

TECHNICAL SPECIFICATIONS (SCOPE OF WORK)

**EXTERIOR REHABILITATION OF THE
NATHAN LESTER HOUSE
153 Vinegar Hill Road, Gales Ferry, Connecticut**

**For
THE TOWN OF LEDYARD
741 Colonel Ledyard Highway, Ledyard, CT
Fred Allyn, III – Mayor
Request for Proposal
#2024-03**



PROJECT FUNDED BY: The Town of Ledyard

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INVITATION TO BID

The Town of Ledyard will receive sealed bids, in triplicate, for the **EXTERIOR REHABILITATION (at the East Wall ONLY) of the NATHAN LESTER HOUSE**, 153 Vinegar Hill Road, Gales Ferry, Connecticut. All bids shall be provided on a lump sum basis for work contemplated by the Contract Documents. Bids will be accepted until 2:00 p.m. on Thursday, February 8, 2024, at the Office of the Mayor, 741 Colonel Ledyard Highway, Ledyard, CT 06339-1511, at which time they will be opened publicly and read aloud. Bids received after this time will not be accepted.

All work shall meet the requirements of this specification and shall be approved by the Ledyard Historic District Commission.

Representatives of the Town of Ledyard Historic District Commission will conduct a **MANDATORY Pre-bid Conference** at the project site at 10:00 a.m. on Saturday, January 27, 2024.

PROSPECTIVE BIDDERS SHALL ATTEND to become familiar with the scope and constraints of the project.

NO bid may be withdrawn for a period of 90 days from receipt of bids. The Town of Ledyard reserves the right to reject any or all bids and to make such awards, including acceptance of other than the lowest bid, as is deemed to be in the best interest of the Town of Ledyard.

The Town of Ledyard is an Affirmative Action / Equal Opportunity Employer. Minority / Women's Business Enterprises are encouraged to apply.

THE TOWN OF LEDYARD – Fred Allyn, III, Mayor

Date: January 17, 2024

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INSTRUCTIONS TO BIDDERS

1. THE WORK

A. The Work under this project shall include **EXTERIOR REHABILITATION FOR THE NATHAN LESTER HOUSE**, 153 Vinegar Hill Road, Gales Ferry, CT, as described in detail in the Construction Documents.

B. This specification contains the invitation to bid, instructions to bidders, the bid form with required attachments, an outline of bidder qualifications and the construction specifications.

2. SECURING DOCUMENTS

A. Interested contractors may obtain **one (1) electronic (PDF) copy** of the bid package from the Town website.

3. PRE-BID CONFERENCE

A. Representatives of the Ledyard Historic Commission will conduct a **MANDATORY Pre-bid Conference at the site at 10:00 a.m. on Saturday, January 27, 2024, ALL PROSPECTIVE BIDDERS MUST ATTEND** to become familiar with the scope and constraints of the project.

4. TAX EXEMPTION

A. The subject property is owned by the Town of Ledyard. As such, the work under this contract will be exempt from taxes normally applied to remodeling and repair projects of this type. The work for the Town is exempt from sales tax as per State statute..

5. BID FORM

A. All bids shall be submitted on the forms provided herein. Make copies as required to complete the submission.

B. Include required alternate prices for all Add-Alternates. Include all required unit prices as shown on the Bid Form.

C. Submit **three (3) copies** of all bids, properly signed, with all items filled out and all required attachments. Do not change the wording or add words to the wording on the Bid Form. Unauthorized conditions, limitations or provisions attached to the bid will be cause for rejection of the bid. Explain all erasures or interlineations with a statement signed by the bidder.

D. Submit the bids in an envelope, sealed and clearly labeled with the words “**Bid Documents: EXTERIOR REHABILITATION FOR THE NATHAN LESTER HOUSE**” and the firm name of the bidder. Enclose the bid security, required by these documents within the envelope.

6. RECEIVING BIDS

A. The Town of Ledyard will receive bids until 2:00 p.m. on Thursday, February 8, 2024, at the Office of the Mayor, 741 Colonel Ledyard Highway, Ledyard, CT 06339-1511, at which time the bids will be opened publicly and read aloud.

B. Bids received after this time and date will not be accepted. Late bids will be returned to the bidder unopened. Telecommunicated and/or electronically submitted bids will not be considered.

7. WITHDRAWAL OF BIDS

A. A bidder may withdraw his bid, either personally or by written request, at any time prior to the scheduled time for opening the bids.

B. No bidder may withdraw his bid for a period of ninety (90) days following receipt of bids.

8. EXECUTION OF AGREEMENT

A. The successful bidder shall execute a contract on forms satisfactory to the Town of Ledyard.

B. The bidder to whom the Contract is awarded shall, within fifteen (15) calendar days of the notice of award, furnish the Town of Ledyard with two original copies of the executed contract.

C. At or prior to delivery of the signed Contract, the successful bidder shall deliver to the Town of Ledyard those Certificates of Insurance required by these documents and the Town of Ledyard.

D. The Certificates of Insurance shall be approved by the Town of Ledyard prior to the start of work. Failure to provide required Certificates of Insurance shall subject the successful bidder to loss of time from the construction period equal to the delay in furnishing the required materials.

9. PREVAILING WAGES

A. The Contract shall NOT be subject to State Prevailing Wage Rates.

10. INTERPRETATION OF DOCUMENTS PRIOR TO BIDDING

A. Any person contemplating submission of a bid for the work, who is in doubt as to the true meaning of any part of the proposed Contract Documents, or who finds discrepancies in or omissions from any part thereof, shall request an interpretation from the Architect not later than five (5) working days prior to the due date for receipt of bids.

B. Interpretation or correction of proposed Contract Documents shall be made only by addendum, which shall be mailed or delivered by facsimile to each general contract bidder of record. The Town of Ledyard will not be responsible for any other explanations or interpretations of the proposed Contract Documents.

11. CONSTRUCTION TIME

A. The agreement will contain a stipulation that work shall be completed within **ninety (90) calendar days** following issuance of the notice to proceed from the Town of Ledyard.

B. The work shall begin as soon as possible after award of the contract and shall be completed on or prior to completion date as calculated by the Architect.

12. RETAINAGE

A. Retainage amounting to five per cent (5%) of the Contract Sum shall be withheld by the Town of Ledyard until such time as the Town and its representative are satisfied that all work has been completed and all requirements of these documents have been met. All retainage shall be paid within thirty (30) days of acceptance of completed work by the Town of Ledyard. The Town of Ledyard will require partial releases of liens from all subcontractors at all scheduled payments and complete release of liens from the Contractor and all subcontractors prior to final payment.

13. EXAMINATION OF DOCUMENTS AND THE SITE

A. Each bidder shall examine the proposed Contract Documents carefully and shall visit the site to examine the existing conditions prior to submitting a bid for the work. Each bidder shall fully inform himself of all existing conditions and limitations under which the work shall be performed and shall include in his bid a sum sufficient to cover all costs necessary to complete the work as set forth in the proposed Contract Documents. No allowance shall be made to a bidder because of a lack of such examination or knowledge. Submission of a bid shall be construed as conclusive evidence that the bidder has performed such examination and obtained such knowledge.

