

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT	1. CONTRACT ID CODE	PAGE OF PAGES 1 73
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2. AMENDMENT/MODIFICATION NO. AMENDMENT NO. 0007	3. EFFECTIVE DATE 06/03/16	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. (If applicable) 15-0035
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6. ISSUED BY ROICC Camp Lejeune 1005 Michael Road Camp Lejeune, NC 28547-2521	7. ADMINISTERED BY (If other than Item 6) See Item 6
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8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)	(X)	9A. AMENDMENT OF SOLICITATION NO. N40085-16-R-6370
	X	9B. DATED (SEE ITEM 11) 04/13/16
		10A. MODIFICATION OF CONTRACT/ORDER NO.
		10B. DATED (SEE ITEM 11)
CODE		FACILITY CODE

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor is not, is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Project 15-0035 Interior and Exterior Repairs, BEQ HP195

The deadline for receipt of proposals remains unchanged.

This amendment should be acknowledged when your proposal is submitted. Failure to acknowledge the amendment may constitute grounds for rejection of a proposal.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

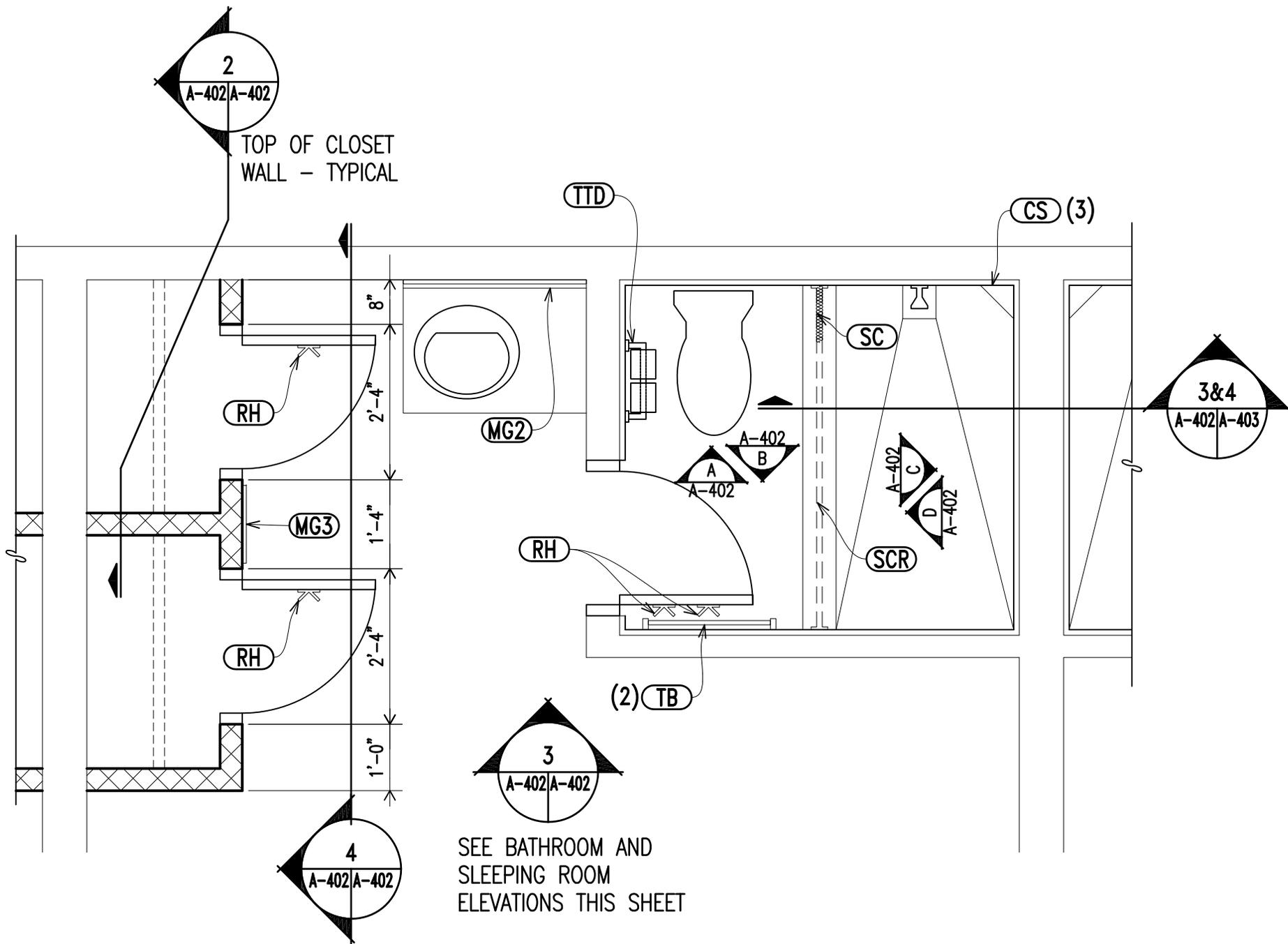
15A. NAME AND TITLE OF SIGNER (Type or print)	16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	16B. UNITED STATES OF AMERICA (Signature of Contracting Officer)
15C. DATE SIGNED	16C. DATE SIGNED

Amendment 0007

Solicitation N4008516R6370

Page 2 of 73

1. The Contract Completion Date of 360 calendar days after award is hereby changed to 380 calendar days after award.
2. DELETE Detail 1 on drawing A-402 and REPLACE with the attached Detail 1/A-402.
3. Incorporate the following Paragraph 2.2.15 CORNER SHELF to Specification Section 10 28 13 Toilet Accessories: "Provide a solid polymer corner shelf, 5 inches x 5 inches x one-half inch in depth. Provide waterproof adhesive recommended by the solid polymer manufacturer. Provide cut-out at ceramic tile for shelf to be inserted into and provide sealant around the entire perimeter."
4. DELETE Specification Section 23 09 23.13 and REPLACE with the attached Specification Section 23 09 23.13.
5. Question: Spec section 23 73 13.00 40 Modular Indoor Central Station Air-Handling Units: Does that spec section apply to both the Air Handling Unit and the 100% Outside Air Units with Heat Recovery listed on mechanical plan page M-601?
Answer: Yes, Specification Section 23 73 13.00 40 Modular Indoor Central Station Air-Handling Units applies to both the Air Handling Unit and the 100% Outside Air Units with Heat Recovery listed sheet M-601.
6. Question: Will there be a spec section issued for the Unit Heaters, Dehumidifiers & Packaged Terminal AC Units listed on mechanical plan page M-602?
Answer: The attached Specification Section 23 73 33 is hereby incorporated into the Request for Proposal.
7. Question: The 100% Outside Air Units with Heat Recovery do not appear to have any corrosion protection coatings specified on the coils or interior casings. Typically at the minimum the coils are coated especially on 100% OA units. Will any type of corrosion protection be required?
Answer: No corrosion protection coating is required for the coils or interior casings.
8. DELETE Specification Section 26 41 00 from the Request for Proposal.



1
A-105/A-402

TYPICAL SLEEPING ROOM ACCESSORIES

ENLARGED PLAN

Scale: 1/2" = 1'-0"

SECTION 23 09 23.13

BACnet DIRECT DIGITAL CONTROL SYSTEMS FOR HVAC

03/16

PART 1 GENERAL

The revisions to this specification include but not limited to:

- *Updating references
 - *Defining the contractor's role in interfacing the BAS to the Camp Lejeune EMCS
 - *Defining the requirements for the BACnet-Building Controller and the Gateway between the BACnet MS/TP bus and the BACnet IP interface to the Camp Lejeune EMCS
 - *added requirement for all wiring and cables to be in conduit
 - *Conduit size, color, and fill rate
 - *Requiring all installations to meet manufacturer's recommendations.
 - *Requiring contractor to test and record the communication buses with an oscilloscope.
 - *Added Performance Verification Acceptance Test for season one and season two.
 - *Added Pre-installation meeting
 - *revised labelling requirements
- Particular attention should also be made to 1st tier subcontractor requirements and Performance Verification Testing.

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only.

AIR MOVEMENT AND CONTROL ASSOCIATION INTERNATIONAL (AMCA)

AMCA 500-D (2012) Laboratory Methods of Testing Dampers for Rating

AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)

ASHRAE 135 (2012; Addenda AR 2013; Errata 1 2013; INT 1-9 2013; Errata 2 2013; INT 10-12 2014; Errata 3-4 2014; Addenda AI-AY 2014; INT 13-17 2015; Errata 5 2015) BACnet-A Data Communication Protocol for Building Automation and Control Networks

ASHRAE 135.1 (Errata 1 2015; INT 1 2013; Addenda O 2014) Method of Test for Conformance to BACnet

ARCNET TRADE ASSOCIATION (ATA)

ATA 878.1	(1999) Local Area Network: Token Bus
ASME INTERNATIONAL (ASME)	
ASME B16.18	(2012) Cast Copper Alloy Solder Joint Pressure Fittings
ASME B16.22	(2013) Standard for Wrought Copper and Copper Alloy Solder Joint Pressure Fittings
ASME B16.26	(2013) Standard for Cast Copper Alloy Fittings for Flared Copper Tubes
ASME B16.34	(2013) Valves - Flanged, Threaded and Welding End
ASME B16.5	(2013) Pipe Flanges and Flanged Fittings: NPS 1/2 Through NPS 24 Metric/Inch Standard
ASME B31.1	(2014; INT 1-47) Power Piping
ASME B40.100	(2013) Pressure Gauges and Gauge Attachments
ASME BPVC	(2010) Boiler and Pressure Vessels Code
ASTM INTERNATIONAL (ASTM)	
ASTM A126	(2004; R 2014) Standard Specification for Gray Iron Castings for Valves, Flanges, and Pipe Fittings
ASTM B117	(2011) Standard Practice for Operating Salt Spray (Fog) Apparatus
ASTM B32	(2008; R 2014) Standard Specification for Solder Metal
ASTM B75/B75M	(2011) Standard Specification for Seamless Copper Tube
ASTM B88	(2014) Standard Specification for Seamless Copper Water Tube
ASTM B88M	(2013) Standard Specification for Seamless Copper Water Tube (Metric)
ASTM D1238	(2013) Melt Flow Rates of Thermoplastics by Extrusion Plastometer
ASTM D1693	(2015) Standard Test Method for Environmental Stress-Cracking of Ethylene Plastics
ASTM D635	(2014) Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Self-Supporting Plastics in a Horizontal Position

- ASTM D638 (2014) Standard Test Method for Tensile Properties of Plastics
- ASTM D792 (2013) Density and Specific Gravity (Relative Density) of Plastics by Displacement
- CONSUMER ELECTRONICS ASSOCIATION (CEA)
- CEA-709.1-D (2014) Control Network Protocol Specification
- INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)
- IEEE C62.41.1 (2002; R 2008) Guide on the Surges Environment in Low-Voltage (1000 V and Less) AC Power Circuits
- IEEE C62.41.2 (2002) Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits
- IEEE C62.45 (2002; R 2008) Recommended Practice on Surge Testing for Equipment Connected to Low-Voltage (1000v and less)AC Power Circuits
- INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO)
- ISO 8802-3 (2000) Information Technology - Telecommunications and Information Exchange Between Systems - Local and Metropolitan Area Networks - Specific Requirements - Part 3: Carrier Sense Multiple Access with Collision Detection (CSMA/CD)Access Method and Physical Layer Specifications
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- NFPA 70 (2014; AMD 1 2013; Errata 1 2013; AMD 2 2013; Errata 2 2013; AMD 3 2014; Errata 3-4 2014; AMD 4-6 2014) National Electrical Code
- NFPA 72 (2013) National Fire Alarm and Signaling Code
- NFPA 90A (2015) Standard for the Installation of Air Conditioning and Ventilating Systems
- SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA)
- SMACNA 1966 (2005) HVAC Duct Construction Standards Metal and Flexible, 3rd Edition
- UNDERWRITERS LABORATORIES (UL)
- UL 1449 (2014;Reprint Mar 2015) Surge Protective Devices

UL 506	(2008; Reprint Oct 2013) Specialty Transformers
UL 508A	(2013; Reprint Jan 2014) Industrial Control Panels
UL 916	(2007; Reprint Aug 2014) Standard for Energy Management Equipment

1.2 DEFINITIONS

1.2.1 ANSI/ASHRAE Standard 135

ANSI/ASHRAE Standard 135: BACnet - A Data Communication Protocol for Building Automation and Control Networks, referred to as "BACnet". ASHRAE developed BACnet to provide a method for diverse building automation devices to communicate and share data over a network.

1.2.2 ARCNET

ATA 878.1 - Attached Resource Computer Network. ARCNET is a deterministic LAN technology; meaning it's possible to determine the maximum delay before a device is able to transmit a message.

1.2.3 BACnet

Building Automation and Control Network; the common name for the communication standard **ASHRAE 135**. The standard defines methods and protocol for cooperating building automation devices to communicate over a variety of LAN technologies.

1.2.4 BACnet Building Controller (B-BC)

ASHRAE 135 building controller that is the main interface for the building control system.

1.2.5 BACnet/IP

An extension of BACnet, Annex J, defines this mechanism using a reserved UDP socket to transmit BACnet messages over IP networks. A BACnet/IP network is a collection of one or more IP subnetworks that share the same BACnet network number. See also "BACnet Broadcast Management Device".

1.2.6 BACnet Internetwork

Two or more BACnet networks, possibly using different LAN technologies, connected with routers. In a BACnet internetwork, there exists only one message path between devices.

1.2.7 BACnet Network

One or more BACnet segments that have the same network address and are interconnected by bridges at the physical and data link layers.

1.2.8 BACnet Segment

One or more physical segments of BACnet devices on a BACnet network, connected at the physical layer by repeaters.

1.2.9 BBMD

BACnet Broadcast Management Device (BBMD). A communications device, typically combined with a BACnet router. A BBMD forwards BACnet broadcast messages to BACnet/IP devices and other BBMDs connected to the same BACnet/IP network. Every IP subnetwork that is part of a BACnet/IP network must have only one BBMD. See also "BACnet/IP".

1.2.10 BAS

Building Automation Systems, including DDC (Direct Digital Controls) used for facility automation and energy management.

1.2.11 BAS Owner

The regional or local user responsible for managing all aspects of the BAS operation, including: network connections, workstation management, technical support, control parameters, and daily operation. The BAS Owner for this project is Camp Lejeune Public Works.

1.2.12 BIBBs

BACnet Interoperability Building Blocks. A collection of BACnet services used to describe supported tasks. BIBBs are often described in terms of "A" (client) and "B" (server) devices. The "A" device uses data provided by the "B" device, or requests an action from the "B" device.

1.2.13 BI

BACnet International, formerly two organizations: the BACnet Manufacturers Association (BMA) and the BACnet Interest Group - North America (BIG-NA).

1.2.14 BI/BTL

BACnet International/BACnet Testing Laboratories (Formerly BMA/BTL). The organization responsible for testing products for compliance with the BACnet standard, operated under the direction of BACnet International.

1.2.15 Bridge

Network hardware that connects two or more network (or BACnet internetwork) segments at the physical and data link layers. A bridge may also filter messages.

1.2.16 Broadcast

A message sent to all devices on a network segment.

1.2.17 Device

Any control system component, usually a digital controller, that contains a BACnet Device Object and uses BACnet to communicate with other devices. See also "Digital Controller".

1.2.18 Device Object

Every BACnet device requires one Device Object, whose properties represent the network visible properties of that device. Every Device Object requires a unique Object Identifier number on the BACnet internetwork. This number is often referred to as the device instance.

1.2.19 Device Profile

A collection of BIBBs determining minimum BACnet capabilities of a device, defined in ASHRAE Standard 135-2004, Annex L. Standard device profiles include BACnet Operator Workstations (B-OWS), BACnet Building Controllers (B-BC), BACnet Advanced Application Controllers (B-AAC), BACnet Application Specific Controllers (B-ASC), BACnet Smart Actuator (B-SA), and BACnet Smart Sensor (B-SS). Each device used in new construction is required to have a PICS statement listing BIBBs supported.

1.2.20 Digital Controller

An electronic controller, usually with internal programming logic and digital and analog input/output capability, which performs control functions. In most cases, synonymous with a BACnet device described in this specification. See also "Device".

1.2.20.1 Terminal Device Controllers

Terminal device controllers typically are controllers with less control features, may have integrated actuators, and may be mounted directly on equipment (with enclosures).

1.2.20.2 Field Controllers

Field controllers typically have a greater capability for input/output and customization, do not have integral actuators, are mounted in an enclosure not on the equipment and are used for equipment such as VAV air handlers.

1.2.20.3 Plant Controllers

Plant controllers are typically used to control various equipment in mechanical rooms such as pumps, heat exchangers, and chillers.

1.2.20.4 BACnet Building Controller (B-BC) also known as Supervisory Building Controller (SBC)

The BACnet Building Controller is used to coordinate all equipment in a building, input scheduling, and is used as a connection point for transferring configuration files to the other controllers. The SBC shall communicate with other controllers and equipment through a BACnet MS/TP bus. Depending on approvals and capabilities, the SBC may be used as a point of connection between the Camp Lejeune EMCS network (IP) and the building level control network (BACnet MS/TP).

