PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a program house. The project scope shall include but not be limited to the complete replacement of the east elevation porch and stairs. The existing porch roof shall remain.

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 positive for lead containing paint. Federal, State, Local and OSHA requirements are to be strictly adhered to for all lead abatement. 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

1.4 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 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 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 – SITEWORK / DEMOLITION

Note: Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

GENERAL
1. This is an unoccupied 3,390 square foot program house. Surrounding buildings will be occupied throughout the summer. The University Day Care is located immediately to the north of this building. Extreme caution shall be taken during porch demolition to minimize dust. Provide Owner with demolition schedule so work may be scheduled at times when children are inside the Day Care or at an alternate location. The strictest of lead precautions shall be taken at all times.
2. 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.
3. 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.

DEMOLITION:
1. Contractor shall provide dust control for the duration of the project. All surfaces scheduled to be demolished shall be wet down to minimize dust. All sawcutting activities shall employ wet method.
2. Contractor shall remove and dispose of the footings, steps, railings (remove steps and railings at south side only), tongue & groove decking, structural posts, decorative railings, lattice, fascia boards and all associated framing for the 1st floor east elevation porch.
3. Contractor shall maintain the existing steps, footings, railings and framing at the east and south side – these were replaced in 2010. Tongue and groove decking at this location shall be removed.
4. Prior to removing structural posts, provide adequate shoring to support the existing roof. Porch roof, ceiling and boxed beam soffit shall remain.

SITEWORK:
1. Contractor shall excavate as required to install new porch footings.

DIVISION 3 – CONCRETE
1. Contractor shall install new concrete footings for the new east elevation porch. Footings shall be installed a minimum of 42” below finish grade.

DIVISION 4 – MASONRY
1. N/A

DIVISION 5 – METALS
1. Reinstall existing metal railings. Paint.

DIVISION 6 – WOOD AND PLASTICS
1. Contractor shall install new composite porch to replace the existing. The scope shall include new structural posts, south side treads, risers and stringers, new railings, composite square lattice, composite fascia boards and all associated pressure treated framing and Simpson strong ties.
2. Contractor shall install a new pressure treated ledger board along the entire length of the new porch installed. Ledger board shall be fastened with expansion bolts and shimmed as required against the existing brownstone foundation.
3. Contractor shall install new 8” square, decorative fiberglass composite structural posts to replace the columns removed; square recessed panel pedestal post. Structural posts shall be manufactured by First Class Building Products.
4. Contractor shall install new composite railing system with custom panel balusters. Railing and balusters shall be manufactured by First Class Building Products. Top rail shall be 2110T and bottom rail shall be 2125B.
5. Contractor shall install new 1x4 Azek Porch tongue and groove planking. New planking shall run in the same direction as the previous tongue & groove planking. Install Azek Porch Planking per the manufacturer’s instructions.
6. Contractor shall cut planking at 45 degrees where the porch wraps at the south end – to match previous orientation of tongue and groove planking removed.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
1. 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.

DIVISION 8 – DOORS AND WINDOWS
1. N/A

DIVISION 9 – FINISHES

GENERAL PAINTING
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.
**EXTERIOR PAINTING**
1. 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%.
2. 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.
3. Contractor shall touch-up paint siding and trim upon completion of the porch installation. Touch-up painting shall be as required based on all areas disturbed as part of the new porch installation.

**EXTERIOR FINISH SCHEDULE:**

- **BENJAMIN MOORE – Siding & Composite Panels:** Briarwood
- **BENJAMIN MOORE – Composite Rails, Columns, Fascia Boards:** Navaho White
- **BENJAMIN MOORE – Composite Lattice:** Black Forest Green
- **BENJAMIN MOORE – Metal Railings:** Black DTM

**DIVISION 10 – SPECIALTIES**
1. N/A

**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. Contractor shall maintain the existing exterior water faucet at the east side of the porch. Protect, reinstall and properly mount onto new east side fascia board.

**DIVISION 16 - ELECTRICAL**
1. N/A