14. BIDDER QUALIFICATIONS

A. Each bidder shall furnish evidence, satisfactory to the Town of Ledyard, that they and all their subcontractors have sufficient means and experience to perform the work required by the proposed Contract Documents. Evidence shall include a description of at least three projects performed by the bidder which are similar in scope to the proposed exterior rehabilitation of the Nathan Lester House. Provide the name and phone number of a person familiar with each project.

B. Each bidder and each major subcontractor shall have at least five (5) years of continuous service as the named Contractor and shall present evidence of successful completion of rehabilitation projects of this size, nature and complexity. If this work was done in which conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Current Edition) it should be noted.

15. INSURANCE REQUIREMENTS / MINIMUM LIMITS of INSURANCE

A. The successful bidder shall carry the following insurances:

1. Workers Compensation and Employers Liability Insurance in full accord with the laws of the State of Connecticut with coverage as follows:
Employers' bodily injury by accident with liability limits of \$1,000,000 each accident;
Employers' bodily injury by disease with liability limits of \$1,000,000 each accident;
Employers' bodily injury by disease with liability limits of \$1,000,000 each policy.
2. Commercial General Liability Insurance with a liability limit of \$1,000,000 per occurrence for all damages arising out of bodily injury, property damage, products / completed operations and contractual liability coverage for the indemnification provide under the contract. Each annual aggregate limit shall be not less than \$2,000,000.
3. Automobile Liability Insurance with respect to any owned, non-owned or hired vehicles which provides a liability limit of \$1,000,000 per occurrence for bodily injury and property damage.
4. Builder's Risk Insurance as appropriate to the progress of the work under the contract.

B. The "Hold Harmless" endorsement of the insurance shall include the interest of the municipality. The Contractor and Subcontractors and other interests shall be so named. This policy shall insure against all risks of physical damage except as modified by the Contract Documents and subject to the normal all risk exclusions.

- C. The successful bidder shall provide evidence of the required insurances by means of an insurance certificate naming the State of Connecticut and the Town of Ledyard as additional insureds ATIMA.
- D. The bidder's insurance carrier(s) shall be licensed to do business in the State of Connecticut and shall have an A. M. Best rating of A-VII or better.

16. Selection Criteria

The selection for award will be based on the combination of price and technical quality including the completeness of the submission and qualifications of the bidder. Bidder qualifications will be evaluated based on the candidate's previous work experience, description of the assessment approach, references, quality of samples (previous work p[roducts]), previous experience, and the ability to competently complete the work within the allotted budget and time. Award will be made to bidder who is judged to provide the overall best value to the Town of Ledyard.

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BID FORM

TO: THE TOWN OF LEDYARD,

- The undersigned, having examined the proposed Contract Documents, entitled: **EXTERIOR REHABILITATION FOR THE NATHAN LESTER HOUSE, LEDYARD, CONNECTICUT** for The Town of Ledyard, , and having visited the site and examined the conditions affecting the work, hereby proposes and agrees to furnish all labor, materials and equipment, and to perform operations necessary to complete the work as required by said proposed Contract Documents for the stipulated sum of

_____ Dollars (\$ _____).

A. ALLOWANCES (to be included in total bid price):

- ALLOWANCE #1** for Sheathing replacement..... \$ 6,000.00
- ALLOWANCE #2** for Trim replacement at cornices and rakes \$ 2,000.00
- ALLOWANCE #3** for Trim replacement at corners, windows, etc..... \$ 5,000.00

B. UNIT PRICES:

- UP #1** – Remove and replace existing sheathing as required at the
 East Wall..... \$ _____ per square foot
- UP #2** – Remove and replace existing trim at cornices and rakes (complete)
 At the East Wall..... \$ _____ per linear foot
- UP #3** – Remove and replace existing trim at corners, windows and gable vents
 At the East Wall..... \$ _____ per linear foot

- The undersigned understands and agrees to comply with and be bound by the instructions to bidders issued for this work.

- The undersigned acknowledges receipt of addenda, if any, numbered as follows:

- The undersigned agrees to begin the work as soon as possible after award of the contract and to complete the work on or prior to a maximum of **ninety (90) calendar days** from the start date.
- The undersigned agrees to comply with all applicable provisions of Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior which prohibits discrimination on the basis of race, color, sex, national origin, or handicap in its federally assisted programs.

6. The undersigned agrees to perform all work in full accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Current Edition) and has furnished a list with at least three (3) references for himself and his subcontractors showing experience with the Standards and the types of preservation work required by the Contract Documents.

BIDDER:

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by ()
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(Corporate Seal)
Address ()

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License Number ()
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License Type _____

Bid date this _____ day of _____, 2023.

(Corporate Seal)

LIST OF PROPOSED SUBCONTRACTORS

The named bidder, _____, of _____, proposes to retain the following subcontractors for the work required by the Contract. Their work will be coordinated by our staff.

Work Subject	Subcontractor Name
Selective Demolition	_____
Carpentry	_____
Painting	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Their qualifications for their portion of the work are represented by the list of project references attached to this Bid Form.

ATTACHMENTS

The following required attachments complete the bid package:

1. Bidder Qualifications Statement and Three Project References

END OF BID FORM

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SUMMARY OF WORK

Part 1 – DESCRIPTION

- A. The work contemplated by this contract consists of exterior rehabilitation at the **EAST WALL ONLY** of the existing historic building, known as the Nathan Lester House. The work shall include repairs to the existing exterior wall and/or sheathing where required; repairs to the existing exterior siding; repairs to the existing exterior trim at the water table, windows, cornices and rakes; restoration of the existing windows; exterior painting at the **EAST WALL ONLY**; and all related work necessary for a complete job. The building is owned by the Town of Ledyard and is listed on the National and State Registrars of Historic Place. The Contractor shall exercise care to protect the property of the Owner from damage during performance of the work.
- B. This project will be financed by the **Town of Ledyard**. The contents of the Specifications do not necessarily reflect the views or policies of the Town of Ledyard, nor does the use of trade names or commercial product references constitute endorsement by the Town.
- C. All work on this project shall conform to the **Secretary of the Interior's Standards for the Treatment of Historic Properties (Current Edition)**, and shall be approved by the Ledyard Historic District Commission. **The prime Contractor and all subcontractors** shall demonstrate the qualifications and the experience with historic buildings necessary to assure competent completion of the contract. The Contractor shall carry appropriate insurance coverage as required by the Town of Ledyard and the State of Connecticut.
- D. This project is **NOT** subject to State Prevailing Wage Rates.
- E. The Town of Ledyard is **exempt from sales tax** on materials and services for projects of this type.