1.2.21 Direct Digital Control (DDC)

Digital controllers performing control logic. Usually the controller directly senses physical values, makes control decisions with internal

programs, and outputs control signals to directly operate switches, valves, dampers, and motor controllers.

1.2.22 DDC System

A network of digital controllers, communication architecture, and user interfaces. A DDC system may include programming, sensors, actuators, switches, relays, factory controls, operator workstations, and various other devices, components, and attributes.

1.2.23 Energy Management & Control System (EMCS)

The EMCS at Camp Lejeune is an enterprise system that actively receives energy and building condition information from multiple sources and provides load shedding, electric metering, alarming, trending, scheduling, set point adjustment and device status of all supervisory building controllers for maintenance personnel. The EMC receives real time electrical utility pricing data and automatically manages to Camp Lejeune's energy target. The existing EMCS consists of two servers, 1) Johnson Controls Incorporated (JCI) Metasys Extended Architecture (ADX server), and 2) Niagara AX supervisor (JCI FX web supervisor). Both of the systems communicate over the MRAN and either may be used to fulfill the requirements of this specification.

1.2.24 Ethernet

A family of local-area-network technologies providing high-speed networking features over various media.

1.2.25 Firmware

Software programmed into read only memory (ROM), flash memory, electrically erasable programmable read only memory (EEPROM), or erasable programmable read only memory (EPROM) chips.

1.2.26 Middleware (previously called Gateway)

Communication hardware and software connecting two or more different protocols, similar to human language translators. The Middleware translates one protocol into equivalent concepts for the other protocol. In BACnet applications, a middleware has BACnet on one side and non-BACnet protocols on the other side.

1.2.27 Half Router

A device that participates as one partner in a BACnet point-to-point (PTP) connection. Two half-routers in an active PTP connection combine to form a single router.

1.2.28 Hub

A common connection point for devices on a network.

1.2.29 Internet Protocol (IP, TCP/IP, UDP/IP)

A communication method, the most common use is the World Wide Web. At the lowest level, it is based on Internet Protocol (IP), a method for conveying

and routing packets of information over various LAN media. Two common protocols using IP are User Datagram Protocol (UDP) and Transmission Control Protocol (TCP). UDP conveys information to well-known "sockets" without confirmation of receipt. TCP establishes "sessions", which have end-to-end confirmation and guaranteed sequence of delivery.

1.2.30 Input/Output (I/O)

Physical inputs and outputs to and from a device, although the term sometimes describes software, or "virtual" I/O. See also "Points".

1.2.31 I/O Expansion Unit

An I/O expansion unit provides additional point capacity to a digital controller.

1.2.32 IP subnet

Internet protocol (IP) identifies individual devices with a 32-bit number divided into four groups from 0 to 255. Devices are often grouped and share some portion of this number. For example, one device has IP address 209.185.47.68 and another device has IP address 209.185.47.82. These two devices share Class C subnet 209.185.47.00

1.2.33 Local-Area Network (LAN)

A communication network that spans a limited geographic area and uses the same basic communication technology throughout.

1.2.34 LonTalk

CEA-709.1-D. A communication protocol developed by Echelon Corp. LonTalk is not permitted.

1.2.35 MAC Address

Media Access Control address. The physical node address that identifies a device on a Local Area Network.

1.2.36 Master-Slave/Token-Passing (MS/TP)

ISO 8802-3. One of the LAN options for BACnet. MSTP uses twisted-pair wiring for relatively low speed and low cost communication (up to 4,000 ft at 76.8K bps).

1.2.37 Native BACnet Device

A device that uses BACnet as its primary, if not only, method of communication with other BACnet devices without intermediary gateways. A system that uses native BACnet devices at all levels is a native BACnet system.

1.2.38 Network

Communication technology for data communications. BACnet approved network types are BACnet over Internet Protocol (IP), Point to Point (PTP) Ethernet,

ARCNET, MS/TP, and LonTalk®. In general, networks within the building, all controllers and equipment will be BACnet MS/TP, unless noted otherwise.

1.2.39 Network Number

A site-specific number assigned to each network segment to identify for routing. This network number must be unique throughout the BACnet internetwork.

1.2.40 Object

The concept of organizing BACnet information into standard components with various associated properties. Examples include analog input objects and binary output objects.

1.2.41 Object Identifier

An object property used to identify the object, including object type and instance. Object Identifiers must be unique within a device.

1.2.42 Object Properties

Attributes of an object. Examples include present value and high limit properties of an analog input object. Properties are defined in [ASHRAE 135](#); some are optional and some are required. Objects are controlled by reading from and writing to object properties.

1.2.43 Peer-to-Peer

Peer-to-peer refers to devices where any device can initiate and respond to communication with other devices.

1.2.44 Performance Verification Test (PVT)

The procedure for determining if the installed BAS meets design criteria prior to final acceptance. The PVT is performed after installation, testing, and balancing of mechanical systems. Typically the PVT is performed by the Contractor in the presence of the Government.

1.2.45 PID

Proportional, integral, and derivative control; three parameters used to control modulating equipment to maintain a setpoint. Derivative control is often not required for HVAC systems (leaving "PI" control).

1.2.46 PICS

Protocol Implementation Conformance Statement (PICS), describing the BACnet capabilities of a device. See BACnet, Annex A for the standard format and content of a PICS statement.

1.2.47 Points

Physical and virtual inputs and outputs. See also "Input/Output".

1.2.48 PTP

Point-to-Point protocol connects individual BACnet devices or networks using serial connections like modem-to-modem links.

1.2.49 Repeater

A network component that connects two or more physical segments at the physical layer.

1.2.50 Router

A BACnet router is a component that joins together two or more networks using different LAN technologies. Examples include joining a BACnet Ethernet LAN to a BACnet MS/TP LAN. If a router is connected directly to the MRAN, it must be listed on the approved DIACAP equipment list and must be Marine Corps DADMS listed and approved.

1.2.51 Stand-Alone Control

Refers to devices performing equipment-specific and small system control without communication to other devices or computers for physical I/O, excluding outside air and other common shared conditions. Devices are located near controlled equipment, with physical input and output points limited to 64 or less per device, except for complex individual equipment or systems. Failure of any single device or communications will not cause other network devices to fail. Internal time clocks and onboard scheduling are required to allow for stand-alone control. BACnet "Smart" actuators (B-SA profile) and sensors (B-SS profile) communicating on a network with a parent device are exempt from stand-alone requirements. Provide stand-alone control routines to provide for energy saving sequences such as free cooling. Provide stand-alone control routines that operate without connection to the BACnet/IP and MS/TP networks during a loss of communication.

1.3 SUBCONTRACTOR SPECIAL REQUIREMENTS

Perform all work in this section in accordance with the paragraph SUBCONTRACTOR SPECIAL REQUIREMENTS in Section 01 30 00 ADMINISTRATIVE REQUIREMENTS. The paragraph specifies that all contract requirements of this section shall be accomplished directly by a first tier subcontractor. No work required shall be accomplished by a second tier subcontractor.

1.4 BACNET DIRECT DIGITAL CONTROL SYSTEMS FOR HVAC DESCRIPTION

- a. Remove entire existing system and provide entire new BACnet DDC system(s) including associated equipment and accessories.]
- b. All new devices are accessible using a Web browser interface and communicate using ASHRAE 135 BACnet communications without the use of gateways, unless gateways are shown on the design drawings and specifically requested by the Government. Where gateways are allowed, they must support ASHRAE 135, including all object properties and read-write services shown on Government approved interoperability schedules. Manufacturer's products, including design, materials, fabrication, assembly, inspection, and testing shall be in accordance with ASHRAE 135, ASME B31.1, and NFPA 70, except where indicated otherwise.

1.4.1 Design Requirements

1.4.1.1 Control System Drawings Title Sheet

Provide a title sheet for the control system drawing set. Include the project title, project location, contract number, the controls contractor preparing the drawings, an index of the control drawings in the set, and a legend of the symbols and abbreviations used throughout the control system drawings.

1.4.1.2 List of I/O Points

Also known as a Point Schedule, provide for each input and output point physically connected to a digital controller: point name, point description, point type (Analog Output (AO), Analog Input (AI), Binary Output (BO), Binary Input (BI)), point sensor range, point actuator range, point address, BACnet object, associated BIBBS (where applicable), and point connection terminal number. Typical schedules for multiple identical equipment are allowed unless otherwise requested in design or contract criteria. All points shall adhere to the Camp Lejeune Standard naming conventions.

1.4.1.3 Control System Components List

Provide a complete list of control system components installed on this project. Include for each controller and device: control system schematic name, control system schematic designation, device description, manufacturer, model, part number, firmware version, serial number, physical location (e.g. Building 4, room 112 overhead), and power requirements (i.e. AC/DC voltage and power draw). For sensors, include point name, sensor range, and operating limits. For valves, include body style, Cv, design flow rate, pressure drop, valve characteristic (linear or equal percentage), and pipe connection size. For actuators, include point name, spring or non-spring return, modulating or two-position action, normal (power fail) position, nominal control signal operating range (0-10 volts DC or 4-20 milliamps), and operating limits.

1.4.1.4 Control System Schematics

Provide control system schematics. Typical schematics for multiple identical equipment are allowed unless otherwise requested in design or contract criteria. Include the following:

- a. Location of each input and output device
- b. Flow diagram for each piece of HVAC equipment
- c. Name or symbol for each control system component, such as V-1 for a valve
- d. Setpoints, with differential or proportional band values
- e. Written sequence of operation for the HVAC equipment
- f. Valve and Damper Schedules, with normal (power fail) position

- g. Control cabinet general layout, include all devices, point count, cable type (18/2, 18/3, etc), 24VAC VA power requirement for all devices including those powered from the cabinet.

1.4.1.5 HVAC Equipment Electrical Ladder Diagrams

Provide HVAC equipment electrical ladder diagrams. Indicate required electrical interlocks.

1.4.1.6 Component Wiring Diagrams

Provide a wiring diagram for each type of input device and output device. Indicate how each device is wired and powered; showing typical connections at the digital controller and power supply. Show for all field connected devices such as control relays, motor starters, actuators, sensors, and transmitters.

1.4.1.7 Terminal Strip Diagrams

Provide a diagram of each terminal strip. Indicate the terminal strip location, termination numbers, and associated point names.

1.4.1.8 BACnet Communication Architecture Schematic

Provide a schematic showing the project's entire BACnet communication network, including Internet Protocol (IP), Media Access Control (MAC), BACnet network, Device ID, field bus address, BBMDs, any devices using BACnet FDR, and Firmware version / Operating System, LAN devices including routers and bridges, gateways, controllers, workstations, and field interface devices. If applicable, show connection to existing networks.

1.5 SUBMITTALS

Submit detailed and annotated manufacturer's data, drawings, and specification sheets for each item listed, that clearly show compliance with the project specifications.

Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-02 Shop Drawings

Include the following in the project's control system drawing set:

Control System Drawings Title Sheet

List of I/O Points

Control System Components List

Control System Schematics

HVAC Equipment Electrical Ladder Diagrams

Component Wiring Diagrams

Terminal Strip Diagrams

BACnet Communication Architecture Schematic

SD-03 Product Data

Direct Digital Controllers

Include BACnet PICS for each controller/device type, including smart sensors (B-SS) and smart actuators (B-SA).

BACnet Gateways

Include BACnet and workstation display information; bi-directional communication ability; compliance with interoperability schedule; expansion capacity; handling of alarms, events, scheduling and trend data; and single device capability (not depending on multiple devices for exchanging information from either side of the gateway).

Notebook Computer Software

BACnet Operator Workstation

Include BACnet PICS for Operator Workstation software.

Notebook Computer

Sensors and Input Hardware

Output Hardware

Surge and Transient Protection

Indicators

Duct smoke detectors

Variable Frequency (Motor) Drives

SD-05 Design Data

Performance Verification Testing Plan

SD-06 Test Reports

Performance Verification Testing Report

Bus Waveform Report

SD-07 Certificates

Contractor's Qualifications

SD-10 Operation and Maintenance Data

Comply with requirements for data packages in Section 01 78 23 OPERATION AND MAINTENANCE DATA, except as supplemented and modified in this specification.

BACnet Direct Digital Control Systems, Data Package 4

Controls System Operators Manuals, Data Package 4

VFD Service Manuals, Data Package 4

SD-11 Closeout Submittals

Training Documentation

1.6 QUALITY ASSURANCE

1.6.1 Standard Products

Provide material and equipment that are standard manufacturer's products currently in production and supported by a local service organization.

1.6.2 Delivery, Storage, and Handling

Handle, store, and protect equipment and materials to prevent damage before and during installation according to manufacturer's recommendations, and as approved by the Contracting Officer. Replace damaged or defective items.

1.6.3 Operating Environment

Protect components from humidity and temperature variation, dust, and contaminants. If components are stored before installation, keep them within the manufacturer's limits.

1.6.4 Finish of New Equipment

New equipment finishing shall be factory provided. Manufacturer's standard factory finishing shall be proven to withstand 125 hours in a salt-spray fog test. Equipment located outdoors shall be proven to withstand 500 hours in a salt-spray fog test.

Salt-spray fog test shall be according to ASTM B117, with acceptance criteria as follows: immediately after completion of the test, the finish shall show no signs of degradation or loss of adhesion beyond 3.175 mm (0.125 inch) on either side of the scratch mark.

1.6.5 Verification of Dimensions

The contractor shall verify all dimensions in the field, and advise the Contracting Officer of any discrepancy before performing work.

1.6.6 Contractor's Qualifications

Submit documentation certifying the controls Contractor performing the work has completed at least three DDC systems installations of a similar design to this project, and programmed similar sequences of operation for at least two years.

1.6.7 Modification of References

The advisory provisions in ASME B31.1, NFPA 70 and the manufacturer's recommendations are mandatory. Substitute "shall" for "should" wherever it appears and interpret all references to the "authority having jurisdiction" and "owner" to mean the Contracting Officer.

1.6.8 Project Sequence

The control system work for this project shall proceed in the following order:

- a. Preparatory meeting for controls work.
- b. Submit and receive approval on the Shop Drawings, Product Data, and Certificates specified under the paragraph SUBMITTALS>
- c. Submit and receive approval for Performance Verification Testing (PVT) Plan.
- d. Perform the control system installation work, including all field check-outs and tuning.
- e. Provide support to TAB personnel as specified under the paragraph TEST AND BALANCE SUPPORT.
- f. Submit and receive approval of the Controls System Operators Manual specified under the paragraph CONTROLS SYSTEM OPERATORS MANUALS.
- g. Perform the Performance Verification Testing.
- h. Submit and receive approval on the PVT Report.
- i. PVT Report Acceptance test for Season 1.
- j. Submit and receive approval on the Training Documentation specified under the paragraph INSTRUCTION TO GOVERNMENT PERSONNEL and VFD Service Support. Submit at least 30 days before training.
- k. Deliver the final Controls System Operators Manuals and VFD Service Manuals.
- l. Conduct the Phase I Training and VFD on-site/hands-on training.
- m. Conduct the Phase II Training.
- n. Submit and receive approval of Closeout Submittals.
- o. PVT Report Acceptance Test for Season 2.

PART 2 PRODUCTS

2.1 DDC SYSTEM

- a. Provide a networked DDC system for stand-alone control in compliance with the latest revision of the ASHRAE 135 BACnet standard. Include all programming, objects, and services required to meet the sequence of

control. Provide BACnet MS/TP communications between the DDC system and native BACnet devices furnished with HVAC equipment and plant equipment including boilers, chillers, and variable frequency drives. Devices provided shall be certified in the BACnet Testing Laboratories (BTL) Product Listing and in accordance with ASHRAE 135.1 Method of Test for Conformance to BACnet. Controls provided integral to equipment shall be part of the DDC system and shall fully comply with this specification. Coordinate integration of integral controls into the system as a whole. BACnet over IP is not permitted within the DDC system.

- b. Assist the Government in interfacing the new DDC system with the site's existing server and operator workstation and software. Create graphics, scheduling, alarming, and trending.

2.1.1 BACnet Building Controller (B-BC) (Previously referred to as a Supervisory Building Controller)

ASHRAE 135 building controller that is the main interface for the building control system. Provide either a Johnson Controls Incorporated NAE or NCE; OR a JACE based on the Niagara AX platform. The JACE (JAVA Application Control Engine) shall be minimally based on a Tridium 700 with expanded memory and embedded "workplace" software. Minimum software version for the JACE is 3.8.38 and the limit per trunk is 64 devices.

2.1.2 EMCS Interface

The Energy Management & Control System (EMCS) at Camp Lejeune is comprised of two separate systems. Both of the systems communicate over the basewide Marine Air-Ground Task Force Regional Area Network (MRAN). One uses the Johnson Controls Metasys extended architecture including an ADX server and NAE 8500(s). Connection from the building BAS is by a Johnson Controls Network Automation Engine (NAE) or Network Control Engine (NCE) to the ADX server, or by a LOYTEC Router connected to the DDC MS/TP bus and MRAN using BACnet over IP to communicate to the NAE 8500. The second system uses a Niagara AX web supervisor with a JACE in the building communicating using Fox protocol. Because of IT security and permissions, only these systems and equipment are permitted as part of the EMCS.

2.1.2.1 BACnet Building Controller

Provide either a Johnson Controls NAE, NCE, or a JACE. This will serve as both the BACnet Building Controller and the connection point between the buildings DDC and the EMCS.

