **Ceilings:** Wesleyan White #2532 flat (except kitchen and bathrooms)
- **Kitchen & Bathroom (Walls & Ceilings):** Wesleyan White #2532 semi gloss
- **Stair Balusters/Risers:** Wesleyan White #2532 semi gloss
- **Stair Handrail/Post:** Brown (to match existing)

**PRATT & LAMBERT DTM:**
- **Radiators:** Wesleyan White, semi gloss finish

**DIVISION 10 - SPECIALTIES**
1. N/A

**DIVISION 11 - EQUIPMENT**

**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.

**DIVISION 12 - FURNISHINGS**

**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 thoroughly clean kitchen cabinets.

**2nd FLOOR BATHROOM**
1. Contractor shall install new bathroom vanity. Footprint dimensions of new vanity shall match existing to ensure proper coverage over ceramic tile noted to remain. Provide vinyl toe kick at base of cabinet.
2. Contractor shall install new integral solid surface lavatory and countertop with backsplash.

**DIVISION 13 – SPECIAL CONSTRUCTION**
1. N/A

**DIVISION 14 – CONVEYING SYSTEMS**
1. N/A

**DIVISION 15 - MECHANICAL**

**BATHROOM:**
1. Contractor shall install new 1.2 gallon efficiency toilet, supply line and supply valve.
2. Contractor shall install new bathroom faucet.
3. Contractor shall install new shutoff valves, hot and cold water supply lines and drain piping for new bathroom lavatory/faucet being installed.

DIVISION 16 - ELECTRICAL

GENERAL:

1. Contractor shall replace light fixtures as noted below:

   a. Kitchen: Maintain existing
   b. 1st Fl. Bathroom: Maintain existing
   c. 1st Fl. Common Rm.: Replace light fixture
   d. 1st Fl. Bedroom. #1: Maintain existing
   e. 2nd Fl. Bathroom: Replace wall mounted light fixture/Replace existing ceiling fan with new ceiling light/vent fan combo
   f. 2nd Fl. Bedrooms (#2,3,4) Maintain existing

2. Contractor shall install new ceiling light/vent combo and vent all associated ductwork to the exterior. Patch ceiling as required prior to painting.