PART 1 – GENERAL

1.1 RELATED INFORMATION AND DOCUMENTS

1. This is an existing three bedroom single family brick masonry house. Interior renovations will create an 8 bed program house. New fire sprinkler and addressable fire alarm system to be provided. Structural reinforcement with 16 lally columns of the first floor in the basement and roof in the attic. Replacement of rotted floor areas in the kitchen and front entry vestibule. Installation of plumbing supplies and drainage for the installation of a foot bath in the entry vestibule, sanitary line replacement located in front entry chase, steam radiator relocation in kitchen to allow new door installation, steam pipe repair/replacement of 2nd floor steam radiator. Installation of additional grounded electrical outlets, new ceiling lighting and switches and tele/data/cable as noted on the sketches. New windows in masonry openings. New roof installation. Exterior pointing of masonry.

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 31, 2012

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 for the proper protection of existing appliances.
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.

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.

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.

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.
2. Disconnect all electrical and mechanical connections in the demolition area.
3. Protect all flooring in the performance of the work.

DEMOLITION
1. For existing fire alarm systems noted to be removed, contractor shall demolish all existing smoke detectors, panels, wiring, related devices and wiremold throughout the house. Return devices/detectors to Owner for proper disposal.
KITCHEN:
1. Remove hot/cold water supply and drain in old washer location to west of fireplace. Cap in basement.
2. Remove approximately 11 SF of floor tile, underlayment and subfloor to joists to west of fireplace damaged due to prior powder post beetle infestation. Repair.
3. Remove window, window treatment, window trim to extent required (salvage horizontal trim for reinstallation at door header) section of counter top, radiator enclosure to corner, radiator (salvage for reinstallation in new location), exterior brick (salvage to extent possible for reinstallation above lintel and exterior trim. Prep for new door opening.

STUDY (new bedroom #1):
1. Remove south entry door and storm door.
2. Carefully remove existing stair system. Salvage base trim to extent possible for reuse. Relocate electrical receptacle to wall.

ENTRY FOYER:
1. Remove steam radiator (salvage for reinstallation)
2. Remove wide plank flooring, underlayment and subfloor to joists due to prior powder post beetle damage. Notify Owner if wide plank flooring can be reused.
3. Open chase wall to north of entry door only as required to replace cast iron sanitary line.

WINDOWS:
1. Contractor shall remove and recycle the existing storm windows and windows in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.
2. Contractor shall replace all windows unless otherwise noted.
3. Contractor shall remove sash weights.
4. Contractor shall remove and salvage window treatments. Reinstall after completion of work.
5. Dispose of windows in Owner’s lead dumpster. Final site to be determined.

ROOF
1. Contractor shall strip existing roof shingles; main roof, east entry roof, west addition roof and south enclosed patio roof. Work cannot be performed on main roof until interior structural roof bracing is installed.

DIVISION 3 – CONCRETE
Concrete Footings
1. Contractor shall install (16) 12” x 12” x 12” concrete footings in basement. Locations located in the field with Owner. Install level for placement of lally columns.
2. Concrete mix design shall be 3000 PSI. Contractor shall submit proposed concrete mix design to Owner for review and approval.
3. Wet cure x 7 days.

DIVISION 4 – MASONRY
1. Contractor shall repoint section of masonry on exterior of west wall (approximately 100 SF) and section of North wall (approximately 50 SF) on one story addition.
2. Provide Owner with mortar samples for selection.
3. Remove brick as required to install new lintel header for new exterior door installation at southwest entry. Re-use existing brick to tooth-in around new lintel installed. Provide all required anchors, straps, etc for a complete installation.
4. Perform repair to brownstone foundation at east elevation in area where breach is evident in basement. Approximately 10 SF.
DIVISION 5 – METALS
1. Install new lintel at new framed door opening at southwest elevation.
2. Provide 16 lally columns to be installed in basement.

DIVISION 6 – WOOD AND PLASTICS

INTERIOR - GENERAL:
1. Contractor shall maintain the interior window trim wherever possible; however, contractor shall install new trim pieces or replace existing if required to complete the window installation. Contractor shall remove and reinstall the existing interior stops as required to complete the installation. Install new stops to match existing if required.

NEW ENTRY DOOR INSTALLATION
1. Provide all required framing for new metal door installation.
2. Contractor shall install new interior trim to match existing for the new entry door to be installed. Reuse existing trim as appropriate.

