

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01010 - SUMMARY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification sections, apply to work of this section.

1.02 PROJECT / WORK IDENTIFICATION

A. General: The project consists of a single family, "off-grid" passive solar residence and is identified as the "House/Barn".

B. Project Location:
Green Woodlands LLC
PO Box 330
Lyme, NH 03768

C. The Work is described on pricing documents prepared by Banwell Architects, dated July 31, 2006

D. Work included in this contract:
Providing all labor, materials, equipment, and services etc., as required to complete all work identified in, or otherwise stipulated by the contract documents.

E. Work excluded from this contract:
Providing equipment noted as "Not in Contract" (N.I.C.), or "By Owner" (B.O.). The Construction Manager shall, however, provide services and coordination related to items not in the contract as otherwise stipulated by the contract documents.

F. General Responsibilities of the Construction Manager
Regulations: The Construction Manager shall fully comply with all governing Local, State and Federal Laws, Rules, Regulations and Ordinances, including but not limited to The Americans with Disabilities Act, Equal Employment Opportunity and Affirmative Action Provisions.

Permits: The Owner shall obtain and pay for all State and Local permits and Utility Fees. The General Construction Manager shall arrange for all necessary inspections and approvals from the authorities having jurisdiction. Should any changes be necessary in the Contract Documents to secure such approvals, the Construction Manager shall promptly notify the Architect.

G. Coordination: The Construction Manager shall be fully responsible for coordinating all construction activities, verifying dimensions and existing field conditions, establishing on-site lines of authority and communication, monitoring schedules and progress, monitoring quality, maintaining records and reports and in general assuring the proper administration of the work. The Construction Manager shall cooperate with the Owner to the greatest extent possible. The Construction Manager's cooperative efforts shall include, but shall not be limited to:

1. Maintaining fire and all other safety standards acceptable to governing authorities.
 2. Protecting landscaping, site utilities, site improvements and features, and all other improvements within the Project area.
 3. Storing on-site materials at locations acceptable to the Owner and governing authorities.
 4. Controlling construction parking and limiting it to areas acceptable to the Owner and governing authorities.
 6. Providing access for and cooperating with equipment and furnishing suppliers / installers (including the Owner's own forces) to be employed by the Owner. Items noted By Owner (B.O.) are provided and installed by Owner, unless noted otherwise.
- H. Safety: The Construction Manager shall assume full responsibility for all means, methods, procedures, sequences and techniques of construction employed and shall take all measures required to ensure the safety of construction workers, as well as the safety of the general public. The Construction Manager shall take into full consideration and assure himself/herself that all necessary barricades and fencing are provided and that they comply with applicable regulations and standards of good practice. The public shall be guarded from all the construction hazards and / or attractive nuisances.
- I. Job site Layout, Conditions and Measurements: The Construction Manager shall employ a qualified engineer to determine all lines and grades and to field verify existing job conditions and measurements shown on the Drawings. No on-site layout will be performed by the Owner, the Architect, or their agents. The Construction Manager shall carefully examine the site and Contract Documents prior to submitting his/her bid and satisfy himself/herself as to the conditions under which (s)he must operate to perform the work.
- J. Superintendent / Foreman - Supervision: The Construction Manager shall place and maintain a competent, experienced construction Superintendent / Foreman in charge of the Work, on the job site at all times while work is in progress, including overtime operations by the Construction Manager's forces or by sub Construction Managers. No changes in this position shall be made without the Owner's prior approval. The Owner shall have the right to review the qualifications of the proposed Superintendent / Foreman and ask for a replacement if, in his/her opinion, the person does not meet the qualifications which the Project will demand.
- K. Environmental Regulations: The Construction Manager shall comply with all applicable environmental laws and regulations including maintenance of complete MSDS sheets on all applicable materials used on-site. Particular attention shall be paid to proper dust, fume and vapor control throughout the building and site per the IAQ plan, see 01510.

The project site is subject to a Conservation Easement Deed, issued by the State of New Hampshire. The Construction Manager shall be familiar with this document and abide by its restrictions, covenants, and amendments.

L. Environmental Statement

The Owner is committed to constructing a project which may serve as a model of ecological development for their building, the surrounding community and region. The Owner intends

to construct a building to attain certification under the guidelines described in the LEED (Leadership in Energy and Environmental Design) for Homes Pilot Rating System” developed by the US Green Building Council. The Construction Manager shall participate through the following means:

