

SECTION 011000 - SUMMARY

1.1 PROJECT INFORMATION

- A. Project Identification: SARC Renovation and Addition Phase 1 and 2
 - 1. Project Location: 20 North Main, Bel Air, Maryland 21014.
- B. Owner: SARC
 - 1. Owner's Representative: Luisa Caiazzo, 410-836-8431, Owner's representative.
- C. Architect: Polt Design Group, 2215 Conowingo Road, Suite 101, Bel Air Maryland 21015
Chris Jensen, 410-803-2141, Project Manager
- D. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:
 - 1. Civil: Century Engineering: Troy Slevin 443-589-2400
 - 2. Structural: Rickert Engineering, Inc., Karl Rickert 410-663-5110
 - 3. Mechanical, Plumbing, Electrical and Fire Protection: Brendon Burley 410-323-0600
 - 4. Telecom/Security: Wright Engineering, LLC, Jim Wright 410-877-6297
 - 5. Vertical Transportation: Seymour L. Seymour & Associates, Bob Seymour 301-662-8112
- E. Other Owner Consultants:
 - 1. Not Applicable
- F. Contractor: To be Determined.
- G. Construction Manager, Not Applicable.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project: Renovation and Addition to the existing building as indicated on the Construction Documents
- B. Type of Contract: Single prime contracts.
- C. Phased Construction: One Phase Construction. The Phase term identified on the drawings is for Cost Associated with that portion of the Work **“Only”**.

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D. Work by Owner:

1. Preceding Work: Owner will move all furniture and equipment out of building
2. Concurrent Work: Not Applicable.
3. Subsequent Work: Not Applicable.

E. Work Under Separate Contracts: Not Applicable

F. Purchase Contracts: Owner has negotiated purchase contracts.

1. See attached purchase agreement with Fidelity Mechanical Services for Mechanical Equipment.

G. Owner-Furnished Products:

1. See Drawings for owner furnished products.

H. Use of Site: Limited to work in areas indicated.

1. Owner occupancy: Building will be vacated by the Owner allowed.

I. Owner's Occupancy Requirements: Building will be vacated.

1. Owner occupancy of completed areas of construction.

J. Work Restrictions:

1. A laydown area is provided across Bond Street from the SARC site. The contractor will need to make arrangements and schedule times of any street or portion of Bond Street closures with the Town of Bel Air.
2. The project site is very restricted by size of site and new addition. Construction operation details shall be scheduled and approved by the owner to minimize disruption of the neighbors and adjoining Bond and Main Street.
3. The Contractor shall assume all cane lifts and major disruption of Bond Street or Main Street shall be performed between the hours of 11 pm and 4 am.

K. Miscellaneous Provisions: Agreement and arrangement have been made with the property across Bond Street for Contractor's Laydown area.

1.3 PROJECT REQUIREMENTS

A. Perform Work to meet or exceed minimum energy efficiency and performance in accordance with local energy code.

B. All ENERGY STAR for Homes requirements will be third party verified by an RESNET HERS Energy Rater, and any failures identified will need to be corrected by the relevant trade(s) and re-verified.

Two key above code aspects of the ENERGY STAR for Homes certification.

1. Third-Party Duct Leakage Testing of each residential duct system. (≤ 4.0 CFM25 / 100 square feet.)
2. Third-Party Blower Door Testing of each apartment. (≤ 3.0 ACH50.) See Drawing A410 for definition of Apartment. To achieve successful Blower Door Test results, each apartment must be thoroughly air sealed, including (see links to guidance below):
 - a. All exterior walls.
 - b. All walls adjoining other apartment.
 - c. All walls adjoining corridors.
 - d. All adjoining stairwells.
 - e. All rim bands in ceiling above each apartment.
 - f. All plumbing, HVAC and electrical penetrations through the drywall.

ENERGY STAR Program requirements are highlighted in:

https://www.energystar.gov/partner_resources/residential_new/homes_prog_reqs/national_page

Mandatory requirements are detailed in the attached checklists:

Envelope Checklist

https://www.energystar.gov/sites/default/files/asset/document/National%20Rater%20Design%20Review%20Checklist%20ENERGY%20STAR%20Certified%20Homes_Rev10.pdf

Water Management Checklist

https://www.energystar.gov/sites/default/files/asset/document/National%20Water%20Management%20System%20Builder%20Requirements%20ENERGY%20STAR%20Certified%20Homes%20v3%203.1_Rev10.pdf

HVAC Design Checklist (To be completed by HVAC Designer)

https://www.energystar.gov/sites/default/files/asset/document/National%20HVAC%20Design%20Report%20ENERGY%20STAR%20Certified%20Homes_Rev10.pdf

HVAC Installation Checklist (To be completed by HVAC Contractor)

https://www.energystar.gov/sites/default/files/asset/document/National%20HVAC%20Commissioning%20Checklist%20ENERGY%20STAR%20Certified%20Homes_Rev10.pdf

1.4 Quality Assurance

- A. Perform Work to meet or exceed minimum energy efficiency and performance in accordance with local energy code.
- B. All ENERGY STAR for Homes requirements will be third party verified by an RESNET HERS Energy Rater, and any failures identified will need to be corrected by the relevant trade(s) and re-verified.

1.5 Qualifications

- A. Mechanical Contractor must be credentialed as ENERGY STAR Qualified.

https://www.energystar.gov/partner_resources/residential_new/working/hvac/find_hvac

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2.2 Equipment and Appliances

- A. Equipment and Appliances: ENERGY STAR compliant appliances and lighting (at least 90% LED) are required (Mandatory).

END OF SECTION 011000