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CONTRACTOR'S RESPONSIBILITIES

Part 1 – DESCRIPTION

- A. The Contractor shall supervise and direct the work. He shall provide an on-site superintendent, and he shall coordinate his work with that of all subcontractors. He shall insure quality workmanship in accord with the **Secretary of the Interior's Standards for the Treatment of Historic Properties (Current Edition)** and prevailing industry standards. The Contractor shall have sole responsibility for all construction means, methods and techniques.
- B. The Contractor shall perform the work in a timely manner. He shall begin the work as soon as possible after award of the contract, and he shall complete the work on or prior to a maximum of **ninety (90) calendar days** from the date of the Notice to Proceed.
- C. The Contractor shall obtain all necessary state and local permits including, but not necessarily limited to, the Building Permit prior to beginning the work under this contract. [The Town of Ledyard has agreed to waive the local fees for the Building Permit.] State fees cannot be waived and shall be included in the bid price.
- D. The Contractor shall exercise care to assure the safety of all workers, the Owner and the general public. He shall control access to all areas where work is performed, and he shall coordinate his activities with those of the Owner.
- F. The Contractor shall protect the building and its contents from weather and other intrusions during construction. He shall protect all completed work from damage by subsequent contractors and others during construction.
- G. The apartment at the rear of the building shall be occupied during performance of the work. The Contractor shall exercise care to avoid disruption to the daily activities of the occupants and shall confine his/her work area as required to effect this requirement.

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PRICE AND PAYMENT PROCEDURES

Part 1 – DESCRIPTION

A. ALLOWANCES:

1. Allow \$6,000 for removal and replacement of existing exterior sheathing.
2. Allow \$2,000 for removal and replacement of existing wood trim at cornices and rakes – complete.
3. Allow \$5,000 for removal and replacement of existing wood trim at corners, windows and gable vent.

B. UNIT PRICES:

1. Provide a per-square-foot unit price for removal and replacement of existing exterior sheathing where required at the EAST WALL. Materials and installation shall conform to Section 06 10 00 of the Specification.
2. Provide a per-linear-foot unit price for removal and replacement of existing wood trim at cornices and rakes where required at the EAST WALL. Materials and installation shall conform to Section 06 10 00 of the Specification.
3. Provide a per-linear-foot unit price for removal and replacement of existing wood trim at corners, windows and gable vent where required at the EAST WALL. Materials and installation shall conform to Section 06 10 00 of the Specification.

END OF SECTION

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SELECTIVE DISMANTLING AND DEMOLITION

Part 1 – GENERAL

3.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

3.2 DESCRIPTION OF WORK

- A. The extent of the selective dismantling and demolition work shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
1. To the extent possible, remove carefully and store on-site for reuse the exterior wood siding and trim at the **EAST WALL** of the existing building.
 2. Furnish all incidental work necessary for completion of above.

3.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

06 10 00	Rough Carpentry
06 20 00	Finish Carpentry
07 46 00	Wood Siding
07 91 50	Caulking and Sealants

3.4 SUBMITTALS

- A. Submit certificates attesting to legal disposal of refuse materials if requested by the owner.

3.5 PROTECTION

- A. Provide for the uninterrupted safety of workers and adjacent structures to remain as well as the general public during all phases of the work. Provide warning signs, and barricades as required to maintain a separated, safe, secure site.
- B. Protect all elements which are to remain and all historic elements to be retained and/or re-set. Do not dismantle anything other than what is specifically indicated on the contract documents unless specifically requested to do so in writing by the Ledyard Historic District Commission.

Part 2 – PRODUCTS

2.1 MATERIALS

- A. Provide products and materials which are incidental to the dismantling and demolition work, disposing of these or salvaging them for re-use as best suits the project conditions.

Part 3 – EXECUTION

3.1 SITE REVIEW

- A. Perform full review of site to verify extent of dismantling and to plan for coordination with other trades.

3.2 DISMANTLE (REMOVE FROM PRESENT POSITION) THE FOLLOWING:

- A. Existing wood siding and wood trim on the EAST WALL which has been designated to be removed.
- B. Remove and store on-site for reuse all existing wood siding and trim at the existing EAST WALL to expose the existing wood sheathing for evaluation.
- C. Remove for replacement all existing wood sheathing which has lost its integrity due to damage and/or deterioration. The quantity to be removed is estimated at 15% of the EAST WALL. (See Section 01 20 00 Price and Payment Procedures.)

3.3 DISMANTLING OPERATIONS

- A. Carefully study each item to be dismantled and determine the safest, least disturbing and potentially damaging method of disassembly.
- B. Dismantle the specific items and store items designated for re-use or salvage in a safe place.
- C. Notify the architect immediately if any damage has occurred to any of the dismantled items and propose appropriate methods of repair.

3.4 DEMOLITION OPERATIONS

- A. Examine areas and conditions under which the Work will be performed. Correct conditions which are detrimental to the timely and proper completion of the work. Proceed only when unsatisfactory conditions have been corrected.
- B. Protect items in or near the work that are to remain.

- C.** Minimize noise and dust. Provide wetting and protection as required.
- D.** Prevent accumulation of debris on the site. Remove refuse or salvaged items on a continuous, on-going basis.
- E.** Do not demolish any elements on which other elements depend for their stability without directly supporting them by another means. Proceed with all dismantling work in an incremental fashion to avoid destabilizing the structure.
- F.** Return site to neat, tidy condition following dismantling operations.

END OF SECTION

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ROUGH CARPENTRY

Part 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

1.2 DESCRIPTION OF WORK

- A. The extent of the rough carpentry shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
1. Remove and replace damaged and/or deteriorated wood sheathing at the **EAST WALL** of the building.
 2. Furnish and install rough hardware, including metal ties, hangers, connectors, fasteners, bracing and furring.
 3. Restore and re-secure remaining wood sheathing at the **EAST WALL** of the existing building.
 4. Furnish all incidental work necessary for completion of the above.

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

02 41 19	Selective Demolition
06 10 00	Rough Carpentry
07 46 00	Wood Siding
08 01 52	Wood Window Restoration

1.4 SUBMITTALS

- A. The Contractor shall provide submittals as necessary to show conformance with the existing conditions and/or these Specifications. Submittals shall show species, shapes, sizes, dimensions and details for construction.

1.5 GUARANTEE

- A. The Contractor agrees that all manufacturers' guarantees/warranties applying to products supplied by and/or installed by the Contractor are extended to the Owner. The Contractor guarantees to perform all repairs due to material failures or faulty workmanship which occur within one (1) year of acceptance of completed work by the Owner.

Part 2 – PRODUCTS

2.1 MATERIALS

A. LUMBER – GENERAL

1. Use only sound materials of the longest practical lengths and sizes and free from wrap which cannot be corrected by anchoring and attachment.
2. Use appropriate lumber species which match the existing in size, and configuration.

B. MISCELLANEOUS MATERIALS

1. Wood planks: species shall match the existing wood sheathing boards; boards shall be minimum 1-inch thick, rough-sawn x width to match existing boards; length shall span at least three stud bays, estimated at 48 inches, except where interrupted by window and door openings.
2. Anchors and hangers: min. 18-gauge zinc-coated steel, ASTM A525, sized for the task, as manufactured by Simpson Strong-Tie Co., Dublin, CA, or approved equal.
3. Fasteners and anchorages:
 - a. Structural Fasteners shall be TimberLOK structural screws, TLOK06, 6 inches long, as required by the Code and applicable standards, complying with Federal Specifications for nails, screws, staples, bolts, nuts, washers, and anchoring devices.
 - b. Fasteners for Siding and Trim shall be 6d ring shank nails, 2 inches long, as required by the Code and applicable standards, complying with Federal Specifications for nails, screws, staples, bolts, nuts, washers, and anchoring devices.
 - c. All fasteners shall be hot-dipped galvanized steel or stainless steel for long-term corrosion resistance.

Part 3 – EXECUTION

3.1 PREPARATION

- A. Prior to demolition at existing building, support existing structures with temporary bracing at interior side of the existing wall.
- B. Following selective demolition at all existing locations, examine existing wood sheathing. Re-secure and render square and plumb existing wood sheathing scheduled to remain.

3.2 EXECUTION

- A. Furnish and install new wood sheathing at the existing **EAST WALL** where shown on the drawings. Secure new wood sheathing at the existing stud framing locations and/or at the existing plates using structural fasteners sized as shown and spaced in full accord with the Code.
- B. Furnish and install wood sheathing repairs at the existing **EAST WALL**. Re-secure the repaired sheathing to the existing frame at the existing stud framing locations and/or at the existing plates using structural fasteners sized as shown and spaced in full accord with the Code.

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FINISH CARPENTRY

Part 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

1.2 DESCRIPTION OF WORK

- A. The extent of the finish carpentry shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
1. Where possible, reuse and re-install the existing wood cornice, rake, door, and window trim and the existing water table at the **EAST WALL**.
 2. Where required by existing conditions, replace the existing wood cornice, rake, door, and window trim and the existing water table at the **EAST WALL**.
 3. Furnish all incidental work necessary for completion of the above.

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

02 41 19	Selective Demolition
06 10 00	Rough Carpentry
07 46 00	Wood Siding
08 01 52	Wood Window Restoration
07 91 50	Caulking and Sealants
09 90 00	Painting

1.4 SUBMITTALS

- A. The Contractor shall provide submittals as necessary to show conformance with the existing conditions and/or these Specifications. Submittals shall show species, shapes, sizes, dimensions, and details for construction.
- B. Submit manufacturer's product literature for all required and/or substitute and replacement materials.

1.5 GUARANTEE

- A. The Contractor agrees that all manufacturers' guaranties/warranties applying to products supplied by and/or installed by the Contractor are extended to the Owner. The Contractor guaranties to perform all repairs due to material failures or faulty workmanship which occur within one (1) year of acceptance of completed work by the Owner.

Part 2 – PRODUCTS

2.1 MATERIALS

- A. Where possible, reuse the existing wood trim. Where permitted by existing conditions, repair existing exterior trim at the existing **EAST WALL** using epoxy wood consolidants and/or wood fillers. All wood to be repaired shall be clean, dry, and free of all extraneous matter. Back-prime all existing wood trim scheduled for reuse using an alkyd primer-sealer suitable for use with new wood prior to installation (see Section 09 90 00 Painting).
- B. Replacements for exterior trim at the existing **EAST WALL** shall be rot-resistant Western Red Cedar and shall match existing trim boards in width, thickness, and configuration. Pre-prime all six sides using an alkyd primer-sealer suitable for use with new wood prior to installation (see Section 09 90 00 Painting).
- C. Wood consolidants shall be low-viscosity, two-part liquid epoxy with fungicide, LiquidWood as manufactured by Abatron, Inc., Kenosha, WI; ConServ 100 as manufactured by Housecraft Associates, Newton, NJ; or approved equal.
- D. Wood fillers shall be two-part epoxy paste filler, WoodEpoxy as manufactured by Abatron, Inc., Kenosha, WI; ConServ 200 as manufactured by Housecraft Associates, Newton, NJ; or approved equal.

Part 3 – EXECUTION

3.1 PREPARATION

- E. Where permitted by existing conditions, repair existing exterior trim at existing cornices, rakes, corners, doors, windows, and water table using epoxy wood consolidants and/or wood fillers. All wood to be repaired shall be clean, dry, and free of all extraneous matter.
- F. Where required by existing conditions replace damaged and/or deteriorated existing wood at the above listed locations. New rot-resistant Western red cedar shall be sized, configured, and detailed to match the existing wood and shall be installed in a manner which limits the visual impact of the repair.

3.2 EXECUTION

- A. To repair damaged wood at the exterior, apply penetrating epoxy consolidants to the existing wood in full accord with manufacturer's recommendations.
- B. To replace small amounts of damaged wood at the exterior, apply penetrating epoxy paste filler to existing wood in full accord with manufacturer's recommendations.
- C. Reinstall existing trim where the condition of the materials allow reuse. Secure the reinstalled trim to the new and/or existing plank-frame sheathing using appropriate fasteners.
- D. Furnish and install new wood exterior trim at cornices, rakes, corners, doors, windows, and water tables. Secure new trim to the new and/or existing wood sheathing using appropriate fasteners.
- E. All joints between new and existing wood and all joints at new wood shall be scarf-mitered and shall be smooth and weather tight. All corners at the moldings shall be plain mitered.
- F. Finish new and repaired wood trim in accord with Section 09 90 00 Painting.

END OF SECTION

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WOOD SIDING

Part 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

1.2 DESCRIPTION OF WORK

- A. The extent of the wood siding shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
1. Where possible, re-install the existing wood siding at the **EAST WALL**.
 2. Where required by existing conditions, replace the existing wood siding at the **EAST WALL**.
 3. Install clapboards on the East Side to match (align with) the pattern of the clapboards on the south side of the house.
 4. Furnish all incidental work necessary for completion of above.

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

02 41 19	Selective Demolition
06 10 00	Rough Carpentry
06 20 00	Finish Carpentry
07 91 50	Caulking and Sealants
09 90 00	Painting

1.4 SUBMITTALS

- A. The Contractor shall provide submittals as necessary to show conformance with the existing conditions and/or these Specifications. Submittals shall show species, shapes, sizes, dimensions, and details for construction.
- B. Submit siding materials list.

1.5 GUARANTEE

- A. The Contractor agrees that all manufacturers' warranties/guaranties applying to products supplied by and/or installed by the Contractor are extended to the Owner. The Contractor guarantees to perform all repairs due to material failures or faulty workmanship which occur within one (1) year of acceptance of completed work by the Owner.

