Meetinghouse Project

Punch-list Run Thru
August 31, 2022
10am

Attending:
- ❍ Ben Daniels
- ❍ Brad Davis
- ❍ Jim Hammond
- ❍ Mike Petrovick
- ❍ Jon Frederick
- ❍ Todd Croteau
- ❍ Phil D'Vanza
- ❍ Rob Stephenson
- ❍ Others

Completed	Scope Page	Item
❍	3	Substantial Completion. November 30, 2022. July 1st; clock faces later.
❍	5	1. Demolition/Removal of existing materials
❍	"	2. Temporary dismantling of Existing Lightning Protection (if required)
❍	"	3. Stair repairs and upgrades
❍	"	4. Installation of stair railings or details
❍	6	5. Plaster repair (second level only) [Tower Level 2]
❍	"	6. Interior Floorboard repair or replacement
❍	"	7. Exterior railing repair or replacement
❍	"	8. Re-roofing (pre-finished metal)
❍	"	9. Re-paint interior (if required and exterior areas with scope of work
❍	"	10. Temporary Removal and Reinstallation of Lightning Protection (as required for Work Area)
❍	9	G1a. Installation of portable toilet facilities [and removal]
❍	10	H3a. The Contractor, Owner's Project Manager and Architect shall agree

" to a regular meeting schedule during the duration of the project.

❍ 11 H5c. Change orders requiring increased cost require additional
" documentation for the Project Manager's review and associated
" approvals following receipt of the submittal.

❍ " H6. Project Documentation and Photography

a. The Contractor shall photo document the entire Project process for purposes of historic documentation of the Project.

b. The documentation shall be provided to the Project Manager and the Architect.

c. Photography to be high-resolution, color or black-and-white, digital and submitted to the Town's Owners Project Manager.

11. I. QUALITY ASSURANCE

❍ " I1b. Contractors shall be fully and solely responsible for quality assurance to assure that work as constructed conforms fully to the intent of all Construction Documents and methods as outlined in The Secretary of the Interiors Standards for the Treatment of Historic Properties.

12. I4ab. Guarantee

❍ a. All work on this Project shall be guaranteed against defects in materials and/or workmanship for a period of one (1) year commencing on the date the project is accepted for use and the occupancy intended, unless otherwise stated elsewhere in this document.

❍ " b. Any such defects occurring within such period shall be promptly corrected without additional charge to the Owner.

12. J. CLEANING SITE

❍ J2. Remove all debris from site and dispose of properly. Recycle debris when possible.

❍ J5. The landscape is to be left in as-found or better condition upon the completion of the project.

12. K. CLOSEOUT DOCUMENTS

1. Closeout documents include, but are not limited to:

❍ a. Warranties

❍ b. Completed final Punch List.

❍ c. Materials list and sources.
❍ d. Maintenance data sheets.

14. WOOD AND PLASTICS

4. PRODUCTS

1. MATERIALS

❍ a. All replacement trim materials, should they be required, shall be quarter sawn spruce (min. 80% heartwood; 100% heartwood to the weather for exterior), matching existing dimensions and design. Existing profiles to be matched precisely.

❍ b. Cladding: Replacement clapboard shall be spruce which match original clapboard in thickness and width.

❍ c. Stair carriages or stringer to be nominal dimension, rough sawn lumber to match existing.

❍ d. Stair treads and floorboards to be full thickness, nominal dimension lumber to match existing.

❍ e. All lumber to be in-kind to match existing materials. No dimensional lumber to be used unless prior approval from the Architect.

❍ f. Fasteners: All fasteners for this section shall be stainless steel.

❍ g. No substitution or alteration of materials as specified will be made without approval of the Architect.

15. 8. PRIME AND PAINT

❍ 1. After carpentry repairs and connections have been made, Contractor will prep, prime and paint all carpentry elements with two finish coats.

a. See other Sections for Paint Specification.

16. III. PIPE AND TUBE RAILINGS

❍ 1. Fit and shop assemble components in largest practical sizes, for delivery to site and installation conditions.

❍ 2. Fabricate components with joints tightly fitted and secured.

❍ 3. Exposed Mechanical Fastenings: Flush countersunk screws or bolts.

❍ 4. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

❍ 5. Grind exposed joints flush and smooth with adjacent finish surface.

❍ 6. Accurately form components to suit stairs and conditions, to each other and to building structure.