2.1.2.2 LOYTEC Router

In addition to the BACnet Building Controller, provide a LOYTEC MP201 router to act as a BACnet MS/TP to BACnet IP gateway.

2.1.3 Direct Digital Controllers

Direct digital controllers shall be UL 916 rated.

2.1.3.1 I/O Point Limitation

The total number of I/O hardware points used by a single stand-alone digital controller, including I/O expansion units, shall not exceed 64, except for complex individual equipment or systems. Place I/O expansion units in the same cabinet as the digital controller.

2.1.3.2 Environmental Limits

Controllers shall be suitable for, or placed in protective enclosures suitable for the environment (temperature, humidity, dust, and vibration) where they are located.

2.1.3.3 Stand-Alone Controllers

Provide stand-alone direct digital controllers with internal time clocks. Each piece of equipment shall be controlled by a single controller to provide stand-alone control in the event of any building communication failure. All I/O points specified for a piece of equipment shall be integral to its controller and serial connected expansion modules. Provide stable and reliable stand-alone control using default values or other method for values normally read over the network.

2.1.3.4 Internal Clock

Provide internal clocks and scheduling for all Direct Digital Controllers. Provide controllers with BTL listed profiles for all BACnet Building Controllers (B-BC) and BACnet Advanced Application Controllers (B-AAC) using BACnet time synchronization services. This includes but is not limited to VAV Controllers, Fan Coil controllers, Heat Pump controllers and any terminal controllers. BACnet Application specific controllers (B-ASC) will only be accepted for dedicated small exhaust system control such as restroom and mechanical room exhaust fans. Automatically synchronize system clocks daily from an operator-designated controller. The system shall automatically adjust for daylight saving time.

2.1.3.5 Memory

Provide sufficient memory for each controller to support the required control, communication, trends, alarms, and messages. Protect programs residing in memory with EEPROM, flash memory, or by an uninterruptible power source (battery or uninterruptible power supply). The backup power source shall have capacity to maintain the memory during a 72-hour continuous power outage. Rechargeable power sources shall be constantly charged while the controller is operating under normal line power. Batteries shall be replaceable without soldering. Trend and alarm history collected during normal operation shall not be lost during power outages less than 72 hours long.

2.1.3.6 Immunity to Power Fluctuations

Controllers shall operate at 90 percent to 110 percent nominal voltage rating.

2.1.3.7 Transformer

The controller power supply shall be fused or current limiting and rated at 125 percent power consumption.

2.1.3.8 Wiring Terminations

Use screw terminal wiring terminations for all field-installed controllers. Provide field-removable modular terminal strip or a termination card connected by a ribbon cable for all controllers other than terminal units.

2.1.3.9 Input and Output Interface

Provide hard-wired input and output interface for all controllers as follows:

- a. Protection: Shorting an input or output point to itself, to another point, or to ground shall cause no controller damage. Input or output point contact with sources up to 24 volts AC or DC for any duration shall cause no controller damage.
- b. Binary Inputs: Binary inputs shall monitor on and off contacts from a "dry" remote device without external power, and external 5-24 VDC voltage inputs.
- c. Pulse Accumulation Inputs: Pulse accumulation inputs shall conform to binary input requirements and accumulate pulses at a resolution suitable to the application.
- d. Analog Inputs: Analog inputs shall monitor low-voltage (0-10 VDC), current (4-20 mA), or resistance (thermistor or RTD) signals.
- e. Binary Outputs: Binary outputs shall send a pulsed 24 VDC low-voltage signal for modulation control, or provide a maintained open-closed position for on-off control. Where appropriate, provide a method to select normally open or normally closed operation.
- f. Analog Outputs: Analog outputs shall send modulating 0-10 VDC or 4-20 mA signals to control output devices.
- g. Tri-State Outputs: Tri-State outputs shall provide three-point floating control of terminal unit electronic actuators.

2.1.3.10 Digital Controller BACnet Internetwork

Provide intermediate gateways, only when requested by the Government and shown on the contract drawings, to connect existing non-BACnet devices to the BACnet internetwork. Controller and operator interface communication shall conform to [ASHRAE 135](#), BACnet. If a controller becomes non-responsive, the remaining controllers shall continue operating and not be affected by the failed controller.

2.1.3.11 Communications Ports

- a. Direct-Connect Interface Ports: Provide at least one extra communication port at each local BACnet network for direct connecting a notebook computer or BACnet hand-held terminal so all network BACnet objects and properties may be viewed and edited by the operator.
- b. BACnet routers supporting ARCnet shall also be capable of supporting MS/TP.

2.1.3.12 BACnet Gateways

Provide BACnet communication ports, whenever available as a plant equipment OEM standard option, for DDC integration via a single communication cable. Typical BACnet controlled plant equipment includes, but is not limited to, boilers, chillers, and variable frequency motor drives.

Provide gateways to connect BACnet to legacy systems, existing non-BACnet devices, and existing non-BACnet DDC controlled plant equipment, only when specifically requested and approved by the Government, and shown on the Government approved BACnet Communication Architecture Schematic. Provide with each gateway an interoperability schedule, showing each point or event on the legacy side that the BACnet "client" will read, and each parameter that the BACnet network will write to. Describe this interoperability in terms of BACnet services, or Interoperability Building Blocks (BIBBS), defined in [ASHRAE 135](#) Annex K. Provide two-year minimum warranty for each gateway, including parts and labor.

The following minimum capabilities are required:

- a. Middleware shall be able to read and view all readable object properties listed in the interoperability schedule on the non-BACnet network to the BACnet network and vice versa where applicable.
- b. Middleware shall be able to write to all writeable object properties listed in the interoperability schedule on the non-BACnet network from the BACnet network and vice versa where applicable.
- c. Middleware shall provide single-pass (only one protocol to BACnet without intermediary protocols) translation from the non-BACnet protocol to BACnet and vice versa.
- d. Middleware shall meet the requirements of Data Sharing Read Property (DS-RP-B), Data Sharing Write Property (DS-WP-B), Device Management Dynamic Device Binding-B (DM-DDB-B), and Device Management Communication Control (DM-DCC-B) BIBBs, in accordance with [ASHRAE 135](#).
- e. Middleware shall include all hardware, software, software licenses, and configuration tools for operator-to-gateway communications. Provide backup programming and parameters on CD media and the ability to modify, download, backup, and restore gateway configuration.

2.1.3.13 Digital Controller Cabinet

Provide each digital controller in a factory fabricated locked cabinet enclosure.

Cabinets located indoors shall protect against dust and have a minimum NEMA 1 rating, except where indicated otherwise. Cabinets located outdoors or in damp environments shall protect against all outdoor conditions and have a minimum NEMA 4 rating. Mechanical rooms that contain steam service or equipment including new steam boiler rooms are considered damp environments. Outdoor control panels and controllers must be able to withstand extreme ambient conditions, without malfunction or failure, whether or not the controlled equipment is running. If necessary, provide a thermostatically controlled panel heater in freezing locations, and an internal ventilating

fan in locations exposed to direct sunlight. Cabinets shall have a hinged lockable door and an offset removable metal back plate, except controllers integral with terminal units, like those mounted on VAV boxes. Provide like-keyed locks for all hinged panels provided and a set of two keys at each panel, with one key inserted in the lock.

2.1.3.14 Main Power Switch and Receptacle

Provide each control cabinet with a main external power on/off switch located inside the cabinet. Also provide each cabinet with a separate 120 VAC duplex receptacle.

2.1.4 DDC Software

2.1.4.1 Programming

Provide programming to execute the sequence of operation indicated. Provide all programming and tools to configure and program all controllers. All software shall be licensed to Marine Corps Base, Camp Lejeune Complex for unrestricted use on Camp Lejeune Complex and reproduction for use on Camp Lejeune Complex. Software keys and "dongles" are not permitted. Provide programming routines in simple, easy-to-follow logic with detailed text comments describing what the logic does and how it corresponds to the project's written sequence of operation. All logic programming and control functions shall be closed loop, command and feedback for fault detection and alarming when status != command.

- a. Graphic-based programming shall use a library of function blocks made from pre-programmed code designed for BAS control. Function blocks shall be assembled with interconnecting lines, depicting the control sequence in a flowchart. If providing a computer with device programming tools as part of the project, graphic programs shall be viewable in real time showing present values and logical results from each function block.
- b. Menu-based programming shall be done by entering parameters, definitions, conditions, requirements, and constraints.
- c. For line-by-line and text-based programming, declare variable types (variable types include but are not limited to the following: local, global, real, and integer) at the beginning of the program. Use descriptive comments frequently to describe the programming.
- d. If providing a computer with device programming tools as part of the project, provide a means for detecting program errors and testing software strategies with a simulation tool. Simulation may be inherent within the programming software suite, or provided by physical controllers mounted in a NEMA 1 test enclosure. The test enclosure shall contain one dedicated controller of each type provided under this contract, complete with power supply and relevant accessories.

2.1.4.2 Parameter Modification

All writeable object properties, and all other programming parameters needed to comply with the project specification shall be adjustable for devices at any network level, including those accessible with web-browser

communication, and regardless of programming methods used to create the applications.

2.1.4.3 Short Cycling Prevention

Provide setpoint differentials and minimum on/off times to prevent equipment short cycling.

2.1.4.4 Equipment Status Delay

Provide an adjustable delay from when equipment is commanded on or off and when the control program looks to the status input for confirmation.

2.1.4.5 Run Time Accumulation

Use the Elapsed Time Property to provide re-settable run time accumulation for each Binary Output Object connected to mechanical loads greater than 1 HP, electrical loads greater than 10 KW, or wherever else specified.

2.1.4.6 Timed Local Override

Provide an adjustable override time for each push of a timed local override button.

2.1.4.7 Time Synchronization

Provide time synchronization, including adjustments for leap years, daylight saving time, and operator time adjustments.

2.1.4.8 Scheduling

Provide operating schedules as indicated, with equipment assigned to groups. Changing the schedule of a group shall change the operating schedule of all equipment in the group. Groups shall be capable of operator creation, modification, and deletion. Provide capability to view and modify schedules in a seven-day week format. Provide capability to enter holiday and override schedules one full year at a time.

2.1.4.9 Object Property Override

Allow writeable object property values to accept overrides to any valid value. Where specified or required for the sequence of control, the Out-Of-Service property of Objects shall be modifiable using BACnet's write property service. When documented, exceptions to these requirement are allowed for life, machine, and process safeties.

2.1.4.10 Alarms and Events

Alarms and events shall be capable of having programmed time delays and high-low limits. When a web server is connected to the BACnet internetwork, alarms/events shall report to web server as defined by an authorized operator. Otherwise alarms/events shall be stored within a device on the BACnet network until connected to a user interface device and retrieved. Provide alarms/events in agreement with the point schedule, sequence of operation, and the BAS Owner. At a minimum, provide programming to initiate alarms/events any time a piece of equipment fails to operate, a control point is outside normal range or condition shown on schedules, communication

to a device is lost, a device has failed, or a controller has lost its memory.

2.1.4.11 Trending

Provide BACnet trending all object present values, set points, and other parameters indicated for trending on project schedules. Trends may be associated into groups, and a trend report may be set up for each group. Trends are stored within a device on the BACnet network, with operator selectable trend intervals from 10 seconds up to 60 minutes. The minimum number of consecutive trend values stored at one time shall be 100 per variable. When trend memory is full, the most recent data shall overwrite the oldest data.

The BACnet system shall allow for Change-Of-Value (COV) subscription based trending at user defined thresholds.

The B-BC shall upload trends automatically upon reaching 3/4 of the device buffer limit (via Notification_Threshold property), by operator request, or by time schedule for archiving. Archived and real-time trend data shall be available for viewing numerically and graphically for at the workstation and connected notebook computers.

Additionally, provide trend on geothermal well field supply and return temperatures. Trend shall record temperature at 0600 and 1800. Allocate sufficient memory to store 13 months data.

2.1.4.12 Device Diagnostics

Each controller shall have diagnostic LEDs for power, communication, and device fault condition. The DDC system shall recognize and report a non-responsive controller.

2.1.4.13 Power Loss

Upon restoration of power, the DDC system shall perform an orderly restart and restoration of control.

2.1.5 Notebook Computer

Provide a notebook computer, complete with the project's installed DDC software, applications database, and graphics to fully troubleshoot and program the project's devices. Provide the notebook computer with ballistic nylon carrying case with shoulder strap with all necessary cables and interface hardware needed for setup and communication with the controllers and control system components.

At a minimum the notebook computer shall include: Common Access Card Reader, Windows based operating system, minimum 2.7 GHz processor with 3 MB Cache, discrete switchable graphics card with minimum 1 GB dedicated memory, 1 Terabyte hard drive, 6 GB DDR3 RAM, 2 USB 3.0 ports, 10/100/1000 network interface card, 802.11 b/g/n WLAN, 17-inch display, keyboard with numeric keypad, 6-hour battery with charger, internal or external 8X DVD+/-R/RW drive with double layer support with DVD creator software, and Microsoft Office Home and Business bundled software. Provide all original licenses, installation media, documentation, and recovery CDs capable of restoring the original configuration. Provide a means to connect the notebook computer to

the installed field bus. Provide the manufacturer's 3-year accidental damage protection with 3-day on site response for 2 year warranty with the Government listed as the warranty owner.

2.1.6 Notebook Computer Software

2.1.6.1 Password Protection

System shall support role based access. At a minimum OS administrator, auditor, DDC operator and user roles must be defined. The system must be capable of enforcing role based access by location (e.g., Bob may alter operating parameters for Building 1 but not Building 2. Building 2 is Alice's responsibility).

Workstation shall be capable of DoD Common Access Card (CAC) login in addition to traditional username and password.

The lowest level only allow viewing graphics. The second level allows viewing graphics and changing space temperature setpoints. The third level allows the previous level's capability, plus changing operating schedules. The fourth level allows access to all functions except passwords. The highest level provides all administrator rights and allows full access to all programming, including setting new passwords and access levels. Provide the BAS Owner with the highest level password access. Provide automatic log out if no keyboard or mouse activity is detected after a user-defined time delay.

2.1.6.2 Notebook Computer DDC Software

Provide the workstation software with the manufacturer's installation CDs and licenses. Configure the software according to the DDC system manufacturer's specifications, cybersecurity requirements, and in agreement with BACnet Operator Workstation (B-OWS) device standards found in ASHRAE 135, Annex L.

The workstation software shall permit complete monitoring, modification, archiving, programming and troubleshooting interface with the DDC system including BACnet building controller and field controllers. The operator interface with the software shall be menu-driven with appropriate displays and menu commands to manipulate the DDC system's objects, point data, operating schedules, control routines, system configuration, trends, alarms, messages, graphics, and reports. Trends shall be capable of graphic display in real time, with variables plotted as functions of time. Each alarmed point shall be capable of displaying its alarm history, showing when it went into alarm, if and when it was acknowledged, and when it went out of alarm. The modification of DDC system parameters and object properties shall be accomplished with "fill in the blank" and/or "point and drag" methods. Modifications shall download to the appropriate controllers at the operator's request.

2.1.6.3 Web-Based User Interface (UI) and Graphics

Provide web-based graphics fully compatible with Internet Explorer 9+, Safari, Firefox, and Google Chrome. Web-based user interface shall be browser agnostic and shall not rely on proprietary client side scripting to function.

Graphic displays shall have full-screen resolution when viewed on the workstation and notebook computers. Dynamic data on graphics pages shall refresh within 10 seconds using an Internet connection, or 30 seconds using a dial-up modem connection. Web-based user interface shall not rely on additional third-party browser "plug-in" software like Adobe Flash. Java client side applets may be used if appropriately signed. If Java client side runtimes are used they shall not require deprecated or otherwise unsupported Java runtime environments.

The graphics shall show the present value and object name for each of the project's I/O points on at least one graphic page. Arrange point values and names on the graphic displays in their appropriate physical locations with respect to the floor plan or equipment graphic displayed. Graphics shall allow the operator to monitor current status, view zone and equipment summaries, use point-and-click navigation between graphic pages, and edit setpoints and parameters directly from the screens. Items in alarm shall be displayed using a different color or other obvious visual indicator. Provide graphics with the following:

- a. **Graphic Types:** Provide at least one graphic display for each piece of HVAC equipment, building floor, and controlled zone. Indicate dynamic point values, operating statuses, alarm conditions, and control setpoints on each display. Provide summary pages where appropriate.
 - (1) **Building Elevation:** For buildings more than one story, provide an elevation view of the building with links to each of the building's floor plans. Simulate the building's architecture and include the building number and floor numbers. If possible, use an actual photograph of the building.
 - (2) **Building Floor Plans:** Provide a floor plan graphic for each of the building's floors and roof with dynamic display of space temperature and other important data. If used, indicate and provide links to sub-plan areas. If possible, use the project's electronic drawing files for the graphic backgrounds. Provide clear names for important areas, such as "Main Conference Room." Include room names and numbers where applicable. Include features such as stairwells, elevators, and main entrances. Where applicable, include the mechanical room, HVAC equipment, and control component locations, with corresponding links to the equipment graphics.
 - (3) **Sub-plan Areas:** Where a building's floor plan is too large to adequately display on the screen, sub-divide the plan into distinct areas, and provide a separate graphic display for each area. Provide same level of detail requested in building floor plan section above.
 - (4) **HVAC Equipment:** Provide a graphic display for each piece of HVAC equipment, such as a fan coil unit, VAV terminal, or air handling unit. Equipment shall be represented by a two or three-dimensional drawing. Where multiple pieces of equipment combine to form a system, such as a central chiller plant or central heating plant, provide one graphic to depict the entire plant. Indicate the equipment, piping, ductwork, dampers, and control valves in the installed location. Include labels for equipment, piping, ductwork, dampers, and control valves. Show the direction of air

and water flow. Include dynamic display of applicable object data with clear names in appropriate locations.

