SCOPE OF WORK  
SEQUENCE #028  
72 A/B HOME AVENUE - WINDOW REPLACEMENT / VINYL SIDING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a two-family undergraduate brick masonry house. The project scope shall include but not be limited to the installation of new insulated fiberglass windows and vinyl siding.

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: 7/21/2011

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 2-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

SITWORK:
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 and recycle the existing storm windows and windows in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

2. Contractor shall remove and salvage window treatments. Contractor shall reinstall window treatments and provide new hardware as necessary

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 - MASONRY
1. N/A

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS
1. Contractor shall maintain the interior window trim wherever possible; however, contractor shall install new trim pieces or replace existing if required to complete the window installation.
2. Contractor shall remove and reinstall the existing interior stops as required to complete the installation. Install new stops to match existing if required.
3. Contractor shall provide all finish carpentry work as required to complete the work specified.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. Contractor shall install vinyl siding for the first floor front door entry vestibules for 72A & 72B. Contractor shall maintain existing wood trim. Review termination details between the new siding and existing wood trim with Owner prior to the start of work.
2. Contractor shall install vinyl siding, vinyl trim pieces, vinyl soffits and vinyl bead board ceiling over the existing wood sided areas above the garage on the east side addition and at the east side attic dormer (refer to photo sheets for location clarification). Contractor shall maintain the look of all trim, fascia and band boards that are currently present. Contractor shall provide vinyl or composite material trim pieces as specified that are compatible with the siding system to replicate the existing look. Contractor shall submit shop drawings and product cut sheets to the Owner for approval showing the proposed products and materials to be installed over exterior surfaces noted to receive siding.
3. Contractor shall install 1” FOAMULAR insulating sheathing over all exterior walls noted to receive new siding to create an insulating envelope over the entire structure.
4. Contractor shall install new Certainteed Monogram 46 (46L) double 4” clapboard vinyl siding over all locations where horizontal wood siding currently exists.
5. Contractor shall wrap all exterior wood trim around exterior doors.
6. Contractor shall wrap wood trim at all locations where new windows are installed.
7. Contractor shall wrap wood trim at attic, decorative and basement windows with pre-finished break metal. Provide manufacturer’s standard color samples to Owner for color selection.
8. Contractor shall remove existing gutters and downspouts as required to install the new siding noted. Contractor shall clean the gutters and adequately store and protect them during construction. Contractor shall reinstall clean gutters and downspouts upon completion of the siding work and ensure that they are properly sloped to drain. Provide new fasteners as required.
9. Prior to installing new windows, Contractor shall remove existing sash, sash weights and sash cords. Contractor shall fill sash weight pockets with cotton batt insulation, apply sealant to head and jambs of existing sash stops and then install window(s). Contractor shall fill voids between old and new with expanding foam, trim interior with new trim pieces as required and seal perimeter interior with clear paintable caulk to eliminate the potential for any air infiltration.
10. Upon completion of window installation, Contractor shall completely caulk around the exterior perimeter of all new windows installed.
11. Contractor shall caulk all cracks, gaps and all other exterior surfaces and/or joints that are susceptible to water infiltration. Caulking installation shall be as required based on the areas where work is being performed.

**EXTERIOR SIDING FINISH SCHEDULE:**

<table>
<thead>
<tr>
<th>Horizontal Siding:</th>
<th>CertainTeed Monogram 46 (46L) - Double 4” Rough Cedar Clapboard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Color:</td>
<td>Desert Tan</td>
</tr>
<tr>
<td>Soffit:</td>
<td>CertainTeed Soffit or approved equal</td>
</tr>
<tr>
<td>Color:</td>
<td>Submit manufacturer’s standard colors for Owner selection</td>
</tr>
<tr>
<td>Corner Trim:</td>
<td>CertainTeed Traditional Super Corner or approved equal</td>
</tr>
<tr>
<td>Color:</td>
<td>Submit manufacturer’s standard colors for Owner selection</td>
</tr>
<tr>
<td>All Other Trim:</td>
<td>CertainTeed or approved equal break metal manufacturer</td>
</tr>
</tbody>
</table>
Color: Submit manufacturer’s standard colors for Owner selection

12. Contractor shall caulk all cracks, gaps and around any other exterior surface or joint that is susceptible to water infiltration. Caulking installation shall be as required based on the areas where work is being performed.
13. Contractor shall caulk around the interior and exterior perimeter of all new windows installed.
14. Contractor shall caulk around the perimeter of the new break metal and existing brick or wood siding.
15. Contractor shall insulate and weatherseal the sash weight cavities.

