SCOPE OF WORK
327 HIGH STREET – DAVISON HEALTH CENTER
NORTH ENTRY STAIR REPLACEMENT / EXTERIOR WOOD TRIM REPAIR/PAINTING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

1. This is an 18,782 SF building that serves as the campus health center. The project scope shall include installing new stairs at the north entry and repairing and painting the exterior wood components around the exterior perimeter of the building.

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: Specific work schedule shall be negotiated to best meet occupants needs.

   2. Project Complete: August 10, 2012

1.4 GENERAL PROJECT REQUIREMENTS

1. Contractor shall adhere to the project manual.

2. Hazardous Assessment materials report is in progress and will be 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 occupied administrative services/health care building. In addition, 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. 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

SITEWORK 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.
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.
3. Contractor shall remove and salvage building signage. Reinstall at completion of project.

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

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.

Stucco Repair
2. Contractor shall sound out all surfaces of the stucco section of the building and remove any damaged, spalled, cracked or deteriorated sections or areas of stucco down to a solid substrate. This requirement shall apply to all elevations of the stucco portion of the building.
Exterior North Side Concrete Stair Removal
1. Prior to any sawcutting activities, contractor shall protect brownstone, windows and porch enclosure with poly to prevent dust and debris from adhering to any of the surrounding building surfaces.
2. Contractor shall remove and dispose of existing wood stairs and railings.
3. Contractor shall remove and recycle existing metal railing.
4. Contractor shall remove and dispose of concrete sidewalk section that wood stair currently sits on. Sawcut at existing joint prior to demolition for a clean, neat transition.
5. Contractor shall sawcut the existing asphalt area parallel to the concrete stair wall at a sufficient distance away from the stair wall to complete the work specified.
6. Contractor shall salvage the existing bollard. Re-install in the same location. Bollard shall be set in concrete and bollard footing shall be 42” below finish grade to prevent future heaving.
7. Contractor shall remove gutter leader as required to complete the work specified. Contractor shall re-install gutter leader in same location upon completion of all the work.
8. Contractor shall protect and maintain the existing cast iron u/g drain pipe adjacent to the existing stair wall.
9. Contractor shall sawcut the existing stair wall and stair landing slab along the front face of the exterior door threshold. Sawcutting activities shall be neat and clean to form a smooth transition line between the new concrete to be placed and the existing concrete to remain.
10. Contractor shall remove and dispose of the concrete stairs, landing and bluestone slabs. Protect the existing brownstone throughout the duration of the project.
11. Contractor shall reference the original stair construction drawings dated 7-1-1935 inserted at the end of the photo sheet document. There is no guarantee that the stairs were constructed in accordance with these details; however, they may provide some clarification as to the original intent of the stair design and construction.

Asphalt Paving
1. Contractor shall install new base material and asphalt paving to patch the disturbed area adjacent to the concrete stairs. Ensure area is properly compacted prior to installing new asphalt material.

DIVISION 3 – CONCRETE

Exterior North Side Concrete Stair
1. Contractor shall install all required formwork and place concrete as required for the new concrete entry stairs.
2. The following is the intent for the new stair construction based on the information available:
   A. Sawcut the existing perimeter stair walls 6” below finish grade horizontally and in line with the exterior front door plane vertically. Excavate as required to obtain enough clearance for the sawcutting operation. Limit of sawcutting and stair removal shall be from the face of the exterior entry door to the north, as required to completely remove that portion of the stair.
   B. Upon completion of sawcutting, drill and install epoxy coated #4 rebar dowels 12” on center in existing floor slab, vertical wall section and horizontal wall section. Minimum embedment length shall be 10”. Anchor dowels with Hilti HY 150 Adhesive. Apply a concrete bonding agent on the existing wall and slab prior to concrete placement. Bonding agent shall be applied in accordance with manufacturer’s instructions.
   C. Backfill and compact stair area and install new formwork.
   D. Install new #4 epoxy coated rebar mat 12” o.c. each way (under slab and sloped stairs) and #4 epoxy coated rebar nosing bars for each step.
E. Install new bluestone colored concrete stairs and landing. Wall thickness shall match existing and slab thickness shall match the dimension from the underside of the existing floor slab to the top of the existing bluestone. Slope landing away from entry door.

F. Provide Owner with manufacturer’s standard color chart for selection.

3. Contractor shall install a new concrete sidewalk section to replace section removed. Concrete sidewalk thickness shall be 5” with WWF 6x6 – W8xW8 in top 1/3 of slab depth. Color shall match existing sidewalk as close as possible.

4. Concrete mix design shall be 4000 PSI. Contractor shall submit proposed concrete mix design to Owner for review and approval.