Part 2 – PRODUCTS

2.1 MATERIALS

- A. Where possible, reuse the existing bevel (clapboard) siding. Where permitted by existing conditions, repair existing exterior siding at the existing **EAST WALL** using epoxy wood consolidants and/or wood fillers. All wood to be repaired shall be clean, dry, and free of all extraneous matter. Back-prime all existing siding scheduled for reuse using an alkyd primer-sealer suitable for use with new wood prior to installation (see Section 09 90 00 Painting).
- B. Replacement bevel (clapboard) siding shall be Western Red Cedar with a maximum moisture content of 15%, and shall match the existing siding in thickness, width, texture, and configuration. Siding shall be cut to the maximum lengths possible. Pre-prime all six sides using an alkyd primer-sealer suitable for use with new wood prior to installation (see Section 09 90 00 Painting).
- C. Clear Cedar Bevel Siding (clapboards): Western Red Cedar graded to meet NLGA "Grading Standards," paragraph 201, and WCLIB "Grading Standards," paragraph 106.
 - a. Grade: A, clear and better
 - b. Pattern: plain bevel
 - c. Material: solid wood
 - d. Moisture Content: kiln-dried, maximum – 19%
 - e. Finish: factory primed, alkyd primer-sealer, all sides
- D. Building paper shall be approved house wrap such as Typur to be installed with overlays installed with overlaps sealed with Tyvek/Typur type tape .
- E. Fasteners shall be stainless steel, historically appropriate nails fabricated to match the originals in size and configuration.
- F. Wood consolidants shall be low-viscosity, two-part liquid epoxy with fungicide, LiquidWood as manufactured by Abatron, Inc., Kenosha, WI; ConServ 100 as manufactured by Housecraft Associates, Newton, NJ; or approved equal.
- G. Wood fillers shall be two-part epoxy paste filler, WoodEpoxy as manufactured by Abatron, Inc., Kenosha, WI; ConServ 200 as manufactured by Housecraft Associates, Newton, NJ; or approved equal.

Part 3 – EXECUTION

3.1 PREPARATION

- A. Where permitted by existing conditions, repair existing wood siding at the existing **EAST WALL** using epoxy wood consolidants and/or wood fillers. All wood to be repaired shall be clean, dry, and free of all extraneous matter.
- B. Coordinate work with related trades; scribe and cope siding boards for accurate fit. Allow installation of related work to avoid cutting and patching.
- C. Select siding boards of lengths which match the existing original wood clapboards. Discard boards that are warped, twisted, bowed, crooked or otherwise defective.
- D. Apply house wrap to sheathing with Tyvek/Typru tape applied to all overlapped seams. Apply minimum 6" Vycor flashing tape or equivalent to all windows in standard fashion i.e. lower strip first, side strips next and head flashing last with all overlapping.

3.2 INSTALLATION

- A. Follow installation instructions specified in the Western Red Cedar Lumber Association's *Installing Cedar Siding* publication and DVD.
- B. Installation shall comply with the Code.
- C. Install all siding in the longest lengths possible. Exposure shall match the existing siding on the south (front) wall.
- D. Finish surfaces shall be smooth and weather tight.
- E. Finish materials on all sides and ends. Apply touch up coating on new cuts. Factory primed or finished is preferred.
- F. Finish new and repaired wood siding in accord with Section 09 90 00 Painting.

3.3 ADJUSTING AND CLEANING

- A. As work proceeds, maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris related to this work.

3.4 MAINTENANCE

- A. Explain proper maintenance procedures to owner or owner's representative at project closeout.
- B. Visually inspect siding, trim, caulking, flashing for overall condition. Re-apply caulking and coating as necessary. Adjust flashing as required.
- C. **DO NOT USE** pressure washers on wood siding.

END OF SECTION

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CAULKING AND SEALANTS

Part 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

1.2 DESCRIPTION OF WORK

- A. The extent of the caulking and sealants shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
 - 1. Furnish and install exterior caulk
 - 2. Furnish all incidental work necessary for completion of above.

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

06 20 00	Finish Carpentry
07 46 00	Wood Siding
08 01 42	Wood Window Restoration
09 90 00	Painting

1.4 REFERENCES

- A. SSPC-SP 1 - Solvent Cleaning
- B. SSPC-SP 2 - Hand Tool Cleaning
- C. SSPC-SP 3 - Power Tool Cleaning
- D. ASTM – C920, C834
- E. TT-S-00230

1.5 SUBMITTALS

- A. Submit manufacturer's data sheets on each product to be used including 1) Product characteristics; 2) Surface preparation instructions and recommendations; 3) Primer requirements and finish specification; 4) Storage and handling requirements and recommendations; 5) Application methods; and 6) Cautions.
- B. Submit a complete set of color chips that represent the full range of manufacturer's color samples available.

1.6 GUARANTEE

- A. The Contractor agrees that all manufacturers' guaranties/warranties applying to products supplied by and/or installed by the Contractor are extended to the Owner. The Contractor guaranties to perform all repairs due to material failures or faulty workmanship which occur within one (1) year of acceptance of completed work by the Owner.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply materials under environmental conditions outside manufacturer's absolute limits.

Part 2 – PRODUCTS

2.1 MANUFACTURERS

- A. Product shall be manufactured by the Sherwin-Williams Company, Cleveland, OH; or approved equal.
- B. When submitting request for substitution, provide complete product data, required under 1.5 Submittals above, for each substitute product.

2.2 MATERIALS

- A. Wood: Use Sherwin-Williams Acrylic Latex SHER-MAX urethanized elastomeric sealant.
- B. Backer Rod: Use compressible rod stock or other flexible, non-absorptive material as recommended by the sealant manufacturer.

2.3 MATERIALS - GENERAL REQUIREMENTS

- A. Caulks and Sealants - General: Unless otherwise indicated, provide factory-mixed caulk and sealants. When required, mix sealants to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to sealants unless such procedure is specifically described in manufacturer's product instructions.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

2.4 ACCESSORIES:

- A. Caulk Application Accessories: Provide all tooling devices, cleaning agents, cleaning cloths and clean-up materials required per manufactures specifications.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify owner of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

3.2 SURFACE PREPARATION

- A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. Note: For porous surfaces, the use of detergent or soap & water is NOT recommended.
- C. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- D. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.
- E. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.
- F. Methods: Exterior wood must be clean and dry. Caulk as soon as possible. Scrape, sand and spot prime knots and pitch streaks before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

3.3 INSTALLATION

- A. Apply all caulks and sealants with manufacturer specifications in mind.
- B. Do not apply sealants to wet or damp surfaces.
- C. Wait until wood is fully dry after rain or morning fog or dew.

- D. Apply sealants using methods recommended by manufacturer.
- E. Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.
- F. The caulked surface must be inspected and approved by the Architect or Engineer prior to painting.

3.4 PROTECTION

- A. Protect finished caulk and sealants from damage until completion of project.
- B. Touch-up damaged caulk and sealants after substantial completion, following manufacturer's recommendation for touch up or repair of damaged caulk and sealants. Repair any defects that will hinder the performance of the caulk and sealants.

END OF SECTION

WOOD WINDOW RESTORATION

Part 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

1.2 DESCRIPTION OF WORK

- A. The extent of the wood window restoration shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
1. Restore and re-glaze existing wood double-hung windows at the **EAST WALL** of the house.
 2. Furnish all incidental work necessary for completion of above.

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

06 20 00	Finish Carpentry
07 46 00	Wood Siding
07 90 00	Caulking and Sealants
09 90 00	Painting

1.4 SUBMITTALS

- A. The Contractor shall provide submittals as necessary to show conformance with the existing conditions and/or these Specifications. Submittals shall show species, shapes, sizes, dimensions and details for construction.