- (5) Sequence of Operation: Provide a graphic screen displaying the written out full sequence of operation for each piece of HVAC equipment. Provide a link to the sequence of operation displays on their respective equipment graphics. Include dynamic real-time data within the text for setpoints and variables.
- b. Graphic Title: Provide a prominent, descriptive title on each graphic page.
 - c. Dynamic Update: When the workstation is on-line, all graphic I/O object values shall update with change-of-value services, or by operator selected discrete intervals.
 - d. Graphic Linking: Provide forward and backward linking between floor plans, sub-plans, and equipment.
 - e. Graphic Editing: Provide installed software to create, modify, and delete the DDC graphics. Include the ability to store graphic symbols in a symbol directory and import these symbols into the graphics.
 - f. Dynamic Point Editing: Provide full editing capability for deleting, adding, and modifying dynamic points on the graphics.

2.2 SENSORS AND INPUT HARDWARE

Coordinate sensor types with the BAS Owner to keep them consistent with existing installations.

2.2.1 Field-Installed Temperature Sensors

Where feasible, provide the same sensor type throughout the project. Avoid using transmitters unless absolutely necessary.

2.2.1.1 Thermistors

Precision thermistors may be used in applications below 200 degrees F. Sensor accuracy over the application range shall be 0.36 degree F or less between 32 to 150 degrees F. Stability error of the thermistor over five years shall not exceed 0.25 degrees F cumulative. A/D conversion resolution error shall be kept to 0.1 degrees F. Total error for a thermistor circuit shall not exceed 0.5 degrees F.

2.2.1.2 Resistance Temperature Detectors (RTDs)

Provide RTD sensors with platinum elements compatible with the digital controllers. Encapsulate sensors in epoxy, series 300 stainless steel, anodized aluminum, or copper. Temperature sensor accuracy shall be 0.1 percent (1 ohm) of expected ohms (10k ohms) at 32 degrees F. Temperature sensor stability error over five years shall not exceed 0.25 degrees F cumulative. Direct connection of RTDs to digital controllers without transmitters is preferred. When RTDs are connected directly, lead resistance error shall be less than 0.25 degrees F. The total error for a RTD circuit shall not exceed 0.5 degrees F.

2.2.1.3 Temperature Sensor Details

- a. Room Type: Provide the sensing element components within a decorative protective cover suitable for surrounding decor. Provide room temperature sensors with timed override button in office spaces, Provide room temperature sensors with setpoint adjustment levers.
- b. Duct Probe Type: Ensure the probe is long enough to properly sense the air stream temperature.
- c. Duct Averaging Type: Continuous averaging sensors shall be one foot in length for each 4 square feet of duct cross-sectional area, and a minimum length of 6 feet.
- d. Pipe Immersion Type: Provide minimum three-inch immersion. Provide each sensor with a corresponding pipe-mounted sensor well, unless indicated otherwise. Sensor wells shall be stainless steel when used in steel piping, and brass when used in copper piping. Provide the sensor well with a heat-sensitive transfer agent between the sensor and the well interior.
- e. Outside Air Type: Provide the sensing element on the building's north side with a protective weather shade that positions the sensor approximately 3 inches off the wall surface, does not inhibit free air flow across the sensing element, and protects the sensor from snow, ice, and rain.

2.2.2 Transmitters

Provide transmitters with 4 to 20 mA or 0 to 10 VDC linear output scaled to the sensed input. Transmitters shall be matched to the respective sensor, factory calibrated, and sealed. Size transmitters for an output near 50 percent of its full-scale range at normal operating conditions. The total transmitter error shall not exceed 0.1 percent at any point across the measured span. Supply voltage shall be 12 to 24 volts AC or DC. Transmitters shall have non-interactive offset and span adjustments. For temperature sensing, transmitter drift shall not exceed 0.03 degrees F a year.

2.2.2.1 Relative Humidity Transmitters

Provide transmitters with an accuracy equal to plus or minus 3 percent from 0 to 90 percent scale, and less than one percent drift per year. Sensing elements shall be the polymer type.

2.2.2.2 Pressure Transmitters

Provide transmitters integral with the pressure transducer.

2.2.3 Current Transducers

Provide current transducers to monitor motor amperage, unless current switches are shown on design drawings or point tables.

2.2.4 Motor Run Status

Unless otherwise noted, provide current switches to indicate run status of pumps and fans. Sensitivity of the switch on belt driven equipment should distinguish between loaded motor and unloaded motor such as a fan with a broken belt.

2.2.5 Pneumatic to Electric Transducers

Pneumatic to electronic transducers shall convert a 0 to 20 psig signal to a proportional 4 to 20 mA or 0 to 10 VDC signal (operator scaleable). Supply voltage shall be 24 VDC. Accuracy and linearity shall be 1.0 percent or better.

2.2.6 Air Quality Sensors

Provide power supply for each sensor.

2.2.6.1 CO2 Sensors

Provide photo-acoustic type CO2 sensors with integral transducers and linear output. The devices shall read CO2 concentrations between 0 and 2000 ppm with full scale accuracy of at least plus or minus 100 ppm.

2.2.6.2 Air Quality Sensors

Provide full spectrum air quality sensors using a hot wire element based on the Taguchi principle. The sensor shall monitor a wide range of gaseous volatile organic components common in indoor air contaminants like paint fumes, solvents, cigarette smoke, and vehicle exhaust. The sensor shall automatically compensate for temperature and humidity, have span and calibration potentiometers, operate on 24 VDC power with output of 0-10 VDC, and have a service rating of 32 to 140 degrees F and 5 to 95 percent relative humidity.

2.2.7 Input Switches

2.2.7.1 Timed Local Overrides

Provide buttons or switches to override the DDC occupancy schedule programming for each major building zone during unoccupied periods, and to return HVAC equipment to the occupied mode. This requirement is waived for zones clearly intended for 24 hour continuous operation.

2.2.8 Freeze Protection Thermostats

Provide special purpose thermostats with flexible capillary elements 20 feet minimum length for coil face areas up to 40 square feet. Provide longer elements for larger coils at 1-foot of element for every 4 square feet of coil face area, or provide additional thermostats. Provide switch contacts rated for the respective motor starter's control circuit voltage. Include auxiliary contacts for the switch's status condition. A freezing condition at any 18-inch increment along the sensing element's length shall activate the switch. The thermostat shall be equipped with a manual push-button reset switch so that when tripped, the thermostat requires manual resetting before the HVAC equipment can restart.

2.2.9 Air Flow Measurement Stations

Air flow measurement stations shall have an array of velocity sensing elements and straightening vanes inside a flanged sheet metal casing. The velocity sensing elements shall be the RTD or thermistor type, traversing the ducted air in at least two directions. The air flow pressure drop across the station shall not exceed 0.08 inch water gage at a velocity of 2,000 fpm. The station shall be suitable for air flows up to 5,000 fpm, and a temperature range of 40 to 120 degrees F. The station's measurement accuracy over the range of 125 to 2,500 fpm shall be plus or minus 3 percent of the measured velocity. Station transmitters shall provide a linear, temperature-compensated 4 to 20 mA or 0 to 10 VDC output. The output shall be capable of being accurately converted to a corresponding air flow rate in cubic feet per minute. Transmitters shall be a 2-wire, loop powered device. The output error of the transmitter shall not exceed 0.5 percent of the measurement.

2.2.10 Air Flow Measurement for Terminal Devices

Air flow measurement for terminal devices such as variable air volume boxes, with or without fan power shall have an array of pressure sensing elements than sense total pressure and static pressure. The flow measurement shall be integral to the device controller and shall be by differential pressure sensor. The air flow shall measure flows down to 300 fpm with an accuracy of 5 percent of reading.

2.2.11 Energy Metering

2.2.11.1 Steam Meters

Steam meters shall be the vortex shedding type, with pressure compensation, a minimum turndown ratio of 10 to 1, and an output signal shall be 4-20 ma, pulsed, or BACnet MS/TP, all compatible with the DDC system.

2.2.11.2 Gas Meters

Provide gas meters under Section 33 11 23 NATURAL GAS AND LIQUID PETROLEUM PIPING. Provide gas meters with pulse outputs capable of being read by the DDC system.

2.2.11.3 Water Meters

Water meters 1" and smaller shall be positive displacement nutating disk. Water meters larger than 1" shall be compound type. Output signal shall be 4-10 ma, pulse, or BACnet (MS/TP).

2.2.11.4 Hot Water Solar Collector Meters

BACnet output or may be a combination of temperature sensors and water flow meter monitored by a DDC controller with the DDC system calculating the BTU transfer. Water flow can be measured by orifice or venturi meter selected for the anticipated system flow rate. Temperature sensors shall be placed in both the supply to and the return from the solar collector array.

2.3 OUTPUT HARDWARE

2.3.1 Control Dampers

Provide factory manufactured galvanized steel dampers where indicated. Dampers shall be opposed blade for rectangular applications 10-inches and

taller, and single blade for round dampers and rectangular dampers shorter than 10-inches. Control dampers shall comply with [SMACNA 1966](#) except as modified or supplemented by this specification. Published damper leakage rates and respective pressure drops shall have been verified by tests in compliance with [AMCA 500-D](#) requirements.

Provide damper assembly frames constructed of (0.064 inch) minimum thickness galvanized steel channels with mitered and welded corners. Damper axles shall be (0.5 inches) minimum diameter plated steel rods supported in the damper frame by stainless steel or bronze bearings. Blades mounted vertically shall be supported by thrust bearings.

Dampers shall be rated for not less than (2000 fpm) air velocity. The pressure drop through each damper when full-open shall not exceed (0.04 inches water gage at 1000 fpm) face velocity. Damper assemblies in ductwork shall be constructed to meet SMACNA Seal Class "A" construction requirements.

Provide the damper operating linkages outside of the air stream, including crank arms, connecting rods, and other hardware that transmits motion from the damper actuators to the dampers, shall be adjustable. Additionally, operating linkages shall be designed and constructed to have a 2 to 1 safety factor when loaded with the maximum required damper operating force. Linkages shall be brass, bronze, galvanized steel, or stainless steel.

Provide access doors or panels in hard ceilings and walls for access to all concealed damper operators and damper locking setscrews.

For field-installed control dampers, a single damper section shall have blades no longer than (48 inches) and no higher than (72 inches). The maximum damper blade width shall be (12 inches). Larger sized dampers shall be built using a combination of sections.

Frames shall be at least (2 inches) wide. Flat blades shall have edges folded for rigidity. Blades shall be provided with compressible gasket seals along the full length of the blades to prevent air leakage when closed.

The damper frames shall be provided with jamb seals to minimize air leakage. Seals shall be suitable for an operating temperature range of (minus 40 degrees F to 200 degrees F).

The leakage rate of each damper when full-closed shall be no more than (3 cfm per sq. foot) of damper face area at (1.0 inches) water gage static pressure.

2.3.2 Control Valves

2.3.2.1 Valve Assembly

Valve bodies shall be designed for 125 psig minimum working pressure or 150 percent of the operating pressure, whichever is greater. Valve stems shall be Type 316 stainless steel. Valve leakage ratings shall be 0.01 percent of rated Cv value. Class 125 copper alloy valve bodies and Class 150 steel or stainless steel valves shall meet the requirements of [ASME B16.5](#). Cast iron valve components shall meet the requirements of [ASTM A126](#) Class B or C.

2.3.2.2 Butterfly Valves

Butterfly valves shall be the threaded lug type suitable for dead-end service and for modulation to the fully-closed position, with stainless steel shafts supported by bearings, non-corrosive discs geometrically interlocked with or bolted to the shaft (no pins), and EPDM seats suitable for temperatures from (minus 20 degrees F to plus 250 degrees F). Valves shall have a means of manual operation independent of the actuator.

2.3.2.3 Two-Way Valves

Two-way modulating valves shall have an equal percentage characteristic.

2.3.2.4 Three-Way Valves

Three-way valves shall have an equal percentage characteristic.

2.3.2.5 Valves for Chilled Water, Condenser Water, and Glycol Fluid Service

- a. Bodies for valves (1-1/2 inches) and smaller shall be brass or bronze, with threaded or union ends. Bodies for valves from (2 inches to 3 inches) inclusive shall be of brass, bronze, or iron. Bodies for (2 inch) valves shall have threaded connections. Bodies for valves from (2-1/2 to 3 inches) shall have flanged connections.
- b. Internal valve trim shall be brass or bronze, except that valve stems shall be stainless steel.
- c. Unless indicated otherwise, provide modulating valves sized for (2 psi) minimum and (4 psi) maximum differential across the valve at the design flow rate.
- d. Valves (4 inches) and larger shall be butterfly valves, unless indicated otherwise.

2.3.2.6 Valves for Hot Water Service

Valves for hot water service below (250 Degrees F):

- a. Bodies for valves (1-1/2 inches) and smaller shall be brass or bronze, with threaded or union ends. Bodies for valves from (2 inches to 3 inches) inclusive shall be of brass, bronze, or iron. Bodies for (2 inch) valves shall have threaded connections. Bodies for valves from (2-1/2 to 3 inches) shall have flanged connections.
- b. Internal trim (including seats, seat rings, modulation plugs, valve stems, and springs) of valves controlling water above (210 degrees F) shall be Type 316 stainless steel.
- c. Internal trim for valves controlling water (210 degrees F) or less shall be brass or bronze. Valve stems shall be Type 316 stainless steel.
- d. Non-metallic parts of hot water control valves shall be suitable for a minimum continuous operating temperature of (250 degrees F or 50 degrees F) above the system design temperature, whichever is higher.

- e. Unless indicated otherwise, provide modulating valves sized for (2 psi) minimum and (4 psi) maximum differential across the valve at the design flow rate.
- f. Valves (4 inches) and larger shall be butterfly valves, unless indicated otherwise.

2.3.2.7 Valves for High Temperature Hot Water Service

Valves for hot water service (250 Degrees F) above:

- a. Valve bodies shall conform to ASME B16.34 Class 300. Valve and actuator combination shall be normally closed. Bodies shall be carbon steel, globe type with welded ends on valves (1 inch) and larger. Valves smaller than (1 inch) shall have socket-weld ends. Packing shall be virgin polytetrafluoroethylene (PTFE).
- b. Internal valve trim shall be Type 316 stainless steel.
- c. Unless indicated otherwise, provide modulating valves sized for (2 psi) minimum and (4 psi) maximum differential across the valve at the design flow rate.

2.3.2.8 Valves for Steam Service

The entire body for valves (1-1/2 inches) and smaller shall be brass or bronze, with threaded or union ends. Bodies for valves from (2 to 3 inches) inclusive shall be of brass, bronze, or carbon steel. Bodies for valves (4 inches) and larger shall be carbon steel. Bodies for (2 inch) valves shall have threaded connections. Bodies for valves (2-1/2 inches) and larger shall have flanged connections. Steam valves shall be sized for 15 psig inlet steam pressure with a maximum 13 psi differential through the valve at rated flow, except where indicated otherwise. Internal valve trim shall be Type 316 stainless steel.

2.3.3 Actuators

Provide direct-drive electric actuators for all control applications, except where indicated otherwise. All actuators shall include a feedback loop for detecting actuator faults. The actuator shall report actual position back to the control system. Binary actuators shall provide open/closed status, at a minimum. Modulating actuators and process shall provide position feedback expressed (directly or through span conversion) as percent open/closed. Actuator status shall be derived from actuator position; however, effect may be used in cases where direct feedback is not practical such as VAV coils and dampers.

Use airflow sensors as a feedback loop for damper actuators. Use differential temperature as a feedback mechanism for VAV coil valve actuation.

2.3.3.1 Electric Actuators

Each actuator shall deliver the torque required for continuous uniform motion and shall have internal end switches to limit the travel, or be capable of withstanding continuous stalling without damage. Actuators shall function properly within 85 to 110 percent of rated line voltage. Provide

actuators with hardened steel running shafts and gears of steel or copper alloy. Fiber or reinforced nylon gears may be used for torques less than 16 inch-pounds. Provide two-position actuators of single direction, spring return, or reversing type. Provide modulating actuators capable of stopping at any point in the cycle, and starting in either direction from any point. Actuators shall be equipped with a switch for reversing direction, and a button to disengage the clutch to allow manual adjustments. Provide the actuator with a hand crank for manual adjustments, as applicable. Thermal type actuators may only be used on terminal fan coil units, terminal VAV units, convectors, and unit heaters. Spring return actuators shall be provided on all control dampers and all control valves except terminal fan coil units, terminal VAV units, convectors, and unit heaters; unless indicated otherwise. Each actuator shall have distinct markings indicating the full-open and full-closed position, and the points in-between.

