PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a single family undergraduate stucco house. The project scope shall include but not be limited to stucco repair and exterior painting.
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: July 8, 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 one 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. All demolition work shall be performed in accordance with Wesleyan University Construction Waste Management guidelines outlined in section 01505.
2. Contractor shall remove the existing wood handrail at the east elevation rear entry steps.

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 - MASONRY
1. Contractor shall repair any spalled or damaged brick areas on the foundation wall prior to painting.

DIVISION 5 – METALS
1. Contractor shall install a new metal handrail and posts for the east elevation rear entry steps. Vertical balusters are not required. Review fastening details to existing concrete stair with Owner.

DIVISION 6 – WOOD AND PLASTICS
1. N/A
DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. Contractor shall caulk around all doors, windows, stucco to vertical transitions, stucco to siding/trimboards, large holes, cracks, gaps and around any other exterior surface or joint that is susceptible to water infiltration.

DIVISION 8 – DOORS AND WINDOWS

1. Upon completion of all the work, Contractor shall test all doors included in the scope of work for proper operation, movement and functionality to ensure doors are not sticking to jambs.

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 sound out and remove any lose or deteriorated stucco surfaces. Patch and repair stucco as required prior to painting. Ensure stucco repair has properly cured prior to applying new paint.

4. Contractor shall prep, prime and paint all exterior building paintable surfaces previously painted and as noted to be painted.

5. Contractor shall paint concrete stairs.

6. 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.

7. Contractor shall repair gutter leaders and install splash blocks beneath each gutter leader.

8. Contractor shall remove and reinstall signs, light fixtures, and any other items fastened to the areas noted to be painted.

9. 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: PH-163:** Stucco body / wood scallops at south elevation porch

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

**BENJAMIN MOORE: NAVAJO WHITE:** Wood trim, soffits, fascia boards, gable end band boards, south elevation porch railings (DTM), basement windows, muntins, sashes, window trim, window sills

**BENJAMIN MOORE: APRIL SKY:** Exterior porch ceiling
BENJAMIN MOORE: TUDOR BROWN: Basement foundation walls / porch stair foundation walls

BENJAMIN MOORE: #71 DECK GRAY: Concrete stairs (treads, risers, landings)

BENJAMIN MOORE: BLACK: Metal railing at east elevation rear entry stair (DTM)

DIVISION 10 - SPECIALTIES
1. Contractor shall install new 3” high house numbers. Color shall be black, house number shall be “46.” 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