1.5 GUARANTEE

- A. The Contractor agrees that all manufacturers' guaranties/warranties applying to products supplied by and/or installed by the Contractor are extended to the Owner. The Contractor guaranties to perform all repairs due to material failures or faulty workmanship which occur within one (1) year of acceptance of completed work by the Owner.

Part 2 – PRODUCTS

2.1 MATERIALS

- A. Existing sashes will be retained, cleaned, and re-glazed. Existing muntin bars will be retained.
- B. Where required by existing conditions including decay, rot and excessive moisture content, existing sashes will be repaired using epoxy fillers and consolidants.
- C. Where required by existing conditions which cannot be resolved using epoxies, existing sashes will be repaired using Western red cedar which matches the existing in size, configuration, and character.
- D. Existing glass will be reused to the maximum extent possible. Where required by existing conditions, new glazing shall be 1/8-inch, float glass, sized to match the existing glass, and applied to the existing sashes. All wood surfaces which receive glazing shall be treated with a fifty/fifty mixture of turpentine and boiled linseed oil. Several applications may be required to insure adequate absorption.

Part 3 – EXECUTION

3.1 PREPARATION

- A. Remove the window sashes and perform the work off-site under controlled conditions.
- B. Prepare the windows as outlined below.
- C. Remove all existing glazing at existing windows at the EAST WALL of the house.
- D. Remove all existing paint using Lead-Safe work practices as defined by the Federal EPA.
- E. Clean existing window sashes and muntins of all existing glazing putty and all deleterious materials.
- F. Repair existing window sashes, frames, and stops using epoxy fillers and consolidants.
- G. Where required by existing conditions, employ a Dutchmen 5/8" thick x 1" (+/-) wide x 5" (+/-) long with epoxy consolidants into each corner requiring repair.

3.2 EXECUTION

- A. Restore existing wood windows as outlined below.
- B. Restore the upper and lower sashes as follows:

1. Operating sashes shall be weather stripped at parting bead “right angle” with jamb board using Schlegel Polyflex weather stripping.
 2. Operating sashes shall be weather stripped at bottom rail with silicone rubber Tube Seal.
 3. Meeting rail (check rail) shall be weather stripped with silicone rubber tube seal on upper sash.
 4. Install wool pile at meeting rail ends to prevent air infiltration.
- E.** All sashes shall be planed, resized, and refit to existing openings to provide for proper fit, locking and weather strip seal.
- F.** All window glass replacement shall be cylindrical glass.
- G.** All new and existing window glass shall be cleaned and polished (inside and outside) at time of sash installation. Additional protection required during completion of any other construction activities shall be provided by the General Contractor.
- H.** Perform final cleaning to remove any construction dirt, filtrates and other deleterious materials. Clean and polish all window glass on both its interior and exterior faces.
- I.** Painting shall be performed under Section 09 90 00 – Painting.

END OF SECTION

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PAINTING

Part 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All applicable provisions of the General Conditions and Division 1 shall apply to all work under this Section.

1.2 DESCRIPTION OF WORK

- A. The extent of the painting work shall be as specified herein and as shown on the drawings, including, but not necessarily limited to the following major items:
1. Install exterior primer and finish paint to exterior wood siding and trim at the **EAST WALL ONLY** of the existing building.
 2. Install exterior primer and finish paint at the existing doors and window sashes at the **EAST WALL ONLY** of the existing building.
 3. Furnish all incidental work necessary for completion of above.

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

06 20 00	Finish Carpentry
07 46 00	Wood Siding
07 91 50	Caulking and Sealants
08 01 52	Wood Window Restoration

1.4 SUBMITTALS

- A. The Contractor shall provide submittals as necessary to show conformance with the existing conditions and/or these Specifications. Submittals shall show species, shapes, sizes, dimensions and details for construction.
- B. Submit manufacturer's product literature for all paint products.

1.5 GUARANTEE

- A. The Contractor agrees that all manufacturers' guarantees/warranties applying to products supplied by and/or installed by the Contractor are extended to the Owner. The Contractor guarantees to perform all repairs due to material failures or faulty workmanship which occur within one (1) year of acceptance of completed work by the Owner.

Part 2 – PRODUCTS

2.1 MATERIALS

- A. Paint products shall be manufactured by Benjamin Moore Co., Montvale, NJ; ICI Dulux Paint Centers, Cleveland, OH; Pittsburgh Paints, Pittsburgh, PA; or Pratt & Lambert Paints, Edison, NJ. No substitutes will be accepted.
- B. Use paint products as follows:
 - 1. Exterior Wood including wood siding and exterior trim:
 - Alkyd all-purpose primer, BM Fresh Start – C085, tinted to match color selected by the architect and owner.
 - Acrylic latex exterior house and trim paint, BM Regal Select with low lustre finish – N401, color selected by the architect and owner to match existing.
 - 2. Wood Doors and Windows - Exterior:
 - Alkyd all-purpose primer, BM Fresh Start – C085, tinted to match color selected by the architect and owner.
 - Acrylic latex exterior house and trim paint, BM Regal Select with low lustre finish – N401, color selected by the architect and owner to match existing.
 - 3. Wood Doors and Windows - Interior:
 - Alkyd all-purpose primer, BM Fresh Start – C085, tinted to match color selected by the architect and owner.
 - Acrylic latex premium interior paint, BM Regal Select with eggshell finish – N549, color selected by the architect and owner to match existing.

Part 3 – EXECUTION

3.1 PREPARATION

- A. Using Lead-Safe work practices, prepare all wood surfaces for painting by scraping gently all loose, peeling and/or otherwise deteriorated existing paint. **DO NOT USE any type of abrasive for removal of existing paint and AVOID airborne dust and debris from the surface preparation. DO NOT POWER WASH THE EXTERIOR WOOD SURFACES SCHEDULED FOR PAINTING.**
- B. **Collect and properly dispose of all residue of preparation using disposable, plastic drop cloths and appropriate sealable containers. Provide certificates of legal disposal to the Town of Ledyard.**

- C. Assure that all surfaces to be painted are clean, dry, and free of all dirt, oil, grease, or other extraneous materials prior to painting to assure proper adhesion of the paint film. Lightly sand all stripped and/or unprimed wood and remove all grit prior to painting.
- D. Mask all surfaces adjacent to those scheduled for painting. Protect all materials and/or finishes not scheduled for painting from damage during performance of the work.

3.2 EXECUTION

- A. Apply paint at the exterior wood siding and trim as well as to the existing windows and doors at the **EAST WALL ONLY**.
- B. Apply all paint using brushes and/or rollers suited to the task. DO NOT APPLY PAINT using alternative method(s).
- C. Except at new wood which has been pre-primed, apply one coat of all-purpose primer-sealer to all surfaces scheduled to receive paint. Back-prime existing wood siding and exterior trim prior to re-installation.
- D. Apply two coats of exterior house and trim paint and/or premium interior paint to all surfaces scheduled to receive paint at the **EAST WALL ONLY**.