2.3.4 Output Signal Conversion

2.3.4.1 Electronic-to-Pneumatic Transducers

Electronic to pneumatic transducers shall convert a 4 to 20 mA or 0 to 10 VDC digital controller output signal to a proportional 0 to 20 psig pressure signal (operator scaleable). Accuracy and linearity shall be 1.0 percent or better. Transducers shall have feedback circuit that converts the pneumatic signal to a proportional 4 to 20 mA or 0 to 10 VDC signal.

2.3.5 Output Switches

2.3.5.1 Control Relays

Field installed and DDC panel relays shall be double pole, double throw, UL listed, with contacts rated for the intended application, indicator light, and dust proof enclosure. The indicator light shall be lit when the coil is energized and off when coil is not energized. Relays shall be the socket type, plug into a fixed base, and replaceable without tools or removing wiring. Encapsulated "PAM" type relays may be used for terminal control applications.

2.4 ELECTRICAL POWER AND DISTRIBUTION

2.4.1 Transformers

Transformers shall conform to [UL 506](#). For control power other than terminal level equipment, provide a fuse or circuit breaker on the secondary side of each transformer.

2.4.2 [Surge and Transient Protection](#)

Provide each digital controller with surge and transient power protection. Surge and transient protection shall consist of the following devices, installed externally to the controllers.

2.4.2.1 Power Line Surge Protection

Provide surge suppressors on the incoming power at each direct digital controller or grouped terminal controllers and shall be installed externally to the device or devices being protected. Surge suppressors shall be rated

in accordance with [UL 1449](#), have a fault indicating light, and conform to the following:

- a. The device shall be a transient voltage surge suppressor, hard-wire type individual equipment protector for 120 VAC/1 phase/2 wire plus ground.
- b. The device shall react within 5 nanoseconds and automatically reset.
- c. The voltage protection threshold, line to neutral, shall be no more than 211 volts.
- d. The device shall have an independent secondary stage equal to or greater than the primary stage joule rating.
- e. The primary suppression system components shall be pure silicon avalanche diodes.
- f. The secondary suppression system components shall be silicon avalanche diodes or metal oxide varistors.
- g. The device shall have an indication light to indicate the protection components are functioning.
- h. All system functions of the transient suppression system shall be individually fused and not short circuit the AC power line at any time.
- i. The device shall have an EMI/RFI noise filter with a minimum attenuation of 13 dB at 10 kHz to 300 MHz.
- j. The device shall comply with [IEEE C62.41.1](#) and [IEEE C62.41.2](#), Class "B" requirements and be tested according to [IEEE C62.45](#).
- k. The device shall be capable of operating between minus 20 degrees F and plus 122 degrees F.

2.4.2.2 MS/TP Communication Line Surge Protection

Provide surge and transient protection for DDC controllers and DDC network related devices connected to phone and network communication lines, in accordance with the following:

- a. The device shall provide continuous, non-interrupting protection, and shall automatically reset after safely eliminating transient surges.
- b. The protection shall react within 5 nanoseconds using only solid-state silicon avalanche technology.
- c. The device shall be installed at the distance recommended by its manufacturer.

2.4.3 Wiring

Provide complete electrical wiring for the DDC System, including wiring to transformer primaries. Unless indicated otherwise, provide all normally visible or otherwise exposed wiring in conduit. Where conduit is required, control circuit wiring shall not run in the same conduit as power wiring

over 100 volts. Circuits operating at more than 100 volts shall be in accordance with Section 26 20 00, INTERIOR DISTRIBUTION SYSTEM. Run all circuits over 100 volts in conduit, metallic tubing, covered metal raceways, or armored cable.

2.4.3.1 Power Wiring

The following requirements are for field-installed wiring:

- a. Wiring for 24 V circuits shall be insulated copper 18 AWG minimum and rated for 300 VAC service.
- b. Wiring for 120 V circuits shall be insulated copper 14 AWG minimum and rated for 600 VAC service.

2.4.3.2 Analog Signal Wiring

Provide in accordance with control manufacturer's recommendations and the following: Field-installed analog signal wiring shall be 18 AWG single or multiple twisted pair. Each cable shall be 100 percent shielded and have a 20 AWG drain wire. Each wire shall have insulation rated for 300 VAC service. Cables shall have an overall aluminum-polyester or tinned-copper cable-shield tape.

2.4.3.3 Conduit

Conduit for controls less than 100 volts shall be colored blue. Junction box cover plates for controls shall be blue.

2.5 FIRE PROTECTION DEVICES

2.5.1 Duct Smoke Detectors

Provide duct smoke detectors in HVAC ducts in accordance with NFPA 72 and NFPA 90A, except as indicated otherwise. Provide UL listed or FM approved detectors, designed specifically for duct installation.

Furnish detectors under Section 28 31 74.00 20 INTERIOR FIRE DETECTION AND ALARM SYSTEM and install under this section. Connect new detectors to the building fire alarm panel.

2.6 INDICATORS

2.6.1 Pressure Gauges for Pneumatic Controls

Provide a pressure gauge at each pneumatic control input and output. Gauges shall have a 2-inch diameter face and a 0 to 30 psi scale with 1 psi graduations.

2.7 PNEUMATIC POWER SUPPLY AND TUBING

2.7.1 Air Compressors

Air compressors for pneumatic control systems shall be the tank-mounted, electric motor driven, air cooled, reciprocating type with integral single motor and compressor, tank, controller, pressure switch, belt guard, pressure relief valve, and automatic moisture drain valve. Compressor

piston speeds shall not exceed 450 fpm. Provide compressors with a dry-type combination intake air filter and silencer with baked enamel steel housing. The filter shall be 99 percent efficient at 10 microns. The pressure switch shall start the compressor at 70 psig and stop the compressor at 90 psig. The relief valve shall be set for 10 to 25 psig above the control switch cut-off pressure. Provide compressor capacity suitable for not more than a 33 percent run time, at full system control load. Compressors shall have a maintaining type starter, and shall automatically restart after a power outage. Motors 0.5 hp and larger shall be three-phase.

2.7.1.1 Compressed Air Tank

Provide a steel tank constructed and labeled in agreement with ASME BPVC for 125 psig maximum working pressure. Size the tank for the compressor run time specified above. Provide drain valve and piping routing the drainage to a floor sink or other safe and visible drainage location.

2.7.2 Refrigerated Air Dryers

Provide each air compressor tank with a refrigerant air dryer sized for continuous operation, and capable of reducing the compressed air dew point temperature, at 20 psig output pressure, to 30 degrees F, at an average tank pressure of 80 psig and an ambient air temperature between 55 and 95 degrees F. Provide each dryer with an automatic condensate drain trap with manual override feature. Provide the dryer suction line with a refrigerant pressure gauge. Locate each dryer in the air piping between the tank and the pressure-reducing station.

2.7.3 Compressed Air Discharge Filters

Provide air compressors with a dry type discharge filter, 99 percent efficient at removing oil and solid particles at 0.03 microns, with baked enamel steel housing and manual drain valve. Provide visual indicator to show when the filter element should be changed.

2.7.4 Air Pressure-Reducing Stations

Provide air compressors with a pressure-reducing valve (PRV) with a field adjustable range of 0 to 50 psig discharge pressure, at an inlet pressure of 70 to 90 psig. Provide a factory-set pressure relief valve downstream of the PRV to relieve over-pressure. Provide a pressure gage upstream of the PRV with range of 0 to 100 psig and downstream of the PRV with range of 0 to 30 psig. For two-pressure control systems, provide an additional PRV and downstream pressure gage.

2.7.5 In-line Filters

Provide a disposable type in-line filter in the incoming pneumatic main at each pneumatic control panel. The filter shall be capable of eliminating 99.99 percent of all liquid or solid contaminants 0.1 micron or larger. Provide the filter with fittings that allow easy removal/replacement.

2.7.6 Pneumatic Tubing

2.7.6.1 Copper Tubing

Provide ASTM B75/B75M or ASTM B88M (ASTM B88) rated tubing. Tubing 0.64 mm (0.375 inch) outside diameter and larger shall have minimum wall thickness equal to ASTM B88M (ASTM B88), Type M. Tubing less than 10 mm (0.375 inch) outside diameter shall have minimum wall thickness of 0.64 mm (0.025 inch). Exposed tubing and tubing for working pressures greater than 30 psig shall be hard copper. Fittings shall be ASME B16.18 or ASME B16.22 solder type using ASTM B32 95-5 tin-antimony solder, or ASME B16.26 compression type.

2.7.6.2 Polyethylene Tubing

Polyethylene tubing may only be used in systems with working pressure of 30 psig or less. Provide flame-resistant, multiple polyethylene tubing in flame-resistant protective sheath with mylar barrier, or unsheathed polyethylene tubing in rigid metal, intermediate metal, or electrical metallic tubing conduit for areas where tubing is exposed. Single, unsheathed, flame-resistant polyethylene tubing may be used where concealed in walls or above ceilings and within control panels. Do not provide polyethylene tubing for systems indicated as critical and smoke removal systems. Provide compression or brass barbed push-on type fittings. Extruded seamless polyethylene tubing shall conform to the following:

- a. Minimum Burst Pressure Requirements: 690 kPa (100 psig) at 24 degrees C (75 degrees F) to 172 kPa (25 psig) at 66 degrees C (150 degrees F).
- b. Stress Crack Resistance: ASTM D1693, 200 hours minimum.
- c. Tensile Strength (Minimum): ASTM D638, 7583 kPa (1100 psi).
- d. Flow Rate (Average): ASTM D1238, 0.30 decigram per minute.
- e. Density (Average): ASTM D792, 920 kg/m³ (57.5 pounds per cubic feet).
- f. Burn rate: ASTM D635

2.8 VARIABLE FREQUENCY (MOTOR) DRIVES

Provide variable frequency drives (VFDs) as indicated. VFDs shall convert 208 or 480 volt (plus or minus 10 percent), three phase, 60 hertz (plus or minus 2Hz), utility grade power to adjustable voltage/frequency, three phase, AC power for stepless motor control from 5 percent to 200 percent of base speed. VFDs shall be UL listed as delivered to the end user. The VFD shall meet the requirements specified in the most current National Electrical Code. Each VFD shall also meet the following:

- a. The VFD shall use sine coded Pulse Width Modulation (PWM) technology. PWM calculations shall be performed by the VFD microprocessor.
- b. The VFD shall be capable of automatic control by a remote 4-20 mA, 0 to 10 VDC signal, by network command, or manually by the VFD control panel.

2.8.1 VFD Quality Assurance

VFDs shall be the manufacturer's current standard production unit with at least 10 identical units successfully operating in the field.

2.8.2 VFD Service Support

- a. **Warranty:** Provide the VFDs with a minimum 24-month full parts and labor warranty. The warranty shall start when the contract's HVAC system is accepted by the Government. Include warranty documentation, dates, and contact information with the VFD on-site service manuals.
- b. **VFD Service Manuals:** Provide the VFDs with all necessary installation, operation, maintenance, troubleshooting, service, and repair manuals in English including related factory technical bulletins. Provide the documents factory bound, in sturdy 3-ring binders, or hard bound covers. Provide a title sheet on the outside of each binder indicating the project title, project location, installing contractor, contract number, and the VFD manufacturer, address, and telephone number. Each binder shall include a table of contents and tabbed dividers, with all material neatly organized. The documentation provided shall be specifically applicable to this project, shall be annotated to reflect the actual project conditions, and shall provide a complete and concise depiction of the installed work. Provide a storage cabinet on or near the VFD large enough to hold all of the documentation. Have the cabinet's proposed installation site approved in advance by the Contracting Officer. Prominently label the cabinet "VFD OPERATION AND MAINTENANCE MANUALS." Clearly label each manual with the wording "MECHANICAL ROOM COPY - DO NOT REMOVE".
- c. **Technical Support:** Provide the VFDs with manufacturer's technical telephone support in English, readily available during normal working hours, and free of charge for the life of the equipment.
- d. **Initial Start-Up:** Provide the VFDs with factory-trained personnel for the on-site start-up of the HVAC equipment and associated VFD. The personnel shall be competent in the complete start-up, operation, and repair of the particular model VFD installed. The factory start-up representative shall perform the factory's complete recommended start-up procedures and check-out tests on the VFD. Include a copy of the start-up test documentation with the VFD on-site service manuals.
- e. Provide the VFDs with on-site/hands-on training for the user and maintenance personnel. Provide a capable and qualified instructor with minimum two years field experience with the operation and maintenance of similar VFDs. The training shall occur during normal working hours and last not less than 2 hours. Coordinate the training time with the Contracting Officer and the end user. The VFD service manuals shall be used during the training. The contractor shall ensure the manuals are on-site before the start of training. The training shall cover all operational aspects of the VFD.

2.8.3 VFD Features

VFDs shall have the following features:

- a. A local operator control keypad capable of:
 - (1) Remote/Local operator selection with password access.
 - (2) Run/Stop and manual speed commands.

- (3) All programming functions.
- (4) Scrolling through all display functions.
- b. Digital display capable of indicating:
 - (1) VFD status.
 - (2) Frequency.
 - (3) Motor RPM.
 - (4) Phase current.
 - (5) Fault diagnostics in descriptive text.
 - (6) All programmed parameters.
 - (7) Load power.
- c. Standard PI loop controller with input terminal for controlled variable and parameter settings.
- d. User interface terminals for remote control of VFD speed, speed feedback, and an isolated form C SPDT relay, which energizes on a drive fault condition.
- e. An isolated form C SPDT auxiliary relay which energizes on a run command.
- f. A metal NEMA 1 enclosure for indoors, NEMA 4 with heater for outdoors.
- g. An adjustable carrier frequency with 16 KHz minimum upper limit.
- h. A built in DC buss reactor with 3 percent minimum impedance to protect the VFDs DC buss capacitors and rectifier section diodes.

2.8.4 Programmable Parameters

VFDs shall include the following operator programmable parameters:

- a. Upper and lower limit frequency.
- b. Acceleration and Deceleration rate.
- c. Variable torque volts per Hertz curve.
- d. Starting voltage level.
- e. Starting frequency level.
- f. Display speed scaling.
- g. Enable/disable auto-restart feature.
- h. Enable/disable soft stall feature.

- i. Motor overload level.
- j. Motor stall level.
- k. Jump frequency and hysteresis band.
- l. PWM carrier frequency.

2.8.5 Protective Features

VFDs shall have the following protective features:

- a. An electronic adjustable inverse time current limit with consideration for additional heating of the motor at frequencies below 45Hz, for the protection of the motor.
- b. An electronic adjustable soft stall feature, allowing the VFD to lower the frequency to a point where the motor will not exceed the full-load amperage when an overload condition exists at the requested frequency. The VFD will automatically return to the requested frequency when load conditions permit.
- c. A separate electronic stall at 110 percent VFD rated current, and a separate hardware trip at 190 percent current.
- d. Ground fault protection that protects the output cables and motor from grounds during both starting and continuous running conditions.
- e. The ability to restart after the following faults:
 - (1) Overcurrent (drive or motor).
 - (2) Power outage.
 - (3) Phase loss.
 - (4) Over voltage/Under voltage.
- f. The ability shut down if inadvertently started into a rotating load without damaging the VFD or the motor.
- g. The ability to keep a log of a minimum of four previous fault conditions, indicating the fault type and time of occurrence in descriptive text.
- h. The ability to sustain 110 percent rated current for 60 seconds
- i. The ability to shutdown safely or protect against and record the following fault conditions:
 - (1) Over current (and an indication if the over current was during acceleration, deceleration, or running).
 - (2) Over current internal to the drive.
 - (3) Motor overload at start-up.

- (4) Over voltage from utility power.
- (5) Motor running overload.
- (6) Over voltage during deceleration.
- (7) VFD over heat.
- (8) Load end ground fault.
- (9) Abnormal parameters or data in VFD EEPROM.

2.8.6 Minimum Operating Conditions

VFDs shall be designed and constructed to operate within the following service conditions:

- a. Ambient Temperature Range, 0 to 120 degrees F.
- b. Non-condensing relative humidity to 90 percent.

2.8.7 Additional Features

Provide VFDs with the following additional features:

- a. BACnet communication interface port

PART 3 EXECUTION

3.1 INSTALLATION

Perform the installation under the supervision of competent technicians regularly employed in the installation of DDC systems. All material and equipment shall be installed in accordance with the manufacturer's recommendations for the intended purpose. Use the more stringent methods when manufacturer's recommendations, and plans & specification requirements differ. Use the "Preferred" method when alternative methods are given. The word "should" will be considered to mean "shall". Bring any conflicts between manufacturer's recommendations and plans & specification requirements to the Government's attention. All equipment shall be installed level and plum.

3.1.1 Pre-Installation Meeting

Prior to starting the installation, meet with the Contracting Officer's Technical Representative (COTR) and the BAS owner to develop a mutual understanding relative to the details of the DDC system requirements. Requirements to be discussed include required submittals, work schedule, and field quality control.

3.1.2 Demolition

Remove and/or demolish all existing controls, cabling, conductors, conduit, controllers, power circuits and cabinets that are no longer needed after new work is installed.