EXTERIOR
1. Perform wood consolidation repairs to front entry railings. Prep and paint white.

BASEMENT
1. Contractor shall install double 2 x 6 spanning below floor joists in basement. Support with lally columns placed on concrete footings. Install lally columns every 3 joists to support original damaged floor joists from powder beetles that have been sistered. A total of 16 lally columns to be installed.

ATTIC
1. Contractor shall install bracing in attic to support roof. This work must be performed prior to installation of new roof. Reference SKS-1 and SKS-2 attached.
2. Contractor shall install 2 new diagonal supports matching existing in attic.

ROOF
1. Install one layer of ½” exterior grade plywood roof sheathing over entire main roof.

STUDY (NEW BEDROOM #1):
1. Contractor shall provide all finish carpentry work as required to complete the work.
2. Frame door opening on landing to second floor stair. Insulate and drywall. Install new wood wall base and ¼ round to match the existing base height and profile, both sides.
3. Frame door opening on landing to second floor stair. Insulate and drywall. Install new wood wall base and ¼ round to match the existing base height and profile where stairs and previous entry door was removed.

EAST ENTRY FOYER
1. Contractor shall install laminate on west wall and along stair stringer at location where foot bath (service floor sink) is installed. Height to be 2” higher than the service faucet. Length to be 17” deep on stair side and 26” long on wall side. Approximately 10 SF.
2. Provide edge banding for a finished edge.

NEW BEDROOM #2 AND #5
1. Layout and install new framing and partition wall to create new second floor bedrooms.
2. Contractor shall provide all finish carpentry work as required to complete the work.
3. 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 between floors are fire caulked properly.
2. Contractor shall fire seal around all floor, wall and ceiling penetrations for all fire sprinkler and electrical runs.
3. Contractor shall fire seal around existing floor and ceiling penetrations, assume 5 for bid.
4. Contractor shall install sound attenuating insulation in new wall constructed to create new bedroom #2 and #5.
5. Contractor shall caulk perimeter of mop sink installed in east entry foyer at wall and at floor.

ASPHALT ROOF

1. Contractor shall protect attic surfaces prior to removal of existing roofing.
2. Contractor shall install new gutters and downspouts and ensure they are properly sloped to drain.
   Tie into existing underground drain lines or provide splash blocks if drain lines are not present.
3. Contractor shall protect exterior building facade from damage for the duration of the project.
   Contractor shall utilize protective coverings.
4. Contractor shall meet or exceed all OSHA fall protection requirements. Contractor shall also adhere to all Wesleyan University fall protection requirements as outlined in the project manual.
5. Contractor shall protect exposed roof surfaces at the end of the work day as required to prevent water from entering the interior of the building. Contractor shall be responsible to restore the interior surfaces to their original condition should damage occur.
6. Contractor shall remove and dispose of the existing asphalt roof system. Note: Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.
7. Contractor shall install one layer 1/2” exterior grade plywood roof sheathing on main roof.
8. Contractor shall notify Owner immediately if rotted or deteriorated sheathing is uncovered during the removal process on the patio roof or east entry roof. Contractor shall provide a unit price on the designated space in Proposal Form 00300 to furnish and install new 1/2” exterior grade plywood roof sheathing (Note: Locations and sheet quantities must be approved by the Owner prior to installation. Unit price shall be for one (1) 4’x8’ sheet of 1/2” exterior grade plywood sheathing).
9. Contractor shall furnish and install self adhering sheet underlayment at all low slope roofs, hips, eaves, confined rake edge, rake edges and valleys (Reference Figure 1 for location clarifications at the end of this section).
10. Contractor shall install new 30 year 3-tab shingles as noted in the specifications. Submit manufacturer’s standard colors for Owner selection.
11. Starter shingle course shall extend ½” over drip edge. First row of shingle course shall also extend ½” over drip edge. Starter shingles shall also be installed along the full length of all rake edges and shall extend ½” over the rake.
12. Contractor shall provide base and step flashing to the underside of the existing wood siding. Remove and reinstall siding as required to complete this work to provide a watertight installation.
13. Prior to the start of work, Contractor shall protect attic space with plastic. Upon completion of all work, Contractor shall dispose of plastic and broom clean entire area.
14. Contractor shall use a complete roofing system utilizing all components by a single source Manufacturer.
15. Contractor shall furnish and install a ridge vent on the main roof. Contractor shall cut roof as required to allow for proper ventilation.
16. Contractor shall furnish and install new metal flashing at all chimneys. Contractor shall saw cut into mortar joints for proper termination.
17. Contractor shall flash all roof penetrations and vents.

