SCOPE OF WORK
SEQUENCE #BP2
30 FOUNTAIN AVENUE – MINOR INTERIOR RENOVATION; CREATE NEW BEDROOM

PART 1 – GENERAL

1.1 RELATED INFORMATION AND DOCUMENTS

1. This is a single family wood frame house that requires minor renovation to create a new bedroom on the first floor in the existing common room. The project scope shall include but not be limited to construct new wall and install new door, wall repair, paint new bedroom and new created corridor, install new sheet vinyl in new bedroom, electrical, device relocation and related programming, tele/data/cable install for new bedroom.

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 purchase any Department of Water and Sewer permits. 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
   2. Project Complete: July 15, 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 will be an unoccupied residential building. Surrounding private residences are occupied year round. Contractor shall be cognizant and respectful of the surrounding residences.

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 in this building.

10. Contractor shall provide dust barriers to all surrounding spaces within building for partial renovations.

11. After review of site, contractors are responsible for any required temporary protection during the work.

12. 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.

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

14. **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 and trees on the property during construction. If disturbed, Contractor shall re-grade, repair and re-seed landscaped areas upon completion of the work.

2. Contractor shall coordinate the use of motorized lifts, heavy equipment and trucks 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.

3. Contractor shall regrade and reseed all disturbed landscaped areas in accordance with specification requirements.

**DEMOLITION:**

**General**

1. All demolition activities shall be in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

2. Any walls or ceilings required to be demolished to complete the work specified shall be patched, primed and painted upon completion of the work.

3. Salvage existing window shades. Remove, protect and store as required. Re-install all window shades that are removed upon completion of the project.

4. Remove room numbers from all bedrooms.

5. Contractor shall protect all furnishings from dust and damage during the course of the work.

**1st Common Room (New bedroom #1)**

1. Contractor shall remove and protect all furnishings for reuse.

2. Contractor shall remove door, hinges and related hardware into existing bedroom #1 from common room.

3. Remove T-stat and relocate to dining room.
4. Contractor shall remove floor tiles prep floor for new laminate and walk off mat installation.
5. Remove smoke detector and reinstall in new entry hallway. See sketch.
6. Relocate sprinkler head as required for new wall installation.
7. Remove and salvage horn/strobe, pull station, light fixture and light switch for reinstallation in new entry hall.
8. Remove light fixture and salvage for reuse.

**Existing Bedroom #5**
1. Contractor shall remove smoke detector and audible base for reuse in new first floor bedroom.

**DIVISION 3 – CONCRETE**
1. N/A

**DIVISION 4 – MASONRY**
1. N/A

**DIVISION 5 – METALS**
1. N/A

**DIVISION 6 – WOOD AND PLASTICS**

*1st Common Room (New bedroom #1)*
1. Contractor shall provide all finish carpentry work as required to complete the work.
2. Layout and install new partition wall in opening where door was removed between rooms.
3. Layout and install new partition wall and door opening to create new first floor bedroom and entry hallway.
4. Partition wall shall consist of 2x4 framing, acoustical insulation, and 5/8” GWB on both sides.
5. Install new wood wall base to match the existing base height and profile (both sides).

**DIVISION 7 – THERMAL AND MOISTURE PROTECTION**

**General**
1. Contractor shall ensure that all penetrations from the basement to the first floor space in the contract area are properly sealed.

*1st Common Room (New bedroom #1)*
1. Contractor shall install sound attenuating insulation in new wall construction.

**DIVISION 8 – DOORS AND WINDOWS**

*1st Common Room (New bedroom #1)*
1. Install new frame and trim for installation of new wood door within new framed opening. Install new wood threshold. New door and required new trim shall match existing as close as possible
2. Provide, install and coordinate new hardware and core with Wesleyan lockshop.

**DIVISION 9 – FINISHES**

1. Contractor shall provide new 5/8” GWB at all new wall and infill locations shown on the sketch. Contractor shall tape and apply 3-coats of joint compound, sanding between coats, followed by priming and painting.
2. Contractor shall prep all existing and new surfaces in the newly designated bedroom in accordance with the requirements outlined in specification section 09910.
3. Contractor shall prep, patch and paint the newly designated common area and bedroom and all new GWB installed, both sides. Pratt and Lambert Wesleyan White #2532. See specifications for finish.
5. Contractor shall plane the underside of the existing entry door as required if the door rubs due to height variation of the new entry mat installation.
6. Contractor shall clean building surfaces upon completion of all prep work to remove all residues.
7. Prep floor surface for installation of new sheet vinyl; Mannington Realities Brazilian Cherry.
8. Prep new entry hallway for installation of Matsinc Berber in Black.
9. Provide all transition strips.

DIVISION 10 – SPECIALTIES

New 1st Floor Bedroom #1
1. Contractor shall install new 3” plastic bedroom room numbers: 1, 2, 3, 4, 5. Reference sketch for renumber of bedrooms.

DIVISION 11 – EQUIPMENT
N/A

DIVISION 12 – FURNISHINGS
N/A

DIVISION 13 – SPECIAL CONSTRUCTION
N/A

DIVISION 14 – CONVEYING SYSTEMS
N/A

DIVISION 15 – MECHANICAL

Entry Hall and New Bedroom #1
1. Contractor to relocate existing sprinkler head as required and install new sprinkler head to provide fire protection to new bedroom #1 and entry hallway.
2. Contractor responsible to ensure existing system can support installation of new sprinkler head. Provide calculations to Owner.

Dining Room
3. Relocate T-stat from new bedroom #1 to dining room.

DIVISION 16 – ELECTRICAL

General
1. Contractor to provide reprogramming and fire alarm testing for new devices installed and relocated devices. Coordinate schedule with Owner. WESU electrician must be called to take system off line and then reinitiate service.

1st Common Room (New bedroom #1)
1. Contractor shall install 1 new outlet in new bedroom created as shown on the attached sketch. Ensure appropriate number of outlets per code.
2. Install new 19” round light fixture and switch per spec.
3. Reinstall smoke detector and sounder base from second floor bedroom #5. Provide all require wiring in flex conduit for sounder base in this location. Connect to existing panel.
4. Contractor shall install new telephone, data and CATV in one single gang box. Leave 10’ excess data/telephone cable in basement for termination by Westel in basement. Contractor shall terminate all connections to Hubbel data jacks at all other locations. Provide final connection to CATV.

**Entry Hallway**
1. Contractor to reinstall light fixture.
2. Install motion sensor on reinstalled light fixtures in entry hallway.
3. Reinstall horn/strobe and pull station.
4. Reinstall smoke detector removed from common room (new bedroom #1).

**New Common Room – 2nd floor**
1. Install new smoke detector.