3.1.3 BACnet Naming and Addressing

Coordinate with the EMCS Owner and provide unique naming and addressing consistent with existing buildings already loaded on the EMCS server. All DDC controllers shall have a Camp Lejeune unique instance number and all Supervisory Building Controllers shall have a Camp Lejeune unique name. Names are managed by the Government.

a. MAC Address

Every BACnet device shall have an assigned and documented MAC Address unique to its network. For Ethernet networks, document the MAC Address assigned at its creation. For MS/Tp networks, assign addresses from 0 to 127. Instance numbers are to be obtained from Camp Lejeune Public Works Operations to ensure duplicates do not occur. Point of Contact:

Bill Schrader
Public Works Division/EMCS
1005 Michael Road / Building 1005
MCB Camp Lejeune, NC 28547
(910) 450-7846

For MS/TP, assign from 01 to 127.

b. Network Numbering

Assign unique numbers to each new network installed on the BACnet internetwork. Provide ability for changing the network number; either by device switches, network computer, or field operator interface. The BACnet internetwork (all possible connected networks) can contain up to 65,534 possible unique networks.

c. Device Object Identifier Property Number

Assign unique Device "Object_Identifier" property numbers or device instances for each device on the BACnet internetwork. Provide for future modification of the device instance number; either by device switches, network computer, or field interface. Instance numbers must be field assignable. BACnet allows up to 4,194,302 possible unique devices per internetwork.

d. Device Object Name Property Text

Each object on the Camp Lejeune EMCS has a unique point name, which is made up of the object or short name stored in the controller and the equipment identifier, which is stored in the supervisory building controller (SBC). The long point name combines this object name with the name stored in the SBC that describes the controller or location of the object. The device object name property field shall support 32 minimum printable characters. The point name follows the general convention:

Area.Building.Location.Equipment.Object Name

Example: Hadnot Point.HP512.Second Floor.AHU-3.ASTATIC-SP. See Attachments one through four for equipment names, object names, object groupings, and area names.

e. Object Name Property Text (Other than Device Objects)

The object name identifies the specific point. Only object names on the approved Camp Lejeune list shall be used. From the example above, the point name is: "ASTATIC-SP". See Attachment for the approved Camp Lejeune list. The object name property field shall support 32 minimum printable characters.

f. Object Description

The controller shall also store an alpha numeric description of the object name. The controller shall support a minimum of 30 printable characters. From the example above the object description is: "Actual Static Pressure Setpoint".

g. List of Attachments

Attachment 1 - Equipment Names
Attachment 2 - Object Names
Attachment 3 - Object Grouping
Attachment 4 - Area Names

3.1.4 Minimum BACnet Object Requirements

a. Use of Standard BACnet Objects in accordance with existing Camp Lejeune Standards

For the following points and parameters, use standard BACnet objects, where all relevant object properties can be read using BACnet's Read Property Service, and all relevant object properties can be modified using BACnet's Write Property Service:

all device physical inputs and outputs, all set points, all PID tuning parameters, all calculated pressures, flow rates, and consumption values, all alarms, all trends, all schedules, and all equipment and lighting circuit operating status.

b. BACnet Object Description Property

The Object Description property shall support 32 minimum printable characters. For each object, complete the description property field using a brief, narrative, plain English description specific to the object and project application. For example: "HW Pump 1 Proof." Document compliance, length restrictions, and whether the description is writeable in the device PICS.

c. Analog Input, Output, and Value Objects

Support and provide Description and Device_Type text strings matching signal type and engineering units shown on the points list.

d. Binary Input, Output, and Value Objects

Support and provide Inactive_Text and Active_Text property descriptions matching conditions shown on the points list.

e. Calendar Object

For devices with scheduling capability, provide at least one Calendar Object with ten-entry capacity. All operators may view Calendar Objects; authorized operators may make modifications from a workstation. Enable the writeable Date List property and support all calendar entry data types.

f. Schedule Object

Use Schedule Objects for all building system scheduling. All operators may view schedule entries; authorized operators may modify schedules from a workstation.

g. Loop Object or Equal

Use Loop Objects or equivalent BACnet objects in each applicable field device for PID control. Regardless of program method or object used, allow authorized operators to adjust the Update Interval, Setpoint, Proportional Constant, Integral Constant, and Derivative Constant using BACnet read/write services.

3.1.5 Minimum BACnet Service Requirements

a. Command Priorities

Use commandable BACnet objects to control machinery and systems, providing the priority levels listed below. If the sequence of operation requires a different priority, obtain approval from the Contracting Officer.

Priority Level	Application
1	Manual-Life Safety
2	Automatic-Life Safety
3	(User Defined)
4	(User Defined)
5	Critical Equipment Control
6	Minimum On/Off
7	(User Defined)
8	Manual Operator
9	(User Defined)
10	(User Defined)
11	Load Shedding
12	(User Defined)
13	(User Defined)

Priority Level	Application
14	(User Defined)
15	(User Defined)
16	(User Defined)

b. Alarming

- (1) Alarm Priorities - Coordinate alarm and event notification with the BAS Owner.
- (2) Notification Class - Enable writeable Priority, Ack Required, and Recipient List properties of Notification Class objects.
- (3) Event Notification Message Texts - Use condition specific narrative text and numerical references for alarm and event notification.

c. Updating Displayed Property Values

Allow workstations to display property values at discrete polled intervals, or based on receipt of confirmed and unconfirmed Change of Value notifications. The COV increment shall be adjustable by an operator using BACnet services, and polled intervals shall be adjustable at the operator workstation.

3.1.6 Local Area Networks

Obtain Government approval before connecting new networks with existing networks. Network numbers and device instance numbers shall remain unique when joining networks. Do not change existing network addressing without Government approval. See also "BACnet Naming and Addressing".

3.1.7 BACnet Routers and Protocol Gateways

Provide the quantity of BACnet routers necessary for communications shown on the BACnet Communication Architecture schematic. Provide BACnet routers with BACnet Broadcast Message Device (BBMD) capability on each BACnet internetwork communicating across an IP network. Configure BBMD tables to enable unicast forwarding of broadcast messaging across Layer-3 IP subnets.

3.1.8 Wiring Criteria

- a. Run circuits operating at more than 100 volts in rigid or flexible conduit, metallic tubing, covered metal raceways, or armored cable.
- b. Run all control wiring in rigid or flexible conduit, metallic tubing, or covered metal raceways. All control wiring located inside mechanical rooms shall be in conduit or metallic tubing.

- c. Do not run binary control circuit wiring in the same conduit as power wiring over 100 volts. Where analog signal wiring requires conduit, do not run in the same conduit with AC power circuits or control circuits operating at more than 100 volts.
- d. Provide circuit and wiring protection required by [NFPA 70](#).
- e. Minimum conduit size is 3/4-inch, except 1/2-inch may be used from last junction box to the terminal device. Maximum conduit fill is 40% or the cable manufacturer's recommended amount whichever is less. Provide plastic end sleeves at all conduit terminations to protect wiring from burrs.
- f. Do not bury aluminum-sheathed cable or aluminum conduit in concrete.
- g. Input/output identification: Permanently label each field-installed wire, cable, and pneumatic tube at each end with descriptive text using a commercial wire marking system. Labels shall fully encircle the wire, cable, or tube. The single line text shall run parallel to the wire, cable, or tube and shall be repeated so as to be viewable without twirling or twisting the wire. Locate the markers within 2 inches of each termination. Label shall include type of network and destination of cable (ex. BACnet/AHU-1). Match the names and I/O number to the project's point list. Similarly label all power wiring serving control devices, including the work "power" in the label. Number each pneumatic tube every six feet. Label all terminal blocks with alpha/numeric labels. All wiring and the methods shall be in accordance with [UL 508A](#).
- h. Conduit identification: All conduits shall be labeled at 36' from terminations, boxes, or bends. Labels shall be 3/8' black lettering on white background and indicate what system the conduit contains. Label shall be visible and legible from at least three sides with a minimum dimension of 1.9 inches x 4 inches.
- i. Each terminal device shall have its own terminal conduit run. Device boxes or devices shall not be used as "pass thru" for wiring.
- j. Conduit to equipment and devices shall be run tight to walls, and ceilings. Avoid conduit on the floor, i.e. conduit shall not block access to or past equipment. Flex conduit is to be used only when EMT or rigid conduit is not able to satisfy the application such as a transition to a sensor or equipment. Flex conduit shall be limited to a maximum length of 3 ft.
- k. For controller power, provide new 120 VAC circuits, with ground if not defined on the electrical drawings. Provide each circuit with a dedicated breaker, and run wiring in its own conduit, separate from any control wiring. Connect the controller's ground wire to the electrical panel ground; conduit grounds are not acceptable.
- l. BACnet Building Controllers (B-BC) shall be powered from a dedicated transformer for the B-BC only. Each control cabinet shall have a dedicated 24 volt transformer. The 120 VAC power branch circuit shall be dedicated to the DDC control system.

- m. Surge Protection: Install surge protection according to manufacturer's instructions. Multiple controllers fed from a common power supply may be protected by a common surge protector, properly sized for the total connected devices.
- n. All terminations in panels shall be made at a terminal block. No wire nuts are allowed in panels.
- o. Grounding: Ground controllers and cabinets to a good earth ground as specified in Section 26 20 00 INTERIOR DISTRIBUTION SYSTEM. Conduit grounding is not acceptable; all grounding shall have a direct path to the building earth ground. Ground sensor drain wire shields at the controller end.
- p. The Contractor shall be responsible for correcting all associated MS/TP and SA bus wiring, termination, end of line, and ground loop problems.
- q. Run wiring in panel enclosures in covered wire track.

3.1.9 Accessibility

Install all equipment so that parts requiring periodic inspection, operation, maintenance, and repair are readily accessible. Install digital controllers, data ports, and concealed actuators, valves, dampers, and like equipment in locations freely accessible through access doors.

3.1.10 Digital Controllers

- a. Install as stand alone control devices (see definitions).
- b. Locate control cabinets at the locations shown on the drawings. If not shown on the drawings, install in the most accessible space, close to the controlled equipment.
- c. Provide a dedicated analog output to each output device, such as variable frequency driven pump motors in an alternating arrangement.

3.1.11 Hand-Off-Auto Switches

Wire safety controls such as smoke detectors and freeze protection thermostats to protect the equipment during both hand and auto operation.

3.1.12 Temperature Sensors

Install temperature sensors in locations that are accessible and provide a good representation of sensed media. Installations in dead spaces are not acceptable. Calibrate sensors according to manufacturer's instructions. Do not use sensors designed for one application in a different application.

3.1.12.1 Room Temperature Sensors

Mount the sensors on interior walls to sense the average room temperature at the locations indicated. Avoid locations near heat sources such as copy machines or locations by supply air outlet drafts. Mount the center of the sensor 54 inches above the floor to meet ADA requirements.

3.1.12.2 Duct Temperature Sensors

- a. Probe Type: Provide a gasket between the sensor housing and the duct wall. Seal the duct penetration air tight. Seal the duct insulation penetration vapor tight.
- b. Averaging Type (and coil freeze protection thermostats): Weave the capillary tube sensing element in a serpentine fashion perpendicular to the flow, across the duct or air handler cross-section, using durable non-metal supports. Prevent contact between the capillary and the duct or air handler internals. Provide a duct access door at the sensor location. The access door shall be hinged on the side, factory insulated, have cam type locks, and be as large as the duct will permit, maximum 18 by 18 inches. For sensors inside air handlers, the sensors shall be fully accessible through the air handler's access doors without removing any of the air handler's internals.

3.1.12.3 Immersion Temperature Sensors

Provide thermowells for sensors measuring piping, tank, or pressure vessel temperatures. Locate wells to sense continuous flow conditions. Do not install wells using extension couplings. Where piping diameters are smaller than the length of the wells, provide wells in piping at elbows to sense flow across entire area of well. Wells shall not restrict flow area to less than 70 percent of pipe area. Increase piping size as required to avoid restriction. Provide thermal conductivity material within the well to fully coat the inserted sensor.

3.1.12.4 Outside Air Temperature Sensors

Provide outside air temperature sensors in weatherproof enclosures on the north side of the building, away from exhaust hoods and other areas that may affect the reading. Provide a shield to shade the sensor from direct sunlight.

3.1.13 Energy Meters

Locate energy meters as indicated. Connect each meter output to the DDC system, to measure both instantaneous and accumulated energy usage.

3.1.14 Damper Actuators

Where possible, mount actuators outside the air stream in accessible areas.

3.1.15 Pressure Sensors

Locate pressure sensors as indicated.

3.1.16 Component Identification Labeling

Using an electronic hand-held label maker with white tape and bold black block lettering, provide an identification label on the exterior of each new control panel, control device, actuator, and sensor. Also provide labels on the exterior of each new control actuator indicating the (full) open and (full) closed positions. For labels located outdoors, use exterior grade label tape, and provide labels on both the inside and outside of the panel door or device cover. Acceptable alternatives are white plastic labels with

engraved bold black block lettering permanently attached to the control panel, control device, actuator, and sensor. Have the labels and wording approved by the BAS Owner prior to installation.

3.1.17 Network and Telephone Communication Lines

When telephone lines or network connections by the Government are required, provide the Contracting Officer at least 120 days advance notice of need. Provide one inch conduit and Cat 6 cable from the point of connection of the BAS to the point of connection to the MRAN (most likely in the telephone equipment room).

3.2 TEST AND BALANCE SUPPORT

The controls contractor shall coordinate with and provide on-site support to the test and balance (TAB) personnel specified under Section 23 05 93 TESTING, ADJUSTING AND BALANCING or Section 23 05 92 TESTING, ADJUSTING, BALANCING SMALL HEATING/VENTILATING/COOLING SYSTEMS. This support shall include:

- a. On-site operation and manipulation of control systems during the testing and balancing.
- b. Control setpoint adjustments for balancing all relevant mechanical systems, including VAV boxes.
- c. Tuning control loops with setpoints and adjustments determined by TAB personnel.

3.3 INTERFACE WITH EXISTING EMCS

Provide 16 hours of assistance to the Government with interfacing the BAS to the Base wide EMCS. The Government will make the final connection of the BAS to the MRAN. This 16 hours does not include completion or corrections to the installed BAS as defined in the contract documents. This 16 hours is for assisting the interface and for making revisions to the BAS that may be needed outside of the contract requirements.

3.4 CONTROLS SYSTEM OPERATORS MANUALS

Provide three electronic and printed copies of a Controls System Operators Manual. The manual shall be specific to the project, written to actual project conditions, and provide a complete and concise depiction of the installed work. Provide information in detail to clearly explain all operation requirements for the control system.

Provide with each manual: CDs of the project's control system drawings, control programs, data bases, graphics, and all items listed below. Include gateway back-up data and configuration tools where applicable. Provide CDs in jewel case with printed and dated project-specific labels on both the CD and the case. For text and drawings, use Adobe Acrobat or MS Office file types. When approved by the Government, AutoCAD and Visio files are allowed. Give files descriptive English names and organize in folders.

Provide printed manuals in sturdy 3-ring binders with a title sheet on the outside of each binder indicating the project title, project location, contract number, and the controls contractor name, address, and telephone

number. Each binder shall include a table of contents and tabbed dividers, with all material neatly organized. Manuals shall include the following:

- a. A copy of the as-built control system (shop) drawings set, with all items specified under the paragraph SUBMITTALS. Indicate all field changes and modifications.
- b. A copy of the project's mechanical design drawings, including any official modifications and revisions.
- c. A copy of the project's approved Product Data submittals provided under the paragraph SUBMITTALS.
- d. A copy of the project's approved Performance Verification Testing Plan and Report.
- e. A copy of the project's approved final TAB Report.
- f. Printouts of all control system programs, including controller setup pages if used. Include plain-English narratives of application programs, flowcharts, and source code.
- g. Printouts of all physical input and output object properties, including tuning values, alarm limits, calibration factors, and set points.
- h. A table entitled "AC Power Table" listing the electrical power source for each controller. Include the building electrical panel number, panel location, and circuit breaker number.
- i. The DDC manufacturer's hardware and software manuals in both print and CD format with printed project-specific labels. Include installation and technical manuals for all controller hardware, operator manuals for all controllers, programming manuals for all controllers, operator manuals for all workstation software, installation and technical manuals for the workstation and notebook, and programming manuals for the workstation and notebook software.
- j. A list of qualified control system service organizations for the work provided under this contract. Include their addresses and telephone numbers.
- k. A written statement entitled "Technical Support" stating the control system manufacturer or authorized representative will provide toll-free telephone technical support at no additional cost to the Government for a minimum of two years from project acceptance, will be furnished by experienced service technicians, and will be available during normal weekday working hours. Include the toll-free technical support telephone number.
- l. A written statement entitled "Software Upgrades" stating software and firmware patches and updates will be provided upon request at no additional cost to the Government for a minimum of two years from contract acceptance. Include a table of all DDC system software and firmware provided under this contract, listing the original release dates, version numbers, part numbers, and serial numbers.

- m. Submit any and all updated field controller files, and BACnet Building Controller data base during the acceptance and warranty periods or as a result of a latent defect.

