PART 1 – GENERAL

1. RELATED DOCUMENTS

1. This is a single family undergraduate woodframe house. The project scope shall include but not be limited to the removal of the east elevation wood framed stairs, south elevation concrete stairs and 2nd floor east elevation exterior door. The scope shall also include infilling the previous 2nd floor door opening and installing a new wood framed / composite stairway at the south elevation.

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: 7/15/11

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. 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.

**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 excavate as required to remove all existing concrete footings to a depth of 6” below finish grade.
3. Contractor shall provide landscaping services to include but not be limited to grading, topsoil, seeding, protecting and maintaining areas impacted from the work. Contractor shall landscape areas previously covered by the east side exterior stair deck, landings and posts. Contractor shall also provide landscaping services for the area adjacent to the new composite stairs being installed at the south elevation.
4. Contractor shall protect and water all seeded areas for a minimum of 4-weeks.
5. Contractor shall coordinate the use of motorized lifts and/or equipment 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 completely remove the exterior wood framed egress stairway, railings, posts, intermediate landing and ground level landing at the east elevation.
2. Contractor shall completely remove the precast/cast concrete upper landing and stairway at the south elevation.
3. Contractor shall remove and recycle the existing metal railing at the south elevation concrete stair.
4. Contractor shall remove the existing 2nd floor exterior egress door and interior / exterior perimeter door trim.
5. Contractor shall salvage existing door lockset and return to Owner.
6. Contractor shall remove sections of existing siding as required to prep for the installation of new, continuous, full length siding pieces to match existing color and style. Removal shall be selective as required to stagger joints of the new siding installed.
7. Contractor shall remove all existing concrete footings to a depth of 6” below finish grade.

DIVISION 3 – CONCRETE

1. Contractor shall install cast-in-place concrete footings to solely support the new composite stairway to be installed at the south elevation. Footings shall be installed per code requirements (refer to sketch A-1). Contractor shall not use the existing concrete walkway to support the lower stair section – footings must be installed.

DIVISION 4 – MASONRY

1. N/A

DIVISION 5 – METALS

1. N/A

DIVISION 6 – WOOD AND PLASTICS

1. Contractor shall frame the existing 2nd floor door opening to properly close in the opening. Match existing wall framing depth.
2. Contractor shall install new exterior sheathing and Tyvek paper over the infill.
3. Contractor shall install new interior wood base trim beneath the new infill location to match existing.
4. Contractor shall install a new composite landing, treads, risers, stringers, railings, posts, composite square lattice, composite fascia boards and all associated pressure treated framing, ledger boards and fasteners for the 1st floor south elevation egress stairs. Refer to sketch A-1 and the specifications for standard material, fastener and detail requirements.
5. Prior to the start of work, provide stair shop drawing to Owner for review and approval.
6. Refer to photo sheet for new stair layout clarifications.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. Contractor shall insulate the new infilled framed opening.
2. Contractor shall install new Tyvek and rigid insulation as required when installing new sections of siding on the east elevation. Contractor shall ensure that all new siding installed is flush with the existing siding and that the elevation is maintained.
3. Contractor shall install new vinyl siding sections to repair the area at the previous door location and to repair areas where the stairway was previously fastened. The new siding installation shall be continuous in length and the new pieces shall match the existing color and style.
4. Contractor shall randomly stagger the joints for all new siding pieces installed so that new infill area does not look patched or repaired.
5. Contractor shall trim and repair lower sections of siding as required to install the new ledger board and composite stair at the south elevation.

DIVISION 8 – DOORS AND WINDOWS
1. N/A

DIVISION 9 – FINISHES

1. Contractor shall install new gypboard and apply three coats of joint compound at the new interior wall infill.
2. Contractor shall prep, prime and paint the following:
   a. New interior base trim installed
   b. Interior east elevation wall, floor to ceiling
   c. South elevation concrete foundation wall

FINISH SCHEDULE:

PRATT & LAMBERT:  
East elevation interior wall: Wesleyan White #2532 Eggshell

PRATT & LAMBERT:  
East elevation interior trim: Wesleyan White #2532 semi gloss

BENJAMIN MOORE:  
Concrete Foundation Wall (South Side): Color to be determined in the field

CERTAINTEED  
Exterior Siding Infill: Savannah Wicker (Verify with Owner prior to ordering siding)

MONOGRAM 46:

DIVISION 10 – SPECIALTIES

1. Contractor shall install a new 3” high house number. Color shall be black, house number shall be “6.” Salvage and return existing brass number 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