Wesleyan University Construction Services

SCOPE OF WORK
SEQUENCE #051
8 WARREN STREET – KITCHEN CABINET, KITCHEN FLOOR, & EXTERIOR DOOR REPLACEMENT

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 the replacement of the remaining old cabinets in the 1st floor kitchen, the replacement of the exterior south side kitchen door and west side front entry door, the replacement of the kitchen floor and an add alternate to replace the egress stairs on the southwest side of the building.

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, 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 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.

ADD ALTERNATE
1. Contractor shall excavate as required to remove all existing concrete footings for the southwest stair and landing to a depth of 6” below finish grade. Contractor shall remove footings completely if their existing location conflicts with the locations of the new footings required for the new stair and landing.

2. Contractor shall grade, apply topsoil and seed all adjacent areas to the new concrete landing and walk transition.

3. Contractor shall provide landscaping services to include but not be limited to grading, topsoil, seeding, protecting and maintaining areas impacted from the work.

4. Contractor shall protect and water all seeded areas for a minimum of 4-weeks.

DEMOLITION:
Note: Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.
KITCHEN:
1. Contractor shall maintain and protect all existing appliances. Clean all appliances upon completion of the required work.
2. Contractor shall maintain and protect existing cabinet and hood fan over range during construction.
3. Contractor shall remove, protect and store existing shades within the project area. Contractor shall reinstall shades upon completion of the project.
4. Contractor shall remove and dispose of the west wall upper cabinets in the kitchen as shown on the photo sheet. Contractor shall maintain and protect west wall base cabinets, countertop, laminate backsplash, sink and fixture.
5. Contractor shall demo existing under cabinet light fixture.
6. Contractor shall demo existing towel bar beneath under cabinet light fixture.
7. Contractor shall remove and dispose of the upper and base cabinets on the north wall. Contractor shall carefully salvage marble top and return to Owner at 170 Long Lane. Maintain electrical on lower wall.
8. Contractor shall remove and dispose of the existing vinyl flooring.
9. Contractor shall remove and dispose of the existing 3/4” round base molding.
10. Contractor shall remove and dispose of the exterior kitchen door and threshold on the south wall.
11. Contractor shall remove and dispose of the exterior west elevation front door and threshold.
12. Salvage lockset and associated hardware for re-installation onto the new door. Return roller shade and hardware to Owner.
13. Contractor shall remove and dispose of existing ceiling mounted light fixture.

ADD ALTERNATE
1. Contractor shall remove and dispose of the steps, landing, lattice, railings, fascia boards, posts and all associated framing for the southwest elevation porch stairs. Salvage existing brownstone slab at base of existing stairs and return to Owner’s stockpile location at 170 Long Lane.

DIVISION 3 – CONCRETE

ADD ALTERNATE
1. Contractor shall install new concrete footings for the new southwest elevation porch stairs and landing.
2. Contractor shall install a new concrete pad at the base of the new stairs. Concrete pad thickness shall be 5”. Width shall match stair width and length shall be a minimum of 36” and shall transition into existing concrete walk. Review layout with Owner for final approval.

DIVISION 4 – MASONRY

1. N/A

DIVISION 5 – METALS

1. N/A

DIVISION 6 – WOOD AND PLASTICS

KITCHEN & WEST ELEVATION FRONT DOOR:
1. Contractor shall install blocking as required for the new upper cabinets on the west wall.
2. Contractor shall install new wood base trim to match existing base trim shape and profile along the north wall where the base cabinet was removed.
3. Contractor shall provide any required carpentry work to prep the jambs to accept the new insulated metal doors.

**ADD ALTERNATE**

1. Contractor shall install new composite landing, treads, risers, stringers, 42” high railings, 36” high hand rails, posts, composite square lattice, composite fascia boards and all associated pressure treated framing for the 1st floor east elevation porch. Refer to sketch A-1 and the specifications for standard material, fastener and detail requirements.