❍ 7. Pre-finish railings primed and painted flat black

17. IV. THERMAL AND MOISTURE PROTECTION PRODUCTS

A. Prefinished Roof Panels

2. DESCRIPTION OF WORK

a. The extent of roof work includes, but no necessarily limited to, the following:

❍ I. Remove all shingles, fasteners, and flashings from existing roof of Bell Level 1 (below Bell Level 2) (wood shingle roof)

❍ II. Investigate the condition of the sheathing below the wood shingle roof. Repair any damaged or deteriorated sheathing in-kind. Provide an allowance for sheathing replacement, to be deducted if not required.

❍ III. Provide and install roof underlayment over wood sheathing.

❍ iv. Provide and install new flashings as required.

❍ v. Provide and install new lo- profile, prefinished, concealed fastener metal roof panels.

19. 6. MATERIALS

a. SHEATHING

❍ b. Condition: Evaluate roof sheathing in consultation with Architect to determine of any boards require replacement. Obtain Project Manager and Architect approval prior to the replacement of any sheathing. Replacement sheathing to be eastern white pine, sized to match existing. Provide an allowance to be deducted if not required.

❍ c.If sheathing is loose, screw sheathing to frame using 2.5” Torx head ceramic coated screws. Longer screws may be incorporated when conditions necessitate greater penetration.

19. 7. UNDERLAYMENT MATERIALS

❍ a. In general, no underlayment is to be installed in the roof assembly except:
i. 36” of 30# Felt Roof Underlayment: ASTM D4869, Type IV, ASTM D226, Type II top surface 30# asphalt underlayment for shallow pitch or flat roof application, Atlas Roof Underlayment Gorilla Guard 30 Spec, or comparable No. 30 by Tamko, or equal.

19. 8. FLASHING

❍ a. 20 oz. cold rolled copper or finished metal to match roof material.
i. Step Flashing: 8”x12” (min.)
ii. Aprons, pans and curbs custom built per application.

19 9. ROOF PENETRATIONS

❍ a. Replace any roof penetration boots with new copper boots as necessary.

19 10. FASTENERS

❍ i. Metal Roof Panels: Concealed fasteners er manufacturer.

❍ ii. Flashings: Copper slating nails, 3/8” head, length according to application.

20. 11. FLASHING INSTALLATION

a. Sidewalls: Remove existing step flashings at all sidewalls.

❍ i. Remove necessary wood cladding as needed to facilitate installation of new flashing.

❍ ii. Step flashing of 20 oz. copper or metal to be stepped along the roof slope and installed with shingle assembly, weaving each step into the shake coursing. Base flashing to be sections not exceeding the length necessary to successively step the flashing beneath the wood shingles. Flashing to turn up side walls minimum of 4 inches and under each single course 4 inches. Step flashing shall not be soldered to allow for expansion and contraction of the copper between to roof and wall assemblies.

❍ b. Eaves and Rakes: Provide metal drip edge to match roof material.

B. <u>Metal Flashing and Trim</u>

22. 7. WARRANTY

❍ a. Submit warranty covering installation and materials of this Section for 5 years form Substantial Completion to repair or replace all defects in copper flashing which may develop.

b. Defects shall include:

i. Failure to meet performance requirements
ii. Loose parts
iii. Leaking
iv. Wrinkling
v. Buckling
vi. Nonuniformity of color or finish
vii. Galvanic reacting between roof and dissimilar materials. \

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A. PRODUCTS

1. MATERIALS

❍ a. Copper:

❍ b. Step Flashing provide copper sheet or strip complying with ASTM B370-09 Standard Specification for Copper Sheet and Strip for Building Construction. Weight: 16 oz per sq. ft. unless otherwise stated.

❍ c. Ridge Cap: provide and install copper ridge flashing cap complying with ASTM B370-09 Standard Specification for Copper Sheet and Strip for Building Construction. Weight: 16 oz per sq. ft. unless otherwise stated.

2. Fasteners and Accessories: Furnish anchors and fasteners, washers, straps, and accessories required for a complete and finished installation. Fasteners and accessories shall conform with the following requirements:

❍ a. Nails shall be copper

❍ b. Straps and miscellaneous fastenings, where required, shall be stainless steel, half hard copper or half hard 70-30 brass of sizes indicated.

❍ 3. Sealant: Caulking or sealing compound shall be a silicone synthetic rubber elastomeric sealant, such as Dow Corning 890 Silicone Building Sealant or equal, which cures at normal temperature of a flexible firm rubber, tack free, in gun grade consistency. Sealant shall be specially designed for adhesion to the surfaces to which it will be applied and shall meet or exceed requirements of FS TT-S-230 or FS TT-S-1543, as applicable.

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B. EXECUTION

1. General:

❍ a. Comply with manufacturer's installation instructions and recommendation, Copper Development Association and with SMACNA Architectural Sheet Metal Manual.

