PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is a 15,300 SF undergraduate brick masonry residence hall. The project scope shall include but not be limited to replacing all exterior windows with new WinVent series 500 extruded aluminum windows and screens. The scope shall also include repairing, prepping and painting the exterior wood trim around the new windows installed and installation of exhaust vents in alternate locations. The interior trim shall be maintained, repaired and touch-up painted or stained as required to accommodate the new window installation.

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 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: August 9, 2012

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.
   a. Metal sash & frames shall be recycled per specification requirements.
   b. Paint on exterior wood trim around windows tested positive for lead paint.
   c. Stain on interior wood trim around windows tested negative for lead paint.

3. Coordinate all work with Owner’s Representative.
4. This is an unoccupied residential dormitory 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 housing is 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. Contractor shall recontact CL&P at completion of work to have protective safety boots removed.
15. Any overtime required to complete the project MUST be brought to Owner’s attention prior to submission of bid.
16. Contractor shall provide traffic barricades, signage, flagpersons and all other traffic control methods required to complete the work.
17. **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.
18. Upon completion of all specified work, the contractor shall thoroughly clean the unit for move-in condition. Cleaning shall also include all windows, interior/exterior, within the work areas.

**PART 2 - SCOPE OF WORK BY DIVISION**

**DIVISION 2 – SITEWORK / DEMOLITION**

**SITEWORK**
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.
2. 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 remove and recycle all existing metal sash and frames in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505. The work shall consist of removing all windows in the entire building including all basement and dormer windows.
2. Contractor shall remove and dispose of existing screens.
3. Contractor shall remove caulking and paint remnants around the perimeter of all masonry openings as required to prep for the new window installations.
4. Contractor shall remove and salvage window treatments. Reinstall after completion of work.

DIVISION 3 – CONCRETE
1. N/A

DIVISION 4 – MASONRY
1. Contractor shall perform repairs and pointing as required related to window removal and installation. Grout to match existing. Submit samples to Owner for selection.

DIVISION 5 – METALS
1. N/A

DIVISION 6 – WOOD AND PLASTICS
1. Contractor shall maintain the interior stained or painted window trim; however, contractor shall modify the existing trim pieces if required to complete the window installation. Contractor shall also install additional trim pieces to match existing profiles, if required. Prep, prime, paint or stain new pieces to match adjacent trim.
2. Contractor shall prepare openings and provide all required new framing to reconstruct the openings to accept the new aluminum windows. This shall include removal and or repair as appropriate of all head, jambs, sills and center mullions. Provide all blocking as required to accept new panning.
3. Contractor shall repair/replace any deteriorated or rotted exterior window sills, trim, heads or jambs to remain. Coordinate replacements and repairs with the window installation contractor.
4. For all required repairs, Contractor shall use epoxy filler or patching material as specified in specification section 06900, Wood Restoration. All wood restoration work shall be in accordance with the specification and all other documents in the project manual.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
1. Upon completion of the window installation, Contractor shall completely caulk around the interior and exterior perimeter of all new windows installed.
2. Sealants for masonry to masonry and masonry to metal – Dow Corning 790 (or approved equal). Color to be selected by Owner from standard color chart.
3. Sealants for metal to metal metal – Dow Corning 795 (or approved equal). Color to be selected by Owner from standard color chart.
4. Contractor shall install the appropriate backer rod per the window manufacture’s requirements between the aluminum window frames and brick surround. Contractor shall ensure all air spaces are properly sealed to prevent any air infiltration.

DIVISION 8 – DOORS AND WINDOWS
1. Contractor shall replace all windows in the building including all basement windows, dormer windows and the four openings at the first floor south side covered entry area.
2. Window Manufacturers:

3. Contractor shall provide and install new screens for all operable windows installed.
4. New aluminum windows shall have triple weather-stripping applied to integral dovetail grooves.
5. New aluminum windows shall have between the glass grills. Color shall be selected by the Owner from manufacturer’s standard colors.
6. New aluminum window divided lite configuration shall match existing lite configuration. Submit shop drawings showing all divided light configurations to Owner for final approval.
7. New aluminum windows shall have 1” insulated sealed glass units, glazing sealants and glass.
   a. 1” sealed glass unit consists of the following:
      i. ¼ inch Pyro Low E annealed.
      ii. ½ inch space with argon gas.
      iii. ¼ inch Pyro clear annealed.
8. New aluminum windows shall have aluminum glazing beads for one (1) inch thick insulating glass.
9. New aluminum window hardware shall include 4 bar hinges (friction adjuster), limit stops, multi point gang locks and T-pulls.
10. Contractor shall provide anchor clips, plastic spacers and all other fastening devices as required.
11. New aluminum windows for bathrooms shall have obscure glass on sashes.
12. Aluminum window and hardware finishes shall be selected by the Owner from the manufacturer’s standard colors. Submit standard colors to Owner for selection and final approval.
13. Contractor shall provide all required labor to install windows, glazing, hardware and screens.
14. Contractor shall submit window shop drawings and window schedule to Owner for approval.
15. Upon completion of all the work, Contractor shall test all newly installed windows for proper operation, movement and functionality to ensure windows lock properly.
16. Contractor shall remove all factory applied stickers and thoroughly clean the interior and exterior of all new windows installed.

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.
2. At all locations where new woodwork is installed, contractor shall fill nail holes, prime and paint (or stain) to match adjacent woodwork per specification requirements.

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. Prior to painting, contractor shall restore existing woodwork as outlined in Division 6.
3. 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 exterior paint in accordance with specification requirements.

EXTERIOR FINISH SCHEDULE:

BENJAMIN MOORE: TBD
SHERWIN WILLIAMS: TBD

Exterior window trim
Interior window trim

DIVISION 10 - SPECIALTIES
1. N/A

DIVISION 11 - EQUIPMENT
1. N/A

DIVISION 12 - FURNISHINGS
1. Contractor shall remove, protect and store existing shades, mini blinds or window treatments within the project area. Contractor shall clean and reinstall shades, blinds and window treatments upon completion of the project. Contractor shall provide any additional hardware and fasteners required for reinstalling the existing window treatment.

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