Wesleyan University Construction Services

SCOPE OF WORK
SEQUENCE #045
THE BAYIT, 157 CHURCH STREET – WINDOW REPLACEMENT

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is the Bayit, Wesleyan’s Jewish ethno-cultural program house. The project scope shall include but not be limited to the window replacement and minor masonry repair.

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: 7/21/11

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 building will be unoccupied throughout the summer. Sensitivity shall be practiced when performing work in the house to maintain and respect all kosher aspects of the 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 program 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. Upon completion of all the work, Contractor shall clean the entire interior of the house to move-in condition.

14. 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.

15. Any overtime required to complete the project MUST be brought to Owner’s attention prior to submission of bid.

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 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 Construction Waste Management guidelines outlined in section 01505.

2. The window glazing was tested and was found to be negative for any asbestos containing material.

3. Perimeter caulk at the exterior wood trim and brick mould was tested and is positive for asbestos. This material shall not be disturbed.

4. Remove sash weights.

5. 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. Exterior and interior casing shall remain. Replace and/or repair any casing damaged due to window installation work.
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 maintain the interior wood trim of the windows wherever possible; however, contractor shall install new trim pieces or replace existing if required to complete the window installation.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. Contractor shall wrap wood trim at all locations where new windows are installed with pre-finished break metal. Contractor shall also wrap wood trim at attic windows. Provide color deck with color options to Owner for selection to best match Benjamin Moore HC-45 Shaker Beige.
2. Contractor shall caulk around the interior and exterior perimeter of all new window sashes installed.
3. Contractor shall caulk around the perimeter exterior wood trim but shall not remove any existing perimeter caulk.
4. 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 new 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 caulk to eliminate the potential for any air infiltration.

DIVISION 8 – DOORS AND WINDOWS

1. Contractor shall replace the 3 sets of stationary doors on the second floor as noted on the drawings Type E.
2. Contractor shall replace all windows in the house excluding:
   a. Existing replacement windows in kitchen window on south elevation
   b. Existing replacement windows in stairtower addition on the southeast corner of the building.
   c. Existing replacement window on the south elevation of the Common Room.
   d. Existing half round fan lights above double doors in bedrooms on 2nd floor.
   e. Existing replacement window in Bedroom 206.
   f. Concealed windows located on the north elevation in the stairtower at vestibule 100, Stair 200 and Stair 300.
   g. Basement windows
3. Divided lite configuration is as noted on the drawings.
4. Maintain existing plywood infill within the stairtower on the north elevation.
5. Contractor shall install obscure glass for all bathroom windows.
6. Contractor shall install metal clad wood windows as specified.
7. Exterior metal clad window color shall be from manufacturer’s select clad colors. Provide color samples to Owner for selection.
8. Contractor shall submit window shop drawings to Owner for approval prior to ordering windows.

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. New wood window sash interiors.
   b. New stationary doors interiors.
   c. Existing interior and exterior wood trim, sill and apron of all new windows and stationary doors including existing windows that are not being replaced.
   d. Concealed windows located on the north elevation in the stairtower at vestibule 100, Stair 200 and Stair 300; remove storm windows-clean, set aside for reinstallation; scrape, glaze, prime, paint, clean exterior of windows.
   e. Basement window sashes, muntins and frames
   f. Basement security straps (DTM paint)
   g. Damaged trim and new interior trim pieces installed (to match adjacent trim pieces)

4. Contractor shall apply one coat of Zinsser peel stop to all surfaces noted to be painted, one coat of tinted primer and two topcoats of latex paint.

5. Provide an add/alternate cost to paint the decorative trim, doors, door jambs, columns, railings.

**FINISH SCHEDULE:**

**BENJAMIN MOORE:** HC-45 Shaker Beige: - Exterior wood trim and sash at concealed windows to remain.

**BENJAMIN MOORE:** Tudor Brown – Basement windows / basement security straps

**PRATT & LAMBERT:** Interior trim – Match existing color, sheen and finish

**DIVISION 10 - SPECIALTIES**
1. Contractor shall reinstall window treatments. Provide new mounting hardware as required.

**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

End of Section