3.4.1 Storage Cabinets

In one project mechanical room, typically near the BACnet Building Controller provide a wall-mounted storage cabinet with hinged doors. In addition to the number of manuals specified above, provide an additional copy of the manuals in this mechanical room storage cabinet. Provide cabinets large enough to hold the entire set of Controls System Operators Manuals, and the HVAC operation and maintenance manuals provided under Division 15 MECHANICAL. Locate cabinets adjacent to DDC control panels where applicable. Have each cabinet's proposed installation site approved in advance by the Contracting Officer and the BAS Owner. Prominently label each cabinet with the wording "OPERATION AND MAINTENANCE MANUALS." Prominently label each binder with the wording "MECHANICAL ROOM COPY - DO NOT REMOVE."

3.5 PERFORMANCE VERIFICATION TESTING (PVT)

3.5.1 General

The PVT shall demonstrate compliance of the control system work with the contract requirements. The PVT shall be performed by the Contractor and may be witnessed by the Government. If the project is phased, provide separate testing for each phase. A Pre-PVT meeting to review the [Pre-PVT Checklist](#) is required to coordinate all aspects of the PVT and shall include the Contractor's QA representative, the Contractor's PVT administrator, the Contracting Officer's representative, and the BAS Owner.

3.5.2 [Performance Verification Testing Plan](#)

Submit a detailed PVT Plan of the proposed testing for Government approval. Develop the PVT Plan specifically for the control system in this contract. The PVT Plan shall be a clear list of test items arranged in a logical sequence. It shall include each and all sequences of all controllers. Include sequence tested, intended test procedure, required assisted personnel (such as the mechanical contractor), the expected response, and the pass/fail criteria for every component tested. Include pass/fail column for test, and space for comments, signature and date lines for Contractor's PVT administrator and Contractor's QA representative. The PVT plan shall include the prescriptive pre-PVT check list in addition to the Contractor generated controller specific testing sequences. The final part of the PVT Report shall be 48 hour trends. Propose criteria for the trends, ie, change of state, change of value with the trigger value, time in the PVT Plan.

3.5.3 PVT Sample Size

Test all controllers unless otherwise directed. Trends will be reported on all central plant equipment and primary air handling unit controllers, and 20% of terminal controllers such as VAV boxes and fan coil units.

3.5.4 [Pre-Performance Verification Testing Checklist](#)

Submit the following as a part of the PVT Plan and the PVT Report. Each item shall include a column for the Contractor's initial/date. This form

may be a general form applicable to all controllers and submitted only once in the PVT Plan. Each controller shall have an individual checklist with controller title and identified in the PVT Report.

- a. Verify all mechanical installation work is successfully completed and started up by the appropriate personnel.
- b. Verify all required control system components, wiring, and accessories are installed.
- c. Verify the installed control system architecture matches approved drawings.
- d. Verify all control circuits operate at the proper voltage and are free from grounds or faults.
- e. Verify all required surge protection is installed.
- f. Verify the A/C Power Table specified in the paragraph CONTROLS SYSTEM OPERATORS MANUALS is accurate.
- g. Verify all DDC network communications function properly, including uploading and downloading programming changes.
- h. Verify each digital controller's programming is backed up.
- i. Verify all wiring, components, and panels are properly labeled.
- j. Verify all required points are programmed into devices.
- k. Verify all valve and actuator zero and span adjustments are set properly. List each device and span for that device.
- l. Verify all sensor readings are accurate and calibrated. List each sensor, sensor reading, and measured value.
- m. Verify each control valve and actuator goes to normal position upon loss of power. List each device and normal position.
- n. Verify each controller works properly in stand-alone mode by disconnecting the BACnet bus.

3.5.5 Conducting Performance Verification Testing

- a. Conduct PVT after approval of the PVT Plan. Notify the Contracting Officer of the planned PVT at least 15 days prior to testing. Provide an estimated time table required to perform the testing. Furnish personnel, equipment, instrumentation, and supplies necessary to perform all aspects of the PVT. Ensure that testing personnel are regularly employed in the testing and calibration of DDC systems. Using the project's as-built control system (shop) drawings, the project's mechanical design drawings, and the approved PVT Plan, conduct the PVT.
- b. During testing, identify any items that do not meet the contract requirements and if time permits, conduct immediate repairs and re-

test. Otherwise, deficiencies shall be investigated, corrected, and re-tested later. Document each deficiency and corrective action taken.

- c. If re-testing is required, follow the procedures for the initial PVT. The Government may require re-testing of any control system components affected by the original failed test.

3.5.6 Controller Capability and Labeling

Test the following for each controller:

- a. Memory: Demonstrate that programmed data, parameters, and trend/ alarm history collected during normal operation is not lost during power failure.
- b. Direct Connect Interface: Demonstrate the ability to connect directly to each type of digital controller with a portable electronic device like a notebook computer or PDA. Show that maintenance personnel interface tools perform as specified in the manufacturer's technical literature.
- c. Stand Alone Ability: Demonstrate controllers provide stable and reliable stand-alone operation using default values for values normally read over the network.
- d. Wiring and AC Power: Demonstrate the ability to disconnect any controller safely from its power source using the AC Power Table. Demonstrate the ability to match wiring labels easily with the control drawings. Demonstrate the ability to locate a controller's location using the BACnet Communication Architecture Schematic and floor plans.
- e. Nameplates and Tags: Show the nameplates and tags are accurate and permanently attached to control panel doors, devices, sensors, and actuators.

3.5.7 Workstation and Software Operation

For every user workstation or notebook provided:

- a. Show points lists agree with naming conventions.
- b. Show that graphics are complete.
- c. Show the UPS operates as specified.

3.5.8 BACnet Communications and Interoperability Areas

- a. Data Presentation: On each BACnet Operator Workstation, demonstrate graphic display capabilities.
- b. Reading of Any Property: Demonstrate the ability to read and display any used readable object property of any device on the network.
- c. Setpoint and Parameter Modifications: Show the ability to modify all setpoints and tuning parameters in the sequence of control or listed on project schedules. Modifications are made with BACnet messages and

write services initiated by an operator using workstation graphics, or by completing a field in a menu with instructional text.

- d. Peer-to-Peer Data Exchange: Show all BACnet devices are installed and configured to perform BACnet read/write services directly (without the need for operator or workstation intervention), to implement the project sequence of operation, and to share global data.
- e. Alarm and Event Management: Show that alarms/events are installed and prioritized according to the BAS Owner. Demonstrate time delays and other logic is set up to avoid nuisance tripping, e.g., no status alarms during unoccupied times or high supply air during cold morning start-up. Show that operators with sufficient privilege can read and write alarm/event parameters for all standard BACnet event types. Show that operators with sufficient privilege can change routing (BACnet notification classes) for each alarm/event including the destination, priority, day of week, time of day, and the type of transition involved (types of transition include but are not limited to the following: TO-OFF NORMAL and TO-NORMAL).
- f. Schedule Lists: Show that schedules are configured for start/stop, mode change, occupant overrides, and night setback as defined in the sequence of operations.
- g. Schedule Display and Modification: Show the ability to display any schedule with start and stop times for the calendar year. Show that all calendar entries and schedules are modifiable from any connected workstation by an operator with sufficient privilege.
- h. Archival Storage of Data: Show that data archiving is handled by the operator workstation/server, and local trend archiving and display is accomplished with BACnet Trend Log objects.
- i. Modification of Trend Log Object Parameters: Show that an operator with sufficient privilege can change the logged data points, sampling rate, and trend duration.
- j. Device and Network Management: Show the following capabilities:
 - (1) Display of Device Status Information
 - (2) Display of BACnet Object Information
 - (3) Silencing Devices that are Transmitting Erroneous Data
 - (4) Time Synchronization
 - (5) Remote Device Reinitialization
 - (6) Backup and Restore Device Programming and Master Database(s)
 - (7) Configuration Management of Half-Routers, Routers and BBMDs

3.5.9 Execution of Sequence of Operation

Demonstrate that the HVAC system operates properly through the complete sequence of operation. Use read/write property services to globally read and modify parameters over the internetwork.

3.5.10 Control Loop Stability and Accuracy

For all control loops tested, give the Government trend graphs of the control variable over time, demonstrating that the control loop responds to a 20 percent sudden change of the control variable set point without excessive overshoot and undershoot. If the process does not allow a 20 percent set point change, use the largest change possible. Show that once the new set point is reached, it is stable and maintained. Control loop trend data shall be in real-time with the time between data points 30 seconds or less.

3.5.11 Performance Verification Testing Report

Upon successful completion of the PVT, submit a PVT Report to the Government and prior to the Government taking use and possession of the facility. Do not submit the report until all problems are corrected and successfully re-tested. The report shall include the annotated PVT Plan used during the PVT. Where problems were identified, explain each problem and the corrective action taken. Include a written certification that the installation and testing of the control system is complete and meets all of the contract's requirements.

3.5.12 Bus Waveform Report

Provide printed wave form of the MS/TP bus(es). Use an oscilloscope to test and record the wave form of each bus. This wave form is useful in identifying and troubleshooting bus problems such as inappropriate taps, grounds, end of line terminations and poor connections. Identify each graphic with bus name, location, date and time, and instrument used.

3.5.13 Performance Verification Testing Acceptance Testing Season One

After acceptance of the PVT Report, demonstrate proper and stable operation of the DDC System. During the field acceptance testing, verify, in the presence of the COTR and BAS owner, random selections of sequences reported in the PVT Report. Equipment, controllers, devices, and sequences for field acceptance testing area to be selected by the COTR. Field acceptance testing includes verification of the PVT for the following equipment groups:

Group 1: All pumps, chillers, boilers, return fans, computer room units, and air handling units (rooftop and central stations).

Group 2: 25 percent of terminals such as VAV and fan coil units.

Group 3: 25 percent of supply fans, and exhaust fans.

If any of the acceptance testing is found to not operate correctly, terminate verification for the given group. Make the necessary corrections and prepare a revised PVT Report. Reschedule acceptance testing of the revised report with the COTR. After the PVT has been accepted, submit the revised controller files and BACnet Building Controller database.

3.5.14 Performance Verification Testing Acceptance Testing Season Two

A minimum of 3 months after initial acceptance of the DDC system and in the opposite season of heating and cooling, demonstrate proper and stable operation of the DDC system. During the field acceptance testing, verify, in the presence of the COTR and BAS owner, random selections of sequences reported in the PCT Report. Equipment, controllers, devices, and sequences for field acceptance testing are to be selected by the COTR. Field acceptance testing includes verification of the PVT for the following equipment groups:

Group 1: All pumps, chillers, boilers, return fans, computer room units, and air handling units (rooftop and central stations).

Group 2: 25 percent of terminals such as VAV and fan coil units.

Group 3: 25 percent of supply fans, and exhaust fans.

If any of the acceptance testing is found to not operate correctly, terminate verification for the given group. Make the necessary corrections and prepare a revised PVT Report. Reschedule acceptance testing of the revised report with the COTR. After the PVT has been accepted, submit the revised controller files and BACnet Building Controller database.

3.6 TRAINING REQUIREMENTS

Provide a qualified instructor (or instructors) with two years minimum field experience with the installation and programming of similar BACnet DDC systems. Orient training to the specific systems installed. Coordinate training times and locations with the Contracting Officer and BAS Owner after receiving approval of the training course documentation. Training shall take place at the job site and a nearby Government-furnished location. A training day shall occur during normal working hours, last no longer than 8 hours and include a one-hour break for lunch and two additional 15-minute breaks. The project's approved Controls System Operators Manual shall be used as the training text. The Contractor shall ensure the manuals are submitted, approved, and available to hand out to the trainees before the start of training.

3.6.1 Training Documentation

Submit training documentation for review 30 days minimum before training. Documentation shall include an agenda for each training day, objectives, a synopsis of each lesson, and the instructor's background and qualifications. The training documentation can be submitted at the same time as the project's Controls System Operators Manual.

3.6.2 Phase I Training - Fundamentals

The Phase I training session shall last one day and be conducted in a classroom environment with complete audio-visual aids provided by the contractor. Provide each trainee a printed 8.5 by 11 inch hard-copy of all visual aids used. Upon completion of the Phase I Training, each trainee should fully understand the project's DDC system fundamentals. The training session shall include the following:

- a. BACnet fundamentals (objects, services, addressing) and how/where they are used on this project
- b. This project's list of control system components
- c. This project's list of points and objects
- d. This project's device and network communication architecture
- e. This project's sequences of control, and:
- f. Alarm capabilities
- g. Trending capabilities
- h. Troubleshooting communication errors
- i. Troubleshooting hardware errors

3.6.3 Phase II Training - Operation

Provide Phase II Training shortly after completing Phase I Training. The Phase II training session shall last one day and be conducted at the DDC system workstation, at a notebook computer connected to the DDC system in the field, and at other site locations as necessary. Upon completion of the Phase II Training, each trainee should fully understand the project's DDC system operation. The training session shall include the following:

- a. A walk-through tour of the mechanical system and the installed DDC components (components include but are not limited to the following: controllers, valves, dampers, surge protection, switches, thermostats, and sensors)
- b. A discussion of the components and functions at each DDC panel
- c. Logging-in and navigating at each operator interface type
- d. Using each operator interface to find, read, and write to specific controllers and objects
- e. Modifying and downloading control program changes
- f. Modifying setpoints
- g. Creating, editing, and viewing trends
- h. Creating, editing, and viewing alarms
- i. Creating, editing, and viewing operating schedules and schedule objects
- j. Backing-up and restoring programming and data bases
- k. Modifying graphic text, backgrounds, dynamic data displays, and links to other graphics
- l. Creating new graphics and adding new dynamic data displays and links

- m. Alarm and Event management
- n. Adding and removing network devices

-- End of Section --

SECTION 23 73 33

HEATING, VENTILATING, AND COOLING SYSTEM

01/07

PART 1 GENERAL

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only.

ASSOCIATION OF HOME APPLIANCE MANUFACTURERS (AHAM)

AHAM Directory (2002) Directory of Certified Room Air Conditioners

AIR MOVEMENT AND CONTROL ASSOCIATION INTERNATIONAL (AMCA)

AMCA 210 (1999) Laboratory Methods of Testing Fans for Aerodynamic Performance Rating

AMCA 500 (1994) Test Methods for Louvers, Dampers and Shutters

AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

ANSI Z21.22 (1999; 2001) Relief Valves for Hot Water Supply Systems

AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)

ASHRAE 15 (2001) Safety Standard for Mechanical Refrigeration System

ASME INTERNATIONAL (ASME)

ASME B16.3 (1998) Malleable Iron Threaded Fittings

ASME B16.5 (1996; B16.5a) Pipe Flanges and Flanged Fittings NPS 1/2 Through NPS 24

ASME B16.9 (2001) Factory-Made Wrought Steel Buttwelding Fittings

ASME B16.11 (2001) Forged Fittings, Socket-Welding and Threaded

ASME B16.18 (2001; R 2005) Cast Copper Alloy Solder Joint Pressure Fittings

ASME/ANSI B16.22 (1995) Wrought Copper and Copper Alloy Solder Joint Pressure Fittings

ASME B16.23 (1992) Cast Copper Alloy Solder Joint

Drainage Fittings - DWV

- ASME/ANSI B16.26 (1988) Cast Copper Alloy Fittings for Flared Copper Tubes
- ASME/ANSI B16.39 (1998) Malleable Iron Threaded Pipe Unions
- ASME B31.1 (2010) Power Piping
- ASME/ANSI B31.5 (2001) Refrigeration Piping and Heat Transfer Components

AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE)

- ASSE 1003 (2001) Water Pressure Reducing Valves

ASTM INTERNATIONAL (ASTM)

- ASTM A 53/A 53M (1999b) Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless
- ASTM A 106 (1999e1) Seamless Carbon Steel Pipe for High-Temperature Service
- ASTM A 193/A 193M (2001b) Alloy-Steel and Stainless Steel Bolting Materials for High-Temperature Service
- ASTM A 194/A 194M (2001a) Carbon and Alloy Steel Nuts for Bolts for High-Pressure and High-Temperature Service
- ASTM A 525 (1991; Rev. B) Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process
- ASTM A 653/A 653M (2009a) Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process
- ASTM B 32 (2004) Standard Specification for Solder Metal
- ASTM B 42 (1998) Seamless Copper Pipe, Standard Sizes
- ASTM B 88 (1999) Seamless Copper Water Tube
- ASTM B 280 (1999e1) Seamless Copper Tube for Air Conditioning and Refrigeration Field Service
- ASTM B 306 (1999) Copper Drainage Tube (DWV)

MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY (MSS)

- MSS SP-67 (2002) Butterfly Valves
- MSS SP-70 (1998) Cast Iron Gate Valves, Flanged and

Threaded Ends

- MSS SP-71 (1997) Cast Iron Swing Check Valves, Flanged and Threaded Ends
- MSS SP-80 (1997) Bronze Gate, Globe, Angle and Check Valves
- MSS SP-85 (1994) Cast Iron Globe & Angle Valves Flanged and Threaded Ends

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

- NFPA 70 (2011; TIA 11-1; Errata 2011) National Electrical Code
- NFPA 90A (2009; Errata 09-1) Standard for the Installation of Air Conditioning and Ventilating Systems

SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA)

- SMACNA HVAC Duct Const Stds (1995; Addenda Nov 1997; 6th Printing 2001) HVAC Duct Construction Standards - Metal and Flexible
- SMACNA Leakage Test Mn1 (1985; 6th Printing 1997) HVAC Air Duct Leakage Test Manual

UNDERWRITERS LABORATORIES (UL)

- UL Bld Mat Dir (2011) Building Materials Directory
- UL 555 (1999; Rev thru Jan 2002) Fire Dampers

1.2 SYSTEM DESCRIPTION

Provide new heating, ventilating, and cooling (HVAC) systems complete and ready for operation. HVAC systems include equipment, ducts, and piping which is located within, on, under, and adjacent to buildings.