**DIVISION 7 – THERMAL AND MOISTURE PROTECTION**

**KITCHEN:**

1. Contractor shall caulk around the new 4” backsplash installed.

**ADD ALTERNATE**

1. Contractor shall remove existing gutter leader that currently projects through the steps. Contractor shall reinstall gutter leader and coordinate location with new steps. Provide new leader sections and accessories as required to properly divert water to the west side of the house.

**DIVISION 8 – DOORS AND WINDOWS**

**KITCHEN & WEST ELEVATION FRONT DOOR:**

1. Contractor shall install new six panel insulated metal doors in the kitchen (south wall) and front door at west entry. Salvage existing door locksets and install on new doors. Prep new door as required to accept existing lockset.
2. Contractor shall provide additional hardware as required for a complete door installation.
3. Contractor shall install new exterior door thresholds.
4. Contractor shall install new perimeter weather stripping and new door sweeps.
5. Contractor shall install new peepholes.
6. Contractor shall reinstall all window shades upon completion of the project. Provide new hardware and fasteners as required.

**DIVISION 9 – FINISHES**

**KITCHEN:**

1. Contractor shall patch existing walls as required to repair any damaged areas created during the cabinet removal process.
2. Contractor shall prep, prime and paint the following:
   
   a. Interior perimeter window trim, base trim and new ¼” round molding installed
   b. Walls
   c. Ceilings
   d. Exposed piping
   e. All radiators in kitchen
   f. New insulated door including jambs (interior & exterior)

3. Contractor shall install new luan over the existing subfloor.
4. Contractor shall install new sheet vinyl flooring in the entire kitchen area.
5. Contractor shall install new transition strips or thresholds where new sheet vinyl meets existing floor material.
6. Contractor shall install new vinyl cove base along the toe kick area on the existing base cabinets.
7. Contractor shall install new ¼” round molding along the perimeter of the existing base trim. Fill nail holes, prime and paint.

WEST ELEVATION FRONT DOOR
1. Contractor shall prep, prime and paint the new door (interior and exterior) and door jambs at the west elevation front door.

**FINISH SCHEDULE:**

**PRATT & LAMBERT:**
- **Interior:** Wesleyan White #2532 semi gloss, match existing wall color and finish.

**BENJAMIN MOORE:**
- **Exterior Metal Door Surface:** Cottage Red

**PRATT & LAMBERT:**
- **Interior Metal Door Surface:** Wesleyan White #2532 semi gloss.

DIVISION 10 - SPECIALTIES
1. N/A

DIVISION 11 - EQUIPMENT
KITCHEN
1. Contractor shall maintain and protect all existing appliances. Clean all appliances upon completion of the required work.

DIVISION 12 - FURNISHINGS
KITCHEN
1. Contractor shall install new upper cabinets above the existing base cabinets. New layout shall be similar to the existing layout and shall exclude the cabinet over the refrigerator.
2. New cabinets shall match base cabinet finish and style. Base cabinets were manufactured by KraftMaid, style is Fairport. Verify style and finish to confirm match and submit shop drawings to Owner for approval.
3. Contractor shall install a new 4” high x 7/8” thick laminated backsplash along the length of the existing countertop. New backsplash laminate shall match existing countertop laminate. Apply new caulking to seal all joints.
4. Contractor shall install new knobs to match existing knob style and finish.
5. Contractor shall remove, protect and store existing shades within the project area. Contractor shall reinstall shades upon completion of the project. Provide new hardware and fasteners as required.

DIVISION 13 – SPECIAL CONSTRUCTION
1. N/A

DIVISION 14 – CONVEYING SYSTEMS
1. N/A

DIVISION 15 - MECHANICAL
1. N/A

DIVISION 16 - ELECTRICAL
KITCHEN
1. Contractor shall install two new GFI outlets above the base cabinets at the west wall.
2. Contractor shall install new under cabinet light fixture and switch over sink.
3. Contractor shall install new ceiling light fixture.
4. Contractor shall maintain electrical on lower east wall.