DIVISION 8 – DOORS AND WINDOWS

1. Contractor shall replace all windows in the house excluding:
   a. Attic windows
   b. Basement windows
   c. Infilled windows (2nd floor east elevation)
   d. Lower level garage window
   e. Decorative fixed windows at the north and south entry vestibules
2. Contractor shall install fiberglass windows as specified.
3. Exterior fiberglass window color shall be Cashmere, standard color from Integrity.
4. Divided lite configuration shall be 2 over 2.
5. Contractor shall submit window shop drawings to Owner for approval prior to ordering windows.
6. Maintain existing plywood infills on the south elevation.
7. Contractor shall install ¼” plexiglas with rubber gaskets over the decorative fixed windows at the north and south entry vestibules. Prep, prime and paint sashes and muntins. Clean exterior of window prior to installation. Wrap wood trim with break metal.

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 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 results.
3. Contractor shall prep, prime and paint the following:
   a. Attic window sashes, louvers and muntins.
   b. Basement window sashes, muntins and frames.
   c. Decorative fixed window sashes and muntins at the north and south entry vestibules.
   d. Infilled windows (2nd floor east elevation).
   e. Basement security straps (DTM paint).
   f. All exterior doors and jambs.
   g. Front porch in its entirety (all paintable horizontal and vertical surfaces)
   h. Garage doors / trim
   i. Stairs and railings at the rear of the house (east side)
   j. Damaged trim and new interior trim pieces installed (to match adjacent trim pieces).
   k. Contractor shall not paint any composite material.
4. 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.

**ADD ALTERNATE:** Contractor shall provide an add alternate to prep and paint all soffits, fascia
boards and decorative trim around the perimeter of the house above the 2nd floor window line –
BENJAMIN MOORE: Navajo White.

**FINISH SCHEDULE:**

- **BENJAMIN MOORE:** Navajo White: Attic window sashes, louvers and muntins
- **BENJAMIN MOORE:** Navaho White: Basement window sashes, muntins and frames
- **BENJAMIN MOORE:** Navajo White: Decorative fixed window sashes and muntins at the
  north and south entry vestibules.
- **BENJAMIN MOORE:** Tudor Brown: Infilled windows (2nd floor east elevation).
- **BENJAMIN MOORE:** Tudor Brown: Basement security straps (DTM paint).
- **BENJAMIN MOORE:** Cottage Red: All exterior doors
- **BENJAMIN MOORE:** Navajo White: All exterior jambs
- **BENJAMIN MOORE:** Navajo White: Porch / Stair railings, posts, fascia boards, soffits
- **BENJAMIN MOORE:** April Sky: Porch ceiling
- **BENJAMIN MOORE:** #71 Deck Grey: Porch / Stairs
- **BENJAMIN MOORE:** Tudor Brown: Lattice
- **BENJAMIN MOORE:** Black Forest Green: Garage doors
- **BENJAMIN MOORE:** Navajo White: Garage door trim

Damaged trim and new interior trim pieces
Installed: (To match adjacent trim color, sheen and finish).

**DIVISION 10 - SPECIALTIES**
1. Reinstall window treatments; provide window shade hardware as required.
2. Contractor shall install new 3” high house numbers. Color shall be black, house numbers shall be
   “72A” & “72B”

**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. Disconnect and reconnect exterior mounted conduit, electrical boxes, cable boxes, cable, fixtures,
   etc. Provide blocking and siding system trim pieces as required to accommodate new siding
   installation. Resecure all items removed upon completion of siding installation.