❍ b. Anchor units of work securely in place by methods indicated, providing for thermal expansion of metal units; conceal fasteners where possible, and set units true to line and level as indicated.

❍ c. Install work with laps, joints and seams that will be permanently watertight and weatherproof.

- ❍ d. Install exposed sheet metal work that is without excessive oil canning, bucking, and tool marks and that is true to line and levels with exposed edges folded back to form hems.

- ❍ e. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.

2. Solder Joints
- ❍ a. Solder joints as required.
- ❍ b. Do not use torches
- ❍ c. Heat surfaces to receive solder and flow solder into joint. c. Fill joint completely
- ❍ d. Completely remove flux and spatter from exposed surface.

24.

5. WARRANTY

- ❍ a. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.

- ❍ b. Warranty Period: Two (2) years from date of Substantial Completion.

c. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:

i. Movement of the structure caused by stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.

ii. Disintegration of joint substrates from causes exceeding design specifications.

iii. Mechanical damage caused by individuals, tools, or other outside agents.

iv. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

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V. WALLS, CEILINGS AND FLOORS

b. SUMMARY

a. Section includes:

i. Painting of new, replaced or repaired wood components as addressed in accordance with necessary wood repairs.

❍ ii. Paint the exterior of the Tower from grade to the spire and the west façade of the Meetinghouse.

❍ iii. Prepare surfaces, prime, caulk or seal joints, and paint.

d. SUBMITTALS

❍ 1. Submit manufacturer's literature and data on any relevant materials.

❍ 2. Submit manufacturer's warranty information.

❍ 3. At project completion, a minimum of 1 quart of each type and color of paint/primer from the same production run used will be left, properly labeled and identified, and dated for the Owner's later use.

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g. PRODUCTS

1. MATERIALS

i. Paint Removal:

ii. For wood areas adjacent to repaired/replaced sections:

❍ a) Use carbide hand scrapers for wooden surfaces exhibit loose or peeling paint. i.

Primer:

❍ a) Wood primer shall be Benjamin Moore, Fresh Start Premium Primer, Acrylic, White ii.

Caulk:

❍ a) Should caulk be necessary, it shall be silicone-based and approved by the Architect. iii.

Paint:

❍ a) Paint trim and siding with Benjamin Moore – Aura – Exterior Latex – Cloud White to match existing.

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V. EXTERIOR AND INTERIOR PAINTING

A. GENERAL

1. DESCRIPTION OF THE WORK

a. It is the intent of these specifications that this project shall be executed to the highest standards of workmanship know to the painter's trade, using products and materials for best quality.

b. This project includes all preparation and full exterior painting of the tower and west façade of the Meetinghouse from grade to the spire.

c. The work includes preparation, priming and painting of the areas described in the Specifications and Jaffrey Meetinghouse Tower Rehabilitation Drawings.

d. The work includes removal of loose or poorly adhered paint, preparation of surfaces to be painted, application of spot priming wherever bare wood is exposed after preparation, and application of one full coat of priming paint and two coats of finish paint to clapboards, trim, and moldings, exteriors of window sashes, casings and other trim.

B. PRODUCTS

1. ACCEPTABLE PRODUCTS/COLORS FINISHES

❍ a. Exterior Base: Benjamin Moore Aura, Low Lustre, 967 Cloud White

❍ b. Exterior Trim (Green): Painting Contractor to provide match recommendation.

❍ c. Interior Trim: Benjamin Moore, Regal Classic, Premium Interior, 100% Acrylic, Semi- gloss, Pastel Base N333 1B – 1x S2 OX 9.000 Super White (PM-1)

❍ d.Interior Walls (Plaster): Benjamin Moore, Regal Classic, Premium Interior, 100% Acrylic, Flat Finish, Pastel Base N215 1B.897, Stonington Gray, HC 170 Aura

2. MATERIALS

❍ a. Provide the best quality of the various types of coatings as regularly manufactured by Benjamin Moore.

❍ b. Undercoat or primer to be Benjamin Moore.

C. EXECUTION

1. INSPECTION

a. Examine areas and conditions under which painting materials are to be applied.

b. Starting of painting work by the contractor shall be considered as the contractor's acceptance of the surfaces and conditions within any particular area of the job.

2. SURFACE PREPARATION

❍ a. Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and with these specifications.

❍ b. Carefully scrape and sand all surfaces prior to painting. Employ metal scrapers, belt sanders, and sanding and hand wire brushes or “heat guns” and steel putty knives to remove loose paint and to feather the edges of surrounding paint areas. Do not use open flames, or power tools other than belt sanders. Do not use disk sanders or power wire brushes. Do not use pressure washing equipment or allow water to touch wooden surfaces that are to be painted.