END OF SECTION

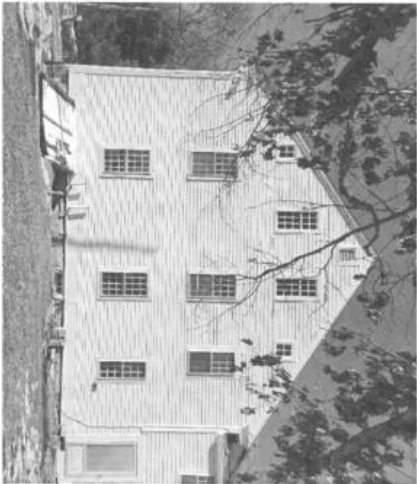
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EXTERIOR REHABILITATION OF THE NATHAN LESTER HOUSE - EAST WALL
153 VINEGAR HILL ROAD, GALES FERRY, CONNECTICUT

FOR:

TOWN OF LEDYARD - HISTORIC DISTRICT COMMISSION

BID DOCUMENTS: AUGUST 30, 2023

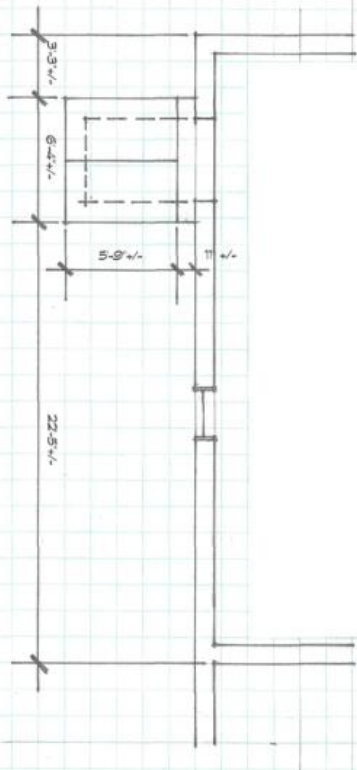


PREPARED BY: THE ARCHITECTS - ROBERT B HURD, AIA
56 ARBOR STREET, SUITE 403 - HARTFORD, CT 06106
TEL: 860-402-6375 - EMAIL: rbhurd@thearchitects.comcastbiz.net

SCOPE OF WORK AT EAST WALL:

1. REMOVE EXISTING WOOD SIDING AND TRIM AT EAST FAÇADE WHERE SHOWN
2. EVALUATE EXISTING WOOD SHEATHING; REPAIR / REPLACE AS REQUIRED (SEE ALLOWANCES)
3. REMOVE EXISTING STORM WINDOWS AT FIRST AND SECOND FLOOR
4. REMOVE AND RESTORE EXISTING WOOD WINDOWS AT BASEMENT, FIRST, SECOND AND ATTIC STORES
5. REPAIR / REPLACE EXISTING WOOD SIDING AND TRIM AS REQUIRED AND DESCRIBED HEREIN
6. PREPARE, PRIME AND PAINT NEW AND EXISTING WOOD SIDING AND TRIM AT EAST FAÇADE ONLY
7. ~~ADD/ALTER/NOT FURNISH AND INSTALL ONE NEW HATCH DOOR AT BASEMENT ENTRY~~

A-0.1 REVISED 2020 DWG. NO.	TITLE SHEET		EXTERIOR REHABILITATION FOR THE NATHAN LESTER HOUSE 153 VINEGAR HILL ROAD, GALES FERRY, CONNECTICUT FOR TOWN OF LEDYARD - HISTORIC DISTRICT COMMISSION	THE ARCHITECTS ROBERT B. HURD, AIA 56 ARBOR STREET HARTFORD, CT 06106 TEL: (860) 235-2707 LICENSED IN CONNECTICUT, NEW YORK, AND RHODE ISLAND
	SCALE: AS NOTED DATE: AUGUST 30 2023		REVISIONS:	ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.



PARTIAL PLAN AT FOUNDATION - EAST WALL

3/16" = 1'-0"

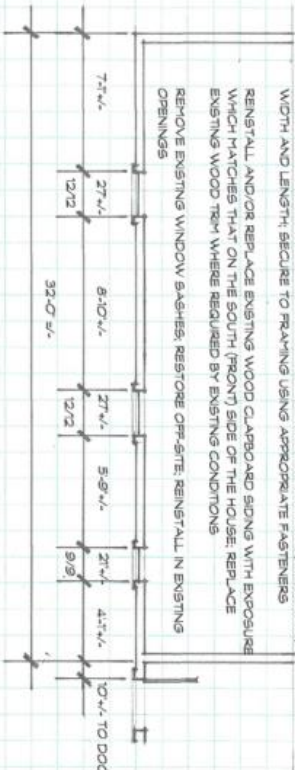
AT EAST WALL ONLY:

REMOVE EXISTING WOOD CLAPBOARD SIDING. STORE ON-SITE FOR REINSTALLATION

EVALUATE EXISTING SHEATHING. REPLACE DAMAGED AND/OR DETEIORATED SHEATHING USING WOOD WHICH MATCHES THE EXISTING IN SPECIES, THICKNESS, WIDTH AND LENGTH. SECURE TO FRAMING USING APPROPRIATE FASTENERS

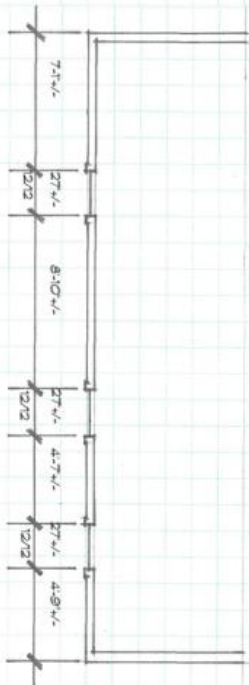
REINSTALL AND/OR REPLACE EXISTING WOOD CLAPBOARD SIDING WITH EXPOSURE WHICH MATCHES THAT ON THE SOUTH (FRONT) SIDE OF THE HOUSE. REPLACE EXISTING WOOD TRIM WHERE REQUIRED BY EXISTING CONDITIONS

REMOVE EXISTING WINDOW SASHES. RESTORE OFF-SITE. REINSTALL IN EXISTING OPENINGS



PARTIAL PLAN AT FIRST FLOOR - EAST WALL

3/16" = 1'-0"



PARTIAL PLAN AT SECOND FLOOR - EAST SIDE

3/16" = 1'-0"

AT EAST WALL ONLY:

REMOVE EXISTING WOOD CLAPBOARD SIDING. STORE ON-SITE FOR REINSTALLATION

EVALUATE EXISTING SHEATHING. REPLACE DAMAGED AND/OR DETEIORATED SHEATHING USING WOOD WHICH MATCHES THE EXISTING IN SPECIES, THICKNESS, WIDTH AND LENGTH. SECURE TO FRAMING USING APPROPRIATE FASTENERS

