SCOPE OF WORK
7 VINE STREET – KITCHEN RENOVATION / BATHROOM & GENERAL HOUSE MAINTENANCE / ELECTRICAL UPGRADES / EXTERIOR STAIR REMOVAL

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a single family undergraduate wood frame house. The project scope shall include but not be limited to renovating the 1st floor kitchen / bathroom enhancements, general house maintenance, interior paint, upgrading the electrical fixtures, receptacles and devices and exterior stair removal as defined below.

2. The Owner shall obtain the building permit for all of the MM FY13 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 assumed to be lead containing.

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: 5/29/12
   2. Project Complete: 7/27/12

1.4 GENERAL PROJECT REQUIREMENTS

1. Contractor shall adhere to the project manual.

2. 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.
12. After review of site, contractors are responsible for any required temporary protection during the work.
13. Prior to the start of any 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.
17. Upon completion of all specified work, the contractor shall thoroughly clean the unit for move-in condition. Cleaning shall also include the interior of all windows within the work areas.

PART 2 - SCOPE OF WORK BY DIVISION

DIVISION 2 – SITWORK / DEMOLITION

SITWORK, GENERAL
1. Contractor shall coordinate the use of motorized lifts and/or heavy 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:
Note: Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

GENERAL:
1. Contractor shall remove, protect and store existing shades and mini blinds within the project area. Contractor shall clean and reinstall shades and blinds upon completion of the project. Contractor shall provide any additional hardware and fasteners required for reinstalling the existing window treatment.

2nd Floor Exit Door and South Stair System
1. Remove exit door from corridor and exit stair to ground level taking care not to damage adjacent 1st floor porch roof and concrete landing below.
2. Support handrail on 1st floor covered porch below.
3. Remove interior and exterior perimeter trim and casing.
4. Remove threshold.
KITCHEN
1. Contractor shall remove all base cabinets, countertops, upper cabinets and shelving. Contractor shall SALVAGE DOORS, DRAWERS AND BASE PANELS for reuse by contractor awarded 57 Fountain Ave kitchen enhancements project.
2. Contractor shall remove and recycle sink and faucet.
3. Contractor shall demo hot and cold water supply lines, shutoff valves, drain as required to accommodate the installation of the new sink and faucet.
4. Contractor shall maintain and protect the existing range, over range hood fan and refrigerator for re-use. Thoroughly clean interior and exterior of both appliances upon completion of the required work.
5. Remove flooring.
6. Contractor shall maintain the existing fire extinguisher and reinstall upon completion of the project.

1st FLOOR BATHROOM
1. Remove all perimeter caulking for installation of new.
2. Maintain sink, remove faucet, drain pipe, hot and cold water supplies.
3. Remove towel bar.

2nd FLOOR BATHROOM
4. Remove vanity and sink connections.
5. Remove medicine cabinet.
6. Remove shower door.
7. Remove all perimeter caulking for installation of new.
8. Carefully remove toilet for reinstallation.
9. Remove flooring.

DIVISION 6 – WOOD AND PLASTICS
1. Provide all required blocking for kitchen cabinet installation.
2. Provide underlayment for new bathroom floor.
3. Frame opening and infill from removal of 2nd floor exit door.
4. Provide matching wood shakes on exterior of building from removal of stair system.
5. Provide new handrail with supporting anchor plates at first floor south porch stair.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
1. Insulate framed opening from removal of 2nd floor exit door.
2. Contractor shall make water tight any penetrations from removal of exit stair.
3. Contractor shall fire seal around all floor and ceiling penetrations for plumbing and electrical runs.
4. Contractor shall caulk around the new 4” backsplash and countertop installed.
5. Contractor shall caulk around the new stainless steel sink.
6. Contractor shall insulate the hot water supply piping in the basement from the hot water tank to the underside of the 1st floor.
7. Contractor shall fill any through-wall penetrations uncovered or created from cabinet removal with insulation.
8. Contractor shall remove caulk in Shower room on 1st floor and bathroom on 2nd floor; clean and install new caulk.
10. Caulk interior/exterior penetrations from removal of 2nd floor exit door.
DIVISION 8 – DOORS AND WINDOWS
N/A

DIVISION 9 – FINISHES

GENERAL
1. Contractor shall prep all existing surfaces scheduled to be painted in accordance with the requirements outlined in specification section 09910. Contractor shall clean building surfaces upon completion of all prep work to remove all residues.
2. Contractor shall patch, prep, paint and re-finish all surfaces including all walls, trim, doors, ceilings, exposed conduit and piping.
3. Contractor shall clean, prep and apply one coat of poly on all previously stained surfaces.
4. The entire interior of the residence shall be prepped, patched and painted.
5. Contractor shall complete any patching and skim coating required due to cabinet removal to complete the scope work noted.
6. Repair walls and ceilings prior to painting.
7. Install new vinyl flooring in kitchen and 2nd floor bathroom.
8. Install new vinyl cove base along the toe kick area beneath the new cabinets.