❍ c. Prior to applying paint, clean surfaces that are to be painted. Remove oil and grease prior to mechanical cleaning. Schedule cleaning and painting so that contaminants or debris from the cleaning process will not fall into wet newly-painted surfaces.

❍ d. Where knots are exposed during surface preparation, apply a thin coat of white shellac or other recommended knot sealer before applying the priming coat.

❍ e. Lightly set and putty all new nails and all older nails that have lifted above the surface of the wood.

❍ f. Caulk or seal with sealants as per this specification.

❍ g. Remove all hardware, hardware accessories, plates, lighting fixture, and similar items in place and not to be finish painted, or fully protect such item during preparation and painting reinstall such items after painting is completed.

3. <u>APPLICATION</u>

❍ a. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or other conditions that are detrimental to the formation of a durable paint film.

❍ b. Do not paint over any code-required labels, such as Underwriter’s Laboratories or Factory Mutual, or over any equipment identification, performance rating, name, or nomenclature plates.

❍ c. Apply paint in accordance with the manufacturer’s instructions. Apply exterior paint only by brush, using a brush appropriate for the project and the paint. Do not apply

exterior paint by roller, sprayer, or other non-traditional method. Apply interior trim paint to interior trim only by brush. Do not apply interior trim paint by roller, sprayer, or other non-traditional method. Apply interior wall paint by roller.

❍ d. Apply paint so as to cover all surfaces completely with an opaque, smooth surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, gaps, laps, brush marks, runs, sags, ropiness or other surface imperfections are not acceptable. Remove, refinish, or repaint work that is not in compliance with these specifications.

❍ e. Prime Coat. Priming paint shall be Benjamin Moore from fresh stock. Carefully spot prime areas of bare wood or fresh plaster, followed by, when dry, a full coat of primer over all surfaces to be painted.

❍ f. Finish Coat. Finish coats shall be Benjamin Moore, colors as specified, from fresh stock. The formulation of finish coats shall be fully compatible with that of the priming coat. The first coat shall be applied only when the priming coat has dried in accordance with the manufacturer's recommendations. The second finish coat shall be applied only when the first finish coat has dried in accordance with the manufacturer's recommendations.

4. CLEAN-UP AND PROTECTION

❍ a. During the progress of work, remove from the project work area daily all discarded paint materials, rubbish, empty cans, and used rags. DO NOT LEAVE USED RAGS INSIDE OR NEAR BUILDING.

❍ b. Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.

❍ c. Protection: Protect all areas around the exterior of the building, and all door steps and ramps, porches, and other projecting features by carefully covering them with drop cloths. Protect the work of other trades, whether to be painted or not, against damage by the painting work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Owner.

❍ d. Provide "Wet Paint" signs as required to identify newly painted surfaces.

❍ e. At the conclusion of the project, carefully remove and fold all drop cloths, emptying all paint chips and debris into tight containers for safe and proper disposal off-site. Follow all federal and state guidelines for lead paint, as necessary. Leave the building and site clean and free of any residue from the painting work.

❍ f. For future touch-up, provide the Owner with tightly-sealed containers of each of the paints used on the project, properly labeling each container with the type of paint and the areas of its use, and applying the sample of the contents to each cover or label.

VI. ELECTRICAL

A. GENERAL

1. DESCRIPTION OF THE WORK

a. The extent of electrical work to include, but not limited to the following work:

- i. Installation of commercial grade 7” slim surface (box mounted) LED fixtures

- ii. Installation of electrical conduit for installation of lighting in Tower stairs and floors to provide adequate lighting allow (3) fixtures per level. Complete on- site walk through with Architect to determine locations.

- iii. Provide switch with indicator light on second level adjacent to door at Tower stairs to third level.

- iv. All for (2) 110V receptacles at clock level, independently circuited.

- v. Provide labor and materials as required for existing smoke detector system devices which may be located in the area of work required to be relocated to allow for new work.

VII. LIGHTENING [sic] PROTECTION

A. GENERAL

1. DESCRIPTION OF THE WORK

- a. The extent of work to the existing lightening protection system is to coordinate removal of the elements of the system which may hinder the work outlined in the Jaffrey Meetinghouse Tower Rehabilitation Scope of Work.

- b. The Contractor is responsible for obtaining the vendor employed by the Town to service the system to coordinate temporary removal of elements of the system as required, and reinstallation following completion of the work.

END

EXTERIOR

INTERIOR

NOTE: Return MH keys.
Fire Extinguisher may still be there. Page 9.
Name of plasterer