**DIVISION 8 – DOORS AND WINDOWS**

1. Contractor shall install new 3’-0” metal door and frame at new west entry. New door style shall be a 6 panel door to match existing. Provide peep hole. Install new entry hardware/lockset. WESU lock shop to provide cylinder/core. Provide all associated mounting hardware, perimeter weatherstripping, door sweep and entry threshold.
2. Contractor shall install new bedroom locksets at 6 locations. Cylinder/core by WESU lockshop.
3. Contractor to install new east entry door hardware/lockset. Cylinder/core by WESU lockshop.
4. Submit hardware shop drawing and schedule to Owner for approval.

**WINDOW INSTALLATION:**

1. Prior to installing new windows, Contractor shall remove existing sash, sash weights and sash cords. Contractor shall fill sash weight pockets with cotton batt insulation, apply sealant to head and jambs of existing sash stops and then install new window(s). Contractor shall fill voids between old and new with expanding foam, trim interior with new trim pieces as required and seal perimeter interior with clear caulk to eliminate the potential for any air infiltration.
2. Contractor shall install Harvey Slimline vinyl windows as specified. Color to be White. Contractor to provide screens.
3. Sash configuration shall be 12/12 and 9/9.
4. Obscure glass shall be used in 2nd floor bathroom window.
5. Window in first floor bathroom shall not be replaced.
6. Contractor shall not remove attic opening with through vent.
7. Contractor shall wrap wood trim at all window locations with pre-finished break metal. Color shall be White.
8. Contractor shall caulk around the interior and exterior perimeter of all new windows installed.
9. Contractor shall caulk around the perimeter exterior break metal installed.
10. Contractor shall submit window shop drawings to Owner for approval prior to ordering windows.

DIVISION 9 – FINISHES

1. Contractor shall prep all new and existing surfaces 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 tape and apply 3-coats of joint compound, sanding between coats, followed by priming and painting for all new wall/ceiling installations.
3. Contractor shall patch, prep, paint and re-finish all surfaces disturbed, damaged or patched due to the fire alarm and sprinkler system installation.
4. Contractor shall infill, patch, prime and paint any existing walls or ceilings that were demolished to complete any of the work specified.
5. Contractor shall prime and paint any new walls, ceilings or trim installed to complete the work specified.
6. Contractor shall patch and paint walls where smoke detectors were removed. Match existing paint color and finish.
7. Contractor shall prep and paint kitchen ceiling.
8. Contractor shall patch wall damaged by radiators, 2 walls, in bedroom #4. Paint wall these two walls Wesleyan White. Cut in at corners.
9. Contractor shall patch ceiling in dining room where steam pipe penetrates levels. Repair shall be performed after steam pipe to radiator is repaired. Paint to match existing.
10. Contractor shall paint new entry door. Interior to be Wesleyan White. Exterior to be Black Forest Green.
11. Contractor shall screen and apply 3 coats finish to floor of new Bedroom #1 on first floor.
12. Contractor shall install matching 12 x 12 green and white tile in kitchen floor where removed and replace cracked green tile at entry to new bedroom #1.
13. At east entry foyer, Contractor shall install new sheet vinyl; Mannington Jumpstart, Montana Ridge, Porcelain, 71101.

INTERIOR FINISH SCHEDULE:

SHERWIN WILLIAMS PROMAR 200: Interior Trim, Doors: Wesleyan White #2532 semi gloss or to match existing
SHERWIN WILLIAMS PROMAR 200: Kitchen (Ceilings): Wesleyan White #2532 semi gloss
SHERWIN WILLIAMS PROMAR 200: All other rooms (Walls): Wesleyan White #2532 eggshell or to match existing
SHERWIN WILLIAMS PROMAR 200: All other rooms (Ceilings): Wesleyan White #2532 flat
BENJAMIN MOORE : Tudor Brown Basement security straps / basement hatchway door
SHERWIN WILLIAMS PROMAR 200: Fire Sprinkler Piping/Conduit/Wiremold: Wesleyan White #2532 eggshell DTM
BENJAMIN MOORE: Exterior Doors: Black Forest Green
Columns/Railings: White
Decking: Grey
Ceilings: April Sky

DIVISION 10 – SPECIALTIES

SIGNAGE
1. Contractor shall install new 3” plastic bedroom room numbers: 1, 2, 3, 4, 5. Reference sketch for bedrooms.
2. Contractor shall install new house numbers on plaque and mount on front of house.