5. Contractor shall protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Start initial curing as soon as free water has disappeared from concrete surface after placing and finishing. Begin final curing procedures immediately following initial curing and before concrete has dried. Continue final wet curing for at least 7 days in accordance with ACI 301 procedures. Avoid rapid drying at end of final curing period.

6. Contractor shall perform curing of concrete by wet curing, either by keeping the concrete surface continuously wet by covering with water or providing a continuous water-Fog Spray.

7. Surfaces shall be kept continuously moist for not less than 72 hours after finishing.

8. Contractor shall wet cure with Ultra Care wet curing blankets or approved equal.

DIVISION 4 – MASONRY

1. Contractor shall sound out all stucco surfaces to locate and remove all loose and/or deteriorated stucco areas.

2. Contractor shall patch, fill and repair all spalls, cracked areas, gouges, etc. in accordance with repair material manufacturer’s requirements.


4. Contractor shall prep and paint all elevations of the stucco portion of the building.

DIVISION 5 – METALS

1. Contractor shall install new galvanized metal railing to replace the railing removed. Reference Section 05500.

2. Contractor shall core as required to install new metal handrail posts. Core shall be minimum 6” from outside edge of landing. Coordinate railing location in field with Owner prior to coring.

3. Contractor shall install non-shrink grout to set new metal handrail posts in place. Slope grout to drain.

DIVISION 6 – WOOD AND PLASTICS

1. Prior to painting, contractor shall repair/replace any deteriorated or rotted sills, trim, soffits or other building component.

2. Repair all soffit areas where crown molding is missing (north elevation). Repairs shall ensure that all areas are sealed to prevent wildlife from entering into the building attic areas.

3. 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.

4. Contractor shall replace rotted or deteriorated wood sections of bay windows that cannot be repaired with epoxy filler material.

5. Contractor shall repair damaged soffit / slate roof section over front entry at east elevation.
6. Contractor shall repair all the damaged / rotted wood sections at the north side entry enclosure. Replacement and repair work shall be performed upon completion of the new concrete stair installation.

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. Contractor shall remove a total of 4 decorative stained glass sashes at the 1st floor north elevation and repair the wood frames. Currently, these windows do not properly operate or latch in a locked position. The window sashes also rub against the vertical mullion. Contractor shall rework the frames as required to allow for a smooth, functional operation and also ensure that all sashes can be properly locked. Ensure interlocking metal perimeter weatherstrip remains intact and functional. Contractor shall also prep, prime and paint the frames prior to reinstalling.
2. Contractor shall repair & reglaze the glass canopy over the balcony at the east elevation.
3. Contractor shall repair and reglaze the 2nd floor sunroom bank of windows at the south elevation (Note: windows wrap around into the east and west elevations also).

DIVISION 9 – FINISHES

GENERAL PAINTING REQUIREMENTS

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 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%.
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 latex paint in accordance with specification requirements.
4. Contractor shall remove and reinstall signs, light fixtures, and any other items fastened to the areas noted to be painted.

SPECIFIC PAINTING REQUIREMENTS

1. Contractor shall maintain gutters in place. Contractor shall prep and paint fascia boards behind all gutters.
2. Air conditioners shall remain in place. Contractor shall paint all accessible areas of sashes, frames and muntins around the air conditioning units.
3. Contractor shall prep and paint all areas repaired and/or replaced with new woodwork.
4. Contractor shall prep and paint all previously painted exterior surfaces and doors excluding the following:
   a. Window sashes covered by glass storm windows.

**EXTERIOR FINISH SCHEDULE:**

**BENJAMIN MOORE:** HC-45 Shaker Beige  

*All Building components previously painted cream shall be prepped and painted as follows: All decorative vine & leaf / scroll eave trim, decorative...*
gothic window trim, window sashes and muntins, screen door, dormer window sashes and muntins, leaded glass sashes.

**BENJAMIN MOORE:** Tudor Brown

_all building components previously painted brown shall be prepped and painted as follows:_ Eaves, soffits, window trim, gothic window trim, dormer window trim, door trim, all exterior metal balcony railings (DTM), all metal stair railings (DTM), metal window sashes (DTM), metal louvers under metal windows (DTM), flat panels under metal windows, exhaust vent window infill, wide plank vertical window mullions, leaded glass frames, glass canopy, all gothic bay windows.

**BENJAMIN MOORE:** To Be Coordinated in the Field:

_Extterior doors_

**BENJAMIN MOORE:** To Be Coordinated in the Field:

_Stucco Façade (all elevations)_

**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. N/A

**DIVISION 16 - ELECTRICAL**

1. N/A