REINSTALL AND/OR REPLACE EXISTING WOOD CLAPBOARD SIDING WITH EXPOSURE WHICH MATCHES THAT ON THE SOUTH (FRONT) SIDE OF THE HOUSE. REPLACE EXISTING WOOD TRIM WHERE REQUIRED BY EXISTING CONDITIONS

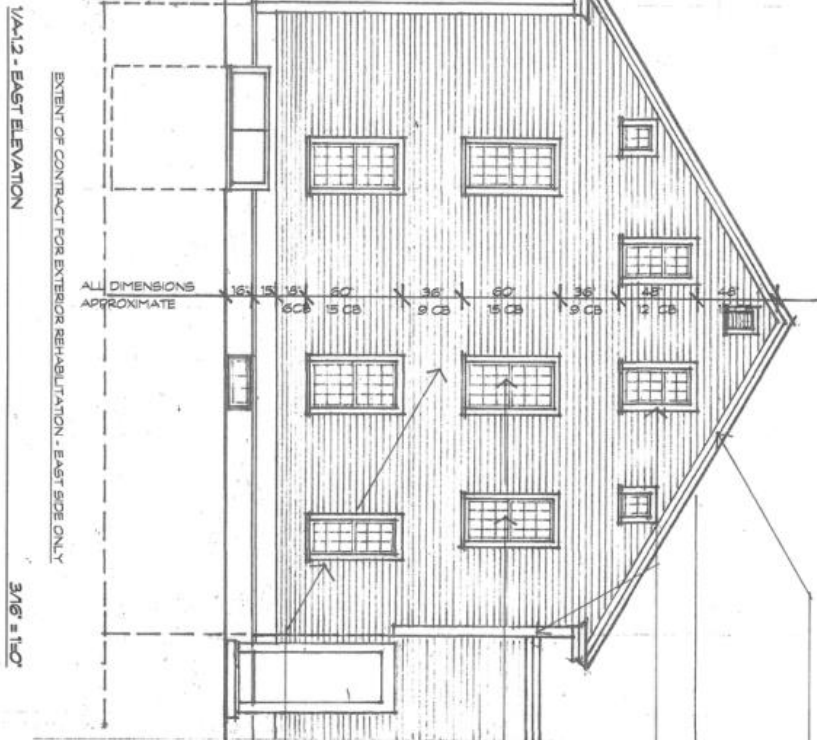
REMOVE EXISTING WINDOW SASHES. RESTORE OFF-SITE. REINSTALL IN EXISTING OPENINGS



PARTIAL PLAN AT ATTIC FLOOR - EAST SIDE

3/16" = 1'-0"

 <p>ARCH. NO. 2370 DWG. NO. A-1.1</p>	PARTIAL PLANS AT EAST WALL		 <p>EXTERIOR REHABILITATION FOR THE NATHAN LESTER HOUSE 153 VINEGAR HILL ROAD, GALES PERRY, CONNECTICUT FOR THE TOWN OF LEDYARD - HISTORIC DISTRICT COMMISSION</p>	<p>THE ARCHITECTS ROBERT B. HURD, AIA 55 ARBOR STREET HARTFORD, CT 06106 TEL: (860) 232-2707 LICENSED IN CONNECTICUT, NEW YORK, AND RHODE ISLAND</p>	
	SCALE: AS NOTED	REVISIONS:			ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMMENCING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.
	DATE: AUGUST 30, 2023				



NOTES FOR EXTERIOR REHABILITATION - EAST SIDE ONLY

- EVALUATE EXISTING CORNICE AND RAKE TRIM
- REMOVE AND REPLACE ALL DAMAGED AND/OR DETERIORATED WOOD TRIM INCLUDING FASCIA, RAFTERS, AND CROWN MOULDINGS - ESTIMATED AT 20% (SEE ALLOWANCES AND UNIT PRICES)
- USE ROT-RESISTANT WOOD WHICH MATCHES OR EMULATES EXISTING WOOD
- PRE-PRIE ALL NEW WOOD USING ONE COAT OF ALL-PURPOSE PRIMER-SEALER
- EVALUATE EXISTING EXTERIOR TRIM AT CORNERS, WINDOWS AND GABLE VENT
- REMOVE AND REPLACE ALL DAMAGED AND/OR DETERIORATED WOOD TRIM AT WINDOWS - ESTIMATED AT 20% (SEE ALLOWANCES AND UNIT PRICES)
- USE WESTERN RED CEDAR, SMOOTH SIDE TO WEATHER, FASTENED WITH STAINLESS STEEL NAILS
- PRE-PRIE ALL NEW WOOD USING ONE COAT OF ALL-PURPOSE PRIMER-SEALER
- REHABILITATE EXISTING WINDOW SASHES AND GABLE VENT (TYPICAL OF 12)
- REMOVE EXISTING WINDOW SASHES
- REPAIR AND REGLAZE EXISTING WINDOW SASHES OFF-SITE
- PRE-FINISH EXISTING WINDOW SASHES AT BOTH EXTERIOR AND INTERIOR USING ONE COAT OF ALL-PURPOSE PRIMER-SEALER AND TWO COATS OF FINISH PAINT WHICH MATCHES NEW PAINT AT SONG
- REINSTALL EXISTING WINDOW SASHES IN EXISTING OPENINGS
- REUSE ALL EXISTING FINISH HARDWARE
- REHABILITATE EXISTING SONGS AND SHEATHING
- REMOVE EXISTING WOOD CLAPBOARD SONGS, STONE ON-SITE FOR REINSTALLATION
- EVALUATE EXISTING SHEATHING; REPLACE DAMAGED AND/OR DETERIORATED SHEATHING USING NEW WOOD WHICH MATCHES OR EMULATES EXISTING WOOD - ESTIMATED AT 20% (SEE ALLOWANCES AND UNIT PRICES)
- REINSTALL AND/OR REPLACE EXISTING WOOD CLAPBOARD SONGS WITH EXPOSURE WHICH MATCHES THAT ON THE SOUTH (FRONT) SIDE OF THE HOUSE AND AS SHOWN
- USE WESTERN RED CEDAR, SMOOTH SIDE TO WEATHER, FASTENED WITH STAINLESS STEEL NAILS
- PRE-PRIE ALL NEW WOOD USING ONE COAT OF ALL-PURPOSE PRIMER-SEALER
- PAINT NEW AND EXISTING WOOD SONGS AND TRIM USING TWO COATS OF EXTERIOR HOUSE AND TRIM PAINT

A-1.2	EAST ELEVATION		EXTERIOR REHABILITATION FOR THE NATHAN LESTER HOUSE 183 VINEGAR HILL ROAD, GALES FERRY, CONNECTICUT FOR TOWN OF LEDYARD - HISTORIC DISTRICT COMMISSION	THE ARCHITECTS ROBERT B. HURD, AIA 200 ARBOR STREET HARTFORD, CT 06106 TEL (860) 232-2707 LICENSED IN CONNECTICUT, NEW YORK, AND RHODE ISLAND
	SCALE: AS NOTED DATE: AUGUST 30, 2023			