DIVISION 11 – EQUIPMENT
1. N/A

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.

DIVISION 15 – MECHANICAL

SPRINKLER INSTALLATION
1. A new residential sprinkler system designed per NFPA 13R shall be installed at all locations noted. Reference specification section 15325 and the project manual dated 1/4/12 for all other project requirements.
2. Sprinkler contractor shall provide 8” low voltage electric bell on the exterior of house. Bell shall be mounted and wired by Electrician. Exterior location to be coordinated with the Owner.
3. Sprinkler contractor shall provide splash block at grade below inspector’s test connection discharge pipe.
4. Contractor shall coordinate new sprinkler installation with the electrical contractor and fire alarm system.
5. Shop drawings shall be prepared using AutoCAD 2006 or a compatible program that will open with AutoCAD version 2006. Contractor shall field measure all houses to create floor plans for each individual project location. Sprinkler layouts shall be designed based on existing field dimensions, existing layout conditions and revised layout conditions for add-a-bed locations.
6. The Contractor shall coordinate risers with location of the water service. The water service supply line 2”.

PLUMBING
1. Contractor shall provide hot/cold water supply and drain connection to below for new foot bath located in the east entry foyer in the corner against the stairs. Contractor shall install floor mounted mop sink Model 9-OP-20 by Advance Tabco. Size: 16” x 20” x 6” bowl with 10” overall height. Heavy gauge type 304 series stainless steel. Provide service faucet with vacuum breaker mounted to wall through laminate backing. Coordinate mounting height with Owner prior to installation.
2. Replace sanitary lateral to second floor bathroom. Open chase only as much as is required to investigate and perform replacement.

MECHANICAL
1. Contractor shall install new thermostat to be located in the common room on the 1st floor. Coordinate with electrician. Ensure compatibility with existing steam boiler.
2. Repair steam pipe to radiator located in second floor Spare Room. Provide new packing, gaskets, etc for a complete installation.
3. Provide new piping run for new location of steam radiator in Kitchen. Provide all connections, valves, packing, etc for a complete installation.

DIVISION 16 – ELECTRICAL

FIRE ALARM INSTALLATION
1. Contractor shall review all specified renovation work and ensure that all electrical work is completed per code requirements.
2. The new fire alarm system shall be Siemens FS-250. Reference specification section 16722 and the project manual dated 1/4/12 for all other project requirements.
3. New fire alarm system shall have battery back up.
4. Contractor shall provide conventional photoelectric detectors with bases and provide audible bases for all bedrooms.
5. Contractor shall hardwire C.O detectors, one on each sleeping floor and one in the basement.
6. Contractor shall provide keyed pull stations, heat detectors, synched horn strobes, battery backup, programming and all related materials and testing.
7. Contractor shall provide and coordinate installation of new telephone lines (2) and dialer connection with AT&T, Owner and telecommunications.
8. Conceal wiring as much as possible.
9. Contractor shall install 8” low voltage electric bell on the exterior of house provided by Sprinkler Contractor. Bell shall be mounted and wired by Electrician. Exterior location to be coordinated with the Owner.

ELECTRICAL
1. Contractor shall install new ceiling light fixtures and switches in eight (8) locations. Reference sketch for locations. See specification for fixture types required in each room.
2. Where new walls are installed, conceal all wiring.
3. Contractor shall conceal wiring as best as possible for all new electrical installations.
4. Contractor shall install nine (9) new grounded outlets in locations as shown. Reference sketch.
5. Contractor shall change receptacle in east entry foyer to GFCI.
6. Contractor shall install new thermostat wiring to be located in the common room on the 1st floor.
7. Contractor shall install new telephone, data and CATV in one single gang box in eight (8) bed locations. Contractor shall install one (1) tele/data CATV in one single gang box at stacked washer/dryer location in kitchen. Leave 10’ excess data/telephone cable in basement for termination by Westel. Contractor shall terminate all connections to new Hubbel data jack installed and shall provide final connection to CATV.