1. Reading and understanding the goals established in *Green Woodlands Project Goals and Design Summary*, at the end of this section.
 2. Implement a waste reduction strategy through source reduction, reuse of materials, recycling and safe waste disposal methods. Waste reduction strategy is subject to review and approval by Owner.
 3. Extend and respect the useful life of materials and products through reuse and creative adaptation of materials during the construction process.
 4. Work with the Owner, Architect, and Construction Manager to critically evaluate each material and product. Criteria includes: natural resource conservation, post consumer recycled content, embodied energy, toxic-by-products of manufacture, toxicity of installation, and longevity.
 5. Purchase locally available products whenever possible to reduce transportation emissions and energy consumption.
 6. Leaking fluids from equipment brought to the site shall be contained and disposed of properly.
- M. Hazardous Substances: The Architect’s and Construction Manager’s services and responsibilities exclude the investigation, discovery, detection, identification, presence, leakage, release, use, handling, disposal, encapsulation, abatement, treatment, or removal of, or exposure of a person or persons to hazardous materials, pollutants, contaminants, or disease transmitting organisms, pre-existing or otherwise deposited in any form at the project, indoors or outdoors, at any time before, during or after construction, including but not limited to volatile organic compounds, petroleum products, molds, fungus, asbestos or asbestos products, lead, radon, electro-magnetic frequency radiation or other radiation.
- N. Snow removal: The Construction Manager shall remove all snow or ice which might result in damage or delay to the work.
- O. Vandalism: The Construction Manager shall take all reasonable precautions necessary to prevent loss or damage caused by vandalism, theft, burglary, pilferage, or unexplained disappearance of property of the Owner, whether or not forming part of the work, located within those areas of the project to which the Construction Manager has access.
- P. Guarantee: The Construction Manager shall guarantee the entire work to be free from defective or improper work or materials, and shall make good any damage due to such work or materials for a term of one year from the date of the satisfactory completion and acceptance of the work. In general the commencement date for warranties and guarantees shall be the date of Substantial Completion. Under no circumstances shall any warranties or guarantees for any individual or collective materials or items of equipment commence prior to the date of Substantial Completion. Additionally, the dates of commencement for all materials and equipment which have not been satisfactorily operational upon or prior to the date of Substantial Completion, shall be the first day of continuous satisfactory performance

of said materials or equipment. Extended guarantees or warranties shall be provided as specified elsewhere.

Q. Summary by References: Work of Contract can be summarized by reference to the Contract, General Conditions, Supplementary Conditions, Specification Sections as listed in the "Index of Specification Sections" bound herewith, Addenda and Modifications to the Contract Documents issued subsequent to the initial printing of this project manual, and including but not necessarily limited to printed matter referenced by any of these. It is recognized that work of Contract is also unavoidably affected or influenced by governing regulations, natural phenomenon including weather conditions, and other forces outside the contract documents.

R. Mechanical/Electrical Provision of General Work

General: Except as otherwise indicated, comply with applicable requirements of Division 15 sections for mechanical provisions within units of general work, and comply with applicable requirements of Division 16 sections for electrical provisions within units of general work. Refer to Division 15 and Division 16 sections for characteristics of mechanical and electrical services to be connected to units of general work, and provide unit's manufactured/fabricated for proper connection and utilization of available services as indicated.

1.04 CONSTRUCTION MANAGER USE OF PREMISES

A. General: Limit use of the premises to construction activities in areas indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.

The Owner expects professional conduct from all construction personnel.

The Owner prohibits smoking, other tobacco product use, and the use of alcohol and drugs on the property at all times. Proper attire is also expected.

1.05 OCCUPANCY REQUIREMENTS:

A. A certificate of Substantial Completion will be executed for each specific portion of the work to be occupied or accepted by the owner prior to owner occupancy.

B. Obtain a Certificate of Occupancy from appropriate officials prior to Owner occupancy.

C. Prior to partial Owner occupancy, mechanical and electrical systems shall be fully operational. Required inspections and tests shall have been successfully completed.

1.06 GREEN WOODLANDS PROJECT GOALS AND DESIGN SUMMARY:

A. Project Goals: Green Woodlands is a multigenerational family limited partnership with a preservation, environmental and wildlife management charter. There is a conceptual principal of a 200 year time frame that guides many activities on the premises. There are nearly 20,000 undeveloped acres of property in the towns of Lyme, Dorchester, Orford and Wentworth under management. The property has eight ponds with the largest being Cummins Pond in Dorchester at approximately 160 acres. The "House/Barn Project" is located near Cummins Pond and is the first of 3 contemplated projects. In keeping with the charter, all projects will have high standards of environmental stewardship and will promote environmental education. The Owners' intent is for the House/Barn to provide a "live

demonstration” of the best environmental design and construction technologies available today and appropriate to our region in northern New England.

The project has been accepted in the LEED (Leadership in Energy and Environmental Design) for Homes Demonstration Pilot, developed by the US Green Building Council. The goal is to achieve LEED Certification at the Gold level. Working with the team consisting of Owner, Construction Manager, Environmental Consultant, and the design professionals, the Construction Manager shall undertake to become familiar with the requirements of the LEED for Homes Pilot Rating System and shall instruct his own forces and sub-contractors in the environmental goals of the project. Success will depend on the cooperation and creativity of all parties.

- B. Design Summary: There is no electrical grid at Green Woodlands. Power for the House/ Barn will come from renewable sources, and will include the restoration and upgrade of an historic, abandoned hydroelectric operation at Cummins Pond (N.I.C.), and a rooftop photovoltaic array. Every effort will be made to limit the house electrical load through Energy Star appliances and lighting fixtures. House heating besides passive solar includes a wood-burning boiler, electrical input when needed from hydro and/or solar PV, and back-up propane, all contributing to a thermal storage tank in the basement and distributed through an underfloor radiant system; and a masonry mass heater fueled by wood from the property, supplying radiant surfaces at the principal living spaces. A well-insulated and sealed building envelope will be a major factor in achieving low energy design goals and will provide effective moisture management within the exterior walls and roof. Fresh air during the heating season will be furnished by an Energy Recovery Ventilator. The entire wood structure and finishes of the House/Barn will be harvested from Green Woodlands’ well-managed forests. Timber frames will be cut on site at a portable mill, as will studs, joists, rafters, sheathing, flooring, structural decking, siding, interior paneling and cabinetry. It is the Owner’s intent to demonstrate the viability and variety of regional species as a preferable alternative to forest products imported from the southern or western United States, or beyond US borders. Lastly, water conservation will be demonstrated with the use of composting toilets and recycled grey water.

END OF SECTION 01010.