1.3 SUBMITTALS

Submit the following in accordance with Section 01 33 00, "Submittal Procedures."

SD-03 Product Data

Dehumidifiers
 Packaged terminal air-conditioners
 Unit heaters
 Exhaust fans
 Fire Smokedampers
 Heat tape
 Dampers
 Outside air intake louvers
 Valves

Pipe and fittings

SD-08 Manufacturer's Instructions

Installation manual

SD-10 Operation and Maintenance Data

Dehumidifiers, Data Package 2

Packaged terminal air-conditioners, Data Package 2

Unit heaters, Data Package 2

Exhaust fans, Data Package 2

Fire Smoke dampers, Data Package 1

1.3.1 Installation Manual

Provide for each item of equipment.

PART 2 PRODUCTS

2.1 EQUIPMENT

Dehydrate, purge, and charge refrigerant circuit with refrigerant and oil at factory. Factory oil and refrigerant charge shall be full amount required for operation, if within limits permitted by the Department of Transportation; otherwise, a holding charge shall be furnished. Field charging, where only a holding charge is shipped, shall be accomplished without breaking permanent refrigerant connections. Equipment using R-11, R-12, R-13, R-113, R-114, R-115, R-500, or R-502 as a refrigerant will not be permitted. Refrigerants shall have an Ozone Depletion Factor (ODF) of 0.05 or less. The ODF shall be in accordance with the "Montreal Protocol On Substances That Deplete The Ozone Layer," September 1987, sponsored by the United Nations Environment Program. Refrigerants that operate any where in the cycle below 20 psia will not be permitted. Efficiency of equipment shall meet the minimum's of Table 15701-1.

2.1.1 Dehumidifiers

Provide units factory assembled, dehumidification capacity rating tested, and electrical input rating tested in accordance with AHAM Directory. Units shall be AHAM certified or listed in AHAM Directory. Provide guards to protect condenser fins from damage. Provide permanent cleanable air filters, removable without use of tools.

- a. Controls: Provide Pump ON-OFF, Fan Speed, Filter Reset, and Power controls.

2.1.2 Packaged Terminal Air-Conditioners

Provide units factory assembled, designed, tested, and rated in accordance with ARI 310/380 for cooling. Units shall be ARI certified or rated in ARI DCAACP for cooling. Units shall include refrigeration section, heating section (where indicated), separate outdoor weatherproof louvers, forced ventilation, room cabinet, fans and motors, controls, wall sleeves, filters, dampers, grilles, subbases, leveling device, and power connections. Wall sleeves and installation shall be designed to exclude

driving rain. Insulate interior of unit with manufacturer's standard insulation. Unit shall have slide-out chassis easily removed through room cabinet opening. Provide adjustable deflection inside air supply grille. Fan motors shall be permanent-split capacitor type. Provide wall mounted units minimum of 3-inches above floor unless floor mounted units are indicated.

- a. Filters: Provide permanent washable air filters or UL rated throwaway fiberglass filters, standard dust-holding capacity; removable through access door or panel.
- b. Safety controls: Provide compressor motors with thermal and overload protection, 5 minute anti-recycle timer, start capacitor kit, and crankcase heater. The above safety controls are not required when scroll compressors are provided.
- d. Space temperature controls: Provide controls including COOLER-WARMER adjustable temperature control thermostat with COOL-OFF-HEAT system switch and HIGH-MEDIUM-LOW fan switch, and FAN ONLY switch.
- e. Special corrosion protection: Provide condenser coils constructed of copper tubes and plate copper fins or copper tubes and plate aluminum fins with phenolic coating factory applied to entire coil by immersion dipping and baking to 1.5 mil minimum dry film thickness. Coil must pass ASTM B117 1000 hour salt spray resistance test as installed. Rating of units shall be after to application of phenolic coating.

2.1.3 Unit Heaters

Provide factory-assembled, propeller or blower type fan unit heaters arranged for horizontal or vertical air discharge as indicated. Each unit shall include electric coil, fan, electric motor, housing, and air discharge vanes or diffusers. Horizontal discharge type units shall have adjustable deflectors for control of horizontal and vertical airflow.

Each unit shall be provided with threaded mounting holes for attaching threaded hanger rods. Fan motor shall be controlled by wall-mounted adjustable thermostat with higher end of scale range factory set at 75 degrees F. Controls shall be automatic of the on-off type. Provide fan selector switches to provide AUTOMATIC-ON-OFF positions.

2.1.4 Exhaust Fans

AMCA 210 with AMCA seal. Provide centrifugal type exhaust fans with aluminum housing, fan wheel, and bird screen. Motors shall be completely shielded from the airstream. Provide exhaust opening and gravity closing type automatic backdraft dampers.

2.2 ELECTRICAL

2.2.1 Electrical Motors, Controllers, Contactors, and Disconnects

Furnish with respective pieces of equipment. Motors, controllers,

contactors, and disconnects shall conform to Section 26 20 00, "Interior Wiring Systems." Provide electrical connections under Section, 26 20 00, "Interior Wiring Systems." Provide controllers and contactors with maximum of 120-volt control circuits, and auxiliary contacts for use with controls furnished. When motors and equipment furnished are larger than sizes indicated, the cost of providing additional electrical service and related work shall be included under this section.

2.2.2 Electrical Work

Provide under Section 26 20 00, "Interior Wiring Systems."

2.3 METAL DUCT SYSTEMS

Provide shop-fabricated, zinc-coated steel ducts conforming to ASTM A 525 or ASTM A 653/A 653M coating designation G60. Fabricate, construct, brace, reinforce, install, support, and seal ducts and accessories, and test ducts in accordance with SMACNA HVAC Duct Const Stds and SMACNA Leakage Test Mn1. Cover duct transverse joints with single component synthetic rubber type compound suitable for use with passivated coating on zinc-coated steel. Lap joints in direction of flow. Provide ducts straight and smooth on inside with neatly finished airtight joints. Provide air supply and return openings in ducts with air diffusers, registers, or grilles.2.3.1 Dampers

Provide factory manufactured opposed blade adjustable manual dampers where indicated for duct heights of 12 inches and larger. Provide factory manufactured single leaf dampers for duct heights less than 12 inches. Provide damper shafts with 2 inch standoffs to clear 2 inches of duct insulation with bearings at both ends of the shafts. Provide adjustment quadrant with indicator and locking devices. Provide galvanized steel dampers one gage heavier than duct in which dampers are installed.

2.3.2 Outside Air Intake Louvers

Louvers shall bear AMCA certified ratings program seal for air performance and water penetration in accordance with AMCA 500. Maximum pressure drop shall be 0.1 inch WG, unless indicated otherwise. Louvers shall have maximum water penetration of 0.20 ounce per square foot of free area at free velocity of 800 fpm. Provide aluminum alloy with anodized finish frames and blades assembled with stainless steel screws, including 0.5-inch mesh aluminum screen mounted in extruded aluminum frame.2.3.3 Access Doors

Provide for access to volume dampers, fire dampers, plenum chambers, and where indicated. Provide each door with double wall zinc-coated steel construction, gasketed airtight, with continuous hinges and cam latches. Insulate access doors with one-inch thick rigid insulation. Provide 12 inch by 12 inch door, except where larger sizes are indicated, or provide 12 inches by height of duct when duct is less than 12 inches high.

2.3.4 Fire Smoke Dampers

UL 555 and NFPA 90A. Dampers shall be listed in UL Bld Mat Dir. Dampers when open shall not protrude into the ducts.

2.4 PIPING SYSTEMS

Provide the following pipe and fittings. Provide dielectric fittings, unions or flanges between steel piping and copper tubing for all piping sizes; except that copper alloy valves and strainers may be used without dielectric fittings, unions or flanges. Water piping sizes 4 inches and smaller shall be copper tubing. Water piping sizes larger than 4 inches

shall be copper tubing or steel piping. If steel piping is provided, provide a solids-from-water separator.

2.4.1 Soldered Joint Copper Tubing

Provide [ASTM B 88](#), Type L for aboveground piping, Type K for buried piping, with [ASME B16.18](#) or [ASME/ANSI B16.22](#) solder joint fittings, unions, and flanges; provide adapters as required. Provide [ASTM B 42](#) copper pipe nipples with threaded end connections. Provide [ASTM B 32](#), 95-5 tin-antimony solder, or provide Plumbing Code approved lead-free solder.

2.4.2 Copper Tubing Piping Systems

Provide copper tubing for the following piping systems, except water piping sizes larger than 4 inches shall be copper tubing or steel piping.

- a. Chilled water, chilled-hot water, and hot water piping.
- b. Cold drain piping from drain pans.

2.4.3 Copper Cold Drain Piping

Provide copper tubing in accordance with paragraph entitled "Copper Tubing" for piping sizes one inch and smaller. Provide [ASTM B 306](#) copper tubing and [ASME B16.23](#) solder joint fittings for piping sizes larger than one inch. In lieu of copper tubing, 1.25 inch Schedule 40 polyvinyl chloride (PVC) plastic pipe, fittings, and solvent cement may be provided.

2.4.4 Copper Refrigerant Tubing

Provide [ASTM B 280](#), cleaned, dehydrated, and sealed. Provide [ASME/ANSI B16.22](#) solder joint refrigerant fittings and adapters. Provide silver brazing alloy solder and silver brazing alloy flux. During brazing operations bleed a small amount of dry oil-free nitrogen continuously through the refrigerant tubing. Provide [ASME/ANSI B16.26](#) flared fittings.

2.4.5 Buried Preinsulated Water Piping

Provide under Section [33 61 14](#), "Exterior Buried Preinsulated Water Piping."

2.4.6 Steel Piping Systems

Provide steel piping for the following piping systems.

- a. Steam and condensate piping.
- b. Fuel oil vent, and fill piping.
- c. Gas piping.

2.4.6.1 Steel Pipe

Provide [ASTM A 53/A 53M](#) Type E or Type S, or [ASTM A 106](#) steel pipe; except [ASTM A 53/A 53M](#), Type F steel pipe may be provided for water pipe sizes larger than 4 inches and for steam pipe less than 100 psig. Provide Weight Class STD or Schedule No. 40 black steel pipe for welding end connections.

Provide Weight Class XS or Schedule No. 80 black steel pipe for threaded end connections and for condensate piping.

2.4.6.2 Steel Pipe Fittings

Provide ASME B16.3 or ASME B16.11 threaded fittings, and ASME/ANSI B16.39 threaded unions. Provide ASME B16.9 butt welding fittings of the same material and weight as the piping in which fittings are installed; provide backing rings compatible with piping materials being butt welded. Provide ASME B16.11 socket welding fittings.

2.4.6.3 Steel Pipe Unions

Provide ASME/ANSI B16.39, Class 150, unions with threaded end connections on one side of threaded valve in steel piping systems.

2.4.6.4 Steel Pipe Flanges

Provide ASME B16.5, Class 150 welding neck flanges. Extend bolts no less than two full threads beyond the nut with the bolts tightened to the required torque.

- a. Gaskets: Provide one piece factory cut gaskets suitable for the intended service. Provide full-face gaskets for flat-face flanged joints, and ring gaskets for raised-face flanged joints.
- b. Bolts: Provide ASTM A 193/A 193M, Grade B7 bolts.
- c. Nuts: ASTM A 194/A 194M, Grade 7.
- d. Washers: Provide steel flat circular washers under bolt heads and nuts.

2.4.6.5 Direct Buried Steel Piping

Provide pipe and fittings with exterior coal tar epoxy painting system.

2.4.7 Valves

Valves shall have flanged end connections, except valves smaller than 2.5 inches may have threaded end connections with a union on one side of the valve. Solder end connections may be used for connections between copper alloy valves and copper tubing.

2.4.7.1 Gate Valves

MSS SP-80, Class 125, except sizes 2.5 inches and larger shall conform to MSS SP-70, Class 125.

2.4.7.2 Globe and Angle Valves

MSS SP-80, Class 125, except sizes 2.5 inches and larger shall conform to MSS SP-85, Class 125.

2.4.7.3 Check Valves

MSS SP-80, Class 125, swing check; except sizes 2.5 inches and larger shall conform to MSS SP-71, Class 125.

2.4.7.4 Butterfly Valves

MSS SP-67, except sizes 2.5 inches and larger shall have lugged or wafer body designed for installation between ASME Class 150 flanges. Valves shall have two-position lever handles, except when infinite position lever handles are indicated.

2.4.7.5 Ball Valves

Full port design, copper alloy body, except sizes 2.5 inches and larger shall be cast-iron body. Valves shall have two-position lever handles. Ball valves may be provided in lieu of gate valves.

2.4.7.6 Square Head Cocks

Provide copper alloy or cast-iron body with copper alloy plugs, suitable for 125 psig water working pressure.

2.4.7.7 Air Venting Valves

Provide copper alloy body valves with automatic or manual air vent as indicated.

2.4.7.8 Combination Pressure and Temperature Relief Valves

ANSI Z21.22, copper alloy body, automatic reseating, test lever, and discharge capacity based on AGA temperature steam rating.

2.4.7.9 Water Pressure Reducing Valves

ASSE 1003, copper alloy body, automatic reseating, with test lever.

2.4.7.10 Water Temperature Regulating Valves

Provide copper alloy body, direct acting, pilot operated, for the intended service.

2.4.7.11 Refrigerant Valves

ASME/ANSI B31.5, and shall be copper alloy. Provide valves in each system for servicing and for isolating system components in compliance with **ASHRAE 15**.

2.5 HEAT TAPE FOR FREEZE PROTECTION OF PIPING

Provide parallel conduction type that is composed of two copper conductors separated by conductive material and all encased in an insulating jacket. The heat tape shall be self-regulating that decreases heat output as temperature increases at each point along the length of tape. Provide voltage as indicated. Provide heat tape complete with fittings, adapters, and fittings, adapters, and other devices to connect tape to standard rigid steel conduit junction boxes, switches, or other devices as indicated. Provide tape sealants and jumper connectors up to 5-inches in length for connecting multiple runs. Provide a thermostat that activates the heat tape on drop of outside air temperature at 38 F. Thermostat shall have maximum tolerance of plus or minus 5 degrees F and maximum operating differential of 6 degrees F within temperature operating range. Wattage per foot of pipe at 50 F shall be as follows. This wattage may be achieved by spiraling the tape around the pipe.

Pipe Diameter (Inches)	1/2	3/4	1	1.25	1.5	2	3	4	6	8
Watt/Foot	2	2	2.5	2.5	3	3.5	4	6	7	8

2.5.1 Pressure/Temperature Test Ports (Plugs)

Provide solid bras test plugs where indicated. Test plug shall be capable of receiving a pressure or temperature probe 1/8-inch o.d. Dual seal core shall be rated zero leakage from vacuum to 200 psig and 0 F to 220 F. Each plug shall be extended through pipe insulation and be capped. Provide 2 each, pressure gauge adapters with 1/8-inch o.d. probe, 5-inch stem pocket testing thermometers for 25 F to 125 F, .

2.6 CHEMICAL FEED TANK

Construct of steel for minimum working pressure of 125 psig. Provide chemical pipe, fittings, and valves as specified for water piping. Add borate-nitrite corrosion inhibitors to initial fill water for heating and cooling water systems in concentrations of one-half ounce per gallon of system water.

PART 3 EXECUTION

3.1 INSTALLATION

3.1.1 HVAC System

Installation of HVAC system including equipment, materials, installation, workmanship, fabrication, assembly, erection, examination, inspection, and testing shall be in accordance with ASME B31.1, ASME/ANSI B31.5, NFPA 70, and in accordance with the manufacturer's recommendations.

3.1.2 Connections to Existing Systems

Notify the Contracting Officer in writing at least 15 calendar days prior to the date the connections are required. Obtain approval before interrupting service. Furnish materials required to make connections into existing systems and perform excavating, backfilling, compacting, and other incidental labor as required. Furnish labor and tools for making actual connections to existing systems.

3.2 INSTRUCTING OPERATING PERSONNEL

Upon completion of work and at time designated by Contracting Officer, provide services of competent technician for period of not less than one 3 8-hour working day for instruction of Government operating personnel in proper operation and maintenance of equipment.

3.3 FIELD QUALITY CONTROL

Upon completion and before final acceptance of work, test each system in service to demonstrate compliance with the contract requirements. Adjust controls and balance systems prior to final acceptance of completed systems. Test controls through every cycle of operation. Test safety controls to demonstrate performance of required function. Correct defects

in work provided by Contractor and repeat tests. Furnish steam, fuel, water, electricity, instruments, connecting devices, and personnel for tests. Flush and clean piping before placing in operation. Clean equipment, piping, strainers, ducts, and filters.

3.3.1 Equipment

3.3.1.1 Field Testing

Test each item of equipment in operation for continuous period of not less than 24 hours under every condition of operation in accordance with each equipment manufacturer's recommendation. Verify that the equipment operating parameters are within limits recommended by the manufacturer.

-- End of Section --

