Scituate Light – Proposed Scope of Work

General Conditions:

1. Contractor is responsible for all design and engineering of all proposed work. Documents must be submitted to the Project Manager for approval prior to the commencement of any work.
2. All work must be in accordance with the Secretary of the Interior's standards for work on historical properties.
3. Contractor is responsible for securing the work area with site fencing.
4. Contractor shall provide dumpsters and legally dispose of all demolition material.
5. Provide sanitary facilities.
6. Contractor shall be responsible for erection and dismantling of all necessary scaffolding.
7. Contractor shall provide for all necessary hoisting or lifting services.
8. Scituate Light is a Coast Guard approved Aid to Navigation. As such, the light must remain properly lit at all times.
9. The reconstruction process will necessarily entail removal of significant portions of the lantern room. Adequate procedures must be in place to ensure weathertight integrity of the tower structure at all times.
10. All jacking and shoring necessary to accomplish this work are the responsibility of the contractor.

Lantern Room Exterior:

1. The exterior copper cladding of the lantern room is significantly deteriorated. All existing details must be documented prior to demolition. The entire system, beginning at the edge of the catwalk and extending up to the ventilator cap, must be replaced. This includes, but is not limited to, sills, mullions, catwalk surface and crown moldings.
2. The catwalk deck must be repaired/replaced and new copper sheathing installed.
3. A new railing system must be fabricated and installed. Design is to be as per historical photographs; material to be stainless steel.
4. All sheathing under and between the windows must be replaced.
5. A new flag bracket must be fabricated and installed in accordance with the available historical documentation.

Lantern Room Interior:

1. The roof of the lantern room was supported by 12 wrought iron posts. Water intrusion from the deteriorated sheathing has caused severe corrosion to the base of these posts. Contractor must propose a plan for demolition and replacement of these posts in an orderly fashion.
2. Documents show that the existing posts were embedded four feet into the masonry wall beneath. In order to prevent future damage, these penetrations must be treated in a manner which prevents further damage from the corrosion and expansion of the remaining iron.

3. The proposed system for replacing the wrought iron posts must take into account the presumed fragility of the location of the posts very near the edge of the concrete slab.
4. The engineer's report shows a separation between the original masonry dome and the concrete slab which was installed at a later date. This separation must be investigated and an appropriate corrective methods submitted to the OPM for approval and then implemented.
5. As an integral part of the demolition/replacement of the iron posts it will be necessary to demolish the existing windows, wood framing, sheathing and trim. Furnish and install new framing around and below all openings. Fabricate and install new mahogany framed windows; 11 fixed; 1 operable; maintaining the existing glazed opening size'
6. The existing roof dome shows evidence of moisture damage and dry rot. This entire structure must be repaired as necessary prior to re-sheathing the dome.
7. Depending on the fastening mechanism for the new structural posts a false floor, if necessary, shall be installed to provide a secure walking surface.
8. Fabricate and install a new hatch door.
9. All existing electrical must be demolished. Furnish and install a new thermostatic and humidity controlled fan in the ceiling as part of a proposed ventilation system Install new convenience outlets. In addition, design and install a system to support the webcams currently in use. New convenience outlets consisting of two duplex receptacles should be installed at the large tower plat form and outside the runway door for outside events. In addition, lighting should be installed at intermediate levels of the tower, switchable from the base of the tower, for safety.
10. All window surrounds are to be finished in wood. Fabricate and install new wood stool cap, casings and apron for each window. Furnish and install new beadboard ceiling and trim.
11. All interior surfaces are to be finished for appearance and moisture resistance. Paint or varnish TBD.

Lower Level Interior:

1. Seven existing windows in the tower should be restored as necessary and painted. Furnish and install mahogany framed deadlights for weather protection.
2. Prepare all masonry walls; point and parge to match historic finish.
3. The wood stairway has several areas where the supports which rest in masonry pockets have deteriorated. Clean, repair and finish coat the entire stair system.
4. Replace hardware on entrance door. Scrape, sand and finish coat door.
5. In conjunction with the roof fan ventilation system, cut and install a temperature and humidity controlled louver in the base of the tower.

Tower Exterior:

1. Prepare all masonry surfaces; repoint as necessary. Finish coat all masonry surfaces with elastomeric coating.