INTERIOR FINISH SCHEDULE:

SHERWIN WILLIAMS PROMAR 200: Interior Trim & Doors: Wesleyan White #2532 semi gloss

SHERWIN WILLIAMS PROMAR 200: Kitchen / Bathrooms (Walls & Ceilings): Wesleyan White #2532 semi gloss

SHERWIN WILLIAMS PROMAR 200: Interior Walls / Ceilings: Wesleyan White #2532 eggshell

SHERWIN WILLIAMS PROMAR 200: Interior Ceilings: Wesleyan White #2532 flat

BENJAMIN MOORE: Exterior Wood Railings/Trim: Navaho White
Exterior Wood Shakes: Match existing color

DIVISION 12 - FURNISHINGS

GENERAL:
1. Contractor shall remove, protect and store existing shades and mini blinds within the project area. Contractor shall clean and reinstall shades and blinds upon completion of the project. Contractor shall provide any additional hardware and fasteners required for reinstalling the existing window treatment.

Kitchen
1. Contractor shall install new base and upper cabinets with all required fillers. Stove shall be relocated in line with main cabinet run. Submit cabinet layout to Owner for review and approval.
2. Contractor shall install new laminated countertops. Prep and cut opening in countertop as required to mount new stainless steel sink.
3. Contractor shall install new full height wall applied laminate to the underside of the upper cabinets and along the full height at the side of the range. Provide stainless steel edge bands at transitions between new laminate and existing wall.
4. Contractor shall install new 4” high x 7/8” thick continuous laminated backsplash.

1st Floor Bathroom
1. Provide new towel bar.

2nd Floor Bathroom
1. Install new shower door
2. Provide new medicine cabinet with light fixture.

DIVISION 15 – MECHANICAL

Kitchen:
1. Contractor shall install new stainless steel sink.
2. Contractor shall install a new kitchen faucet (with no sprayer).
3. Contractor shall install new hot and cold water supply lines to the new faucet. Provide new shutoff valves beneath the cabinet.
4. Contractor shall insulate the hot water supply piping in the basement from the hot water tank to the new shutoff valve beneath the cabinet.
5. Contractor shall install new drain line and p-trap to the sink drain.
6. Contractor shall verify vent piping is as required by Code.

1st Floor Bathroom:
1. Install new sink faucet.
2. Contractor shall install new shutoff valves, hot and cold water supply lines and drain piping for new bathroom lavatory/faucet being installed.

2nd Floor Bathroom:
3. Install tub drain.
4. Reinstall toilet; provide new seals
5. Contractor shall install new bathroom faucet.
6. Contractor shall install new shutoff valves, hot and cold water supply lines and drain piping for new bathroom lavatory/faucet being installed.
7. Replace existing shower door with new
8. Maintain shower head water saving aerator.
9.

DIVISION 16 - ELECTRICAL

1. Contractor shall install new light fixtures and switches at locations noted:
   a. Kitchen
   b. Above kitchen sink
   c. Common Room off kitchen
   d. Top of stairs
   e. Bedrooms

2. Provide new range receptacle in new location.
3. Reinstall over range hood fan in new location.
4. Relocate heat detector.
5. Provide new receptacle and switch covers; ivory.
6. Contractor shall install new GFCI outlets per code in the kitchen and bathrooms. All locations shall be per code requirements.
7. Contractor shall confirm and ensure all kitchen outlets are properly grounded.
8. Install motion for hall/stair fixtures.
9. Contractor shall install light fixture with medicine cabinet.
11. Contractor shall inspect the electrical panel in basement to ensure all bedrooms are on arc fault breakers. If not present, contractor shall install new arc fault breakers for each bedroom. **Please provide a cost breakout in the designated space on the bid proposal form to complete this work.**