

**TREADWELL ARENA, CONSOLIDATED  
PUBLIC WORKS FACILITY, &  
DOUGLAS FIRE STATION/LIBRARY-  
HVAC CONTROL UPGRADES**

**Contract No. BE22-272**

File No. 2159



ENGINEERING DEPARTMENT

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**END OF SECTION**

**SECTION 00030 NOTICE INVITING BIDS**

**OBTAINING CONTRACT DOCUMENTS.** The Contract Documents are entitled:

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

The Contract Documents may be downloaded from the CBJ Public Purchase webpage at <https://www.publicpurchase.com/juneau.ak>. Instructions for the Public Purchase registration process can be found here <https://juneau.org/engineering-public-works/bids-rfps>.

**PRE-BID CONFERENCE.** Prospective Bidders are encouraged to attend a pre-Bid conference to discuss the proposed WORK, which will be conducted by the OWNER at 3:00 p.m. on May 27, 2022, via teleconference. The object of the conference is to acquaint Bidders with the bid documents and site conditions. Prospective bidders intending to participate shall email [contracts@juneau.org](mailto:contracts@juneau.org) by **4:30 p.m., May 26, 2022**, to obtain the call-in instructions.

**DESCRIPTION OF WORK.** Provide DDC control systems at the Treadwell Ice Arena, the Consolidated Public Works Facility, and the Douglas Fire Station/Library. Connect the facilities via a VLAN to the CBJ network and host the DDC systems from a DDC server located in the Municipal Building.

Treadwell Ice Arena: Remove the Direct Digital Control (DDC) system, provide a new DDC system, and measure and balance the HRV-2 and HRV-3 supply, return, and exhaust airflows at the system level when in locker room unoccupied mode. See Sheet M201 for Treadwell Arena Scope of Work for details.

Consolidated Public Works Facility: Remove the DDC system and provide a new DDC system. Measure and set the minimum outside airflow and damper position for AHU-1, AHU-2, and AHU-3. Determine exhaust fan speeds to balance the supply and exhaust airflow for the range of outside air damper positions from minimum to full outside air during balancing. See Sheet M301 for Consolidated Public Works Scope of Work for details.

Douglas Fire Station/Library: Remove the pneumatic and electric control system and provide a new DDC system. AHU-1, AHU-2, and AHU-3: Measure and set the minimum outside airflow and damper position. Replace balance valves and balance the hydronic heating system. See Sheet M401 for Douglas Fire Station and Library Scope of Work for details

**ARCHITECT’S ESTIMATE RANGE:** Between \$650,000 and \$750,000.

**COMPLETION OF WORK.**

<u>Work Description</u>	<u>Completion Date</u>
Substantial Completion Date	February 6, 2023
Final Completion Date	March 6, 2023

**DEADLINE FOR BIDDER QUESTIONS: June 1, 2022, No later than 4:30pm Alaska Time.**

**DEADLINE FOR BIDS:** Electronic bids must be received by the Purchasing Division **prior to 2:00 p.m., Alaska Time on June 8, 2022**, or such later time as may be announced by addendum at any time prior to the deadline. Bids will be opened immediately thereafter via conference call, unless otherwise specified. Bidders may attend this bid opening on the conference call line 907-713-2140, with participant code 258358.

**SECTION 00030 NOTICE INVITING BIDS**

**SUBMISSION INSTRUCTIONS:** Timely responses are accepted via Electronic Submission at Public Purchase, www.publicpurchase.com, the CBJ's eProcurement Provider. Bidders must register online prior to submitting a bid, it may take up to 24 hours for registration to be complete.

**Late responses will not be accepted.**

To Respond, Bidders must complete an online registration.

- Registration is a two-step process, registering with Public Purchase, and then registering with CBJ within Public Purchase.
- Get help registering using the Public Purchase Help Menu Tab.
- Register early to avoid missing the deadline, as Registration may take up to 24 hours to complete.

**Registered Bidders may submit a Bid Schedule to Public Purchase** by downloading the provided PDF solicitation documents, filling out the fields indicated, and uploading the document to Public Purchase.

**BIDDING, CONTRACT, or TECHNICAL QUESTIONS.** All communications relative to this WORK, prior to opening Bids, shall be directed to the following:

Caleb Comas, Contract Administrator  
CBJ Engineering Department, 3<sup>rd</sup> Floor, Marine View Center  
Email: [caleb.comas@juneau.org](mailto:caleb.comas@juneau.org)  
Telephone: (907) 586-0800 ext. 4196  
Fax: (907) 586-4530

**BID SECURITY.** Each Bid shall be accompanied by a certified or cashier's check or Bid Bond, in the amount of 5% percent of the Bid, payable to the City and Borough of Juneau, Alaska, as a guarantee that the Bidder, if its Bid is accepted, will promptly execute the Agreement. A Bid shall not be considered unless one of the forms of Bidder's security is provided as prescribed in Section 00100, Article 12, at the time of bid.

**CONTRACTOR'S LICENSE.** All contractors are required to have a current Alaska Contractor's License, prior to submitting a Bid, and a current Alaska Business License prior to award.

**BID TO REMAIN OPEN.** The Bidder shall guarantee the Bid for a period of 60 Days from the date of Bid opening. Any component of the Bid including additive alternates may be awarded anytime during the 60 Days.

**OWNER'S RIGHTS RESERVED.** The OWNER reserves the right to reject any or all Bids, to waive any informality in a Bid, and to make award to the lowest responsive, responsible Bidder as it may best serve the interests of the OWNER.

**OWNER: City and Borough of Juneau**

By:   
\_\_\_\_\_  
Caleb Comas, Contract Administrator

5/17/22  
Date

**END OF SECTION**

## SECTION 00100 - INSTRUCTIONS TO BIDDERS

**1.0 DEFINED TERMS.** Terms used in these Instructions to Bidders and the Notice Inviting Bids, which are defined in the General Conditions, have the meanings assigned to them in the General Conditions. The term "Bidder" means one who submits a Bid directly to the OWNER, as distinct from a sub-bidder, who submits a Bid to a Bidder.

### **2.0 INTERPRETATIONS AND ADDENDA.**

A. **INTERPRETATIONS.** All questions about the meaning or intent of the Contract Documents are to be directed to the Engineering Contracts Administrator. Interpretations or clarifications considered necessary by the Engineering Contracts Administrator in response to such questions will be issued by Addendum, mailed, faxed, or delivered to all parties recorded by the Engineering Contracts Administrator, or OWNER, as having received the Contract Documents. Questions received less than seven Days prior to the Deadline for Bids may not be answered. Only questions answered by formal written Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect.

B. **ADDENDA.** Addenda may be issued to modify the Contract Documents as deemed advisable by the OWNER. Addenda may be faxed or, if addendum format warrants, addenda may be posted to the CBJ Engineering Department website. In any event, notification of addendum issuance will be faxed to planholders. Hard copies are available upon request. The OWNER will make all reasonable attempts to ensure that all planholders receive notification of Addenda, however, it is strongly recommended by the OWNER that bidders independently confirm the contents, number, and dates of each Addendum prior to submitting a Bid.

**3.0 FAIR COMPETITION.** More than one Bid from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. If the OWNER believes that any Bidder is interested in more than one Bid for the WORK contemplated, all Bids in which such Bidder is interested will be rejected. If the OWNER believes that collusion exists among the Bidders, all Bids will be rejected.

**4.0 RESPONSIBILITY OF BIDDERS.** Only responsive Bids from responsible Bidders will be considered. A Bid submitted by a Bidder determined to be not responsible may be rejected. The OWNER may find a bidder to be not responsible for any one of the following reasons, but is not limited in its responsibility analysis to the following factors:

- A. Evidence of bid rigging or collusion;
- B. Fraud or dishonesty in the performance of previous contracts;
- C. Record of integrity;
- D. More than one bid for the same work from an individual, firm, or corporation under the same or different name;
- E. Unsatisfactory performance on previous or current contracts;
- F. Failure to pay, or satisfactorily settle, all bills due for labor and material on previous contracts;

## SECTION 00100 - INSTRUCTIONS TO BIDDERS

- G. Uncompleted work that, in the judgment of the OWNER, might hinder or prevent the bidder's prompt completion of additional work, if awarded;
- H. Failure to reimburse the OWNER for monies owed on any previous contracts;
- I. Default under previous contracts;
- J. Failure to comply with any qualification requirements of the OWNER; special standards for responsibility, if applicable, will be specified. These special standards establish minimum standards or experience required for a responsible Bidder on a specific contract;
- K. Engaging in any activity that constitutes a cause for debarment or suspension under the CBJ Procurement Code 53.50 or submitting a bid during a period of debarment;
- L. Lack of skill, ability, financial resources, or equipment required to perform the contract.
- M. Lack of legal capacity to contract.
- N. Bidders must be registered as required by law and in good standing for all amounts owed to the OWNER per Paragraph 21.0 of this Section.
- O. Failure to submit all completed documents as required and specified on the Bid Form, Section 00300.

Nothing contained in this section deprives the OWNER of its discretion in determining the lowest responsible bidder. Before a Bid is considered for award, a Bidder may be requested to submit information documenting its ability and competency to perform the WORK, according to general standards of responsibility and any special standards which may apply. It is Bidder's responsibility to submit sufficient, relevant, and adequate information. OWNER will make its determination of responsibility and has no obligation to request clarification or supplementary information.

**5.0 NON-RESPONSIVE BIDS.** Only responsive Bids will be considered. Bids may be considered non-responsive and may be rejected. Some of the reasons a Bid may be rejected for being non-responsive are:

- A. If a Bid is received by the CBJ Purchasing Division after the Deadline for Bids.
- B. If the Bid is on a form other than that furnished by the OWNER, or legible copies thereof; or if the form is altered or any part thereof is detached; or if the Bid is improperly signed.
- C. If there are unauthorized additions, conditional or alternate Bids, or irregularities of any kind which may tend to make the bid incomplete, indefinite, ambiguous as to its meaning, or in conflict with the OWNER's Bid document.
- D. If the Bidder adds any unauthorized conditions, limitations, or provisions reserving the right to accept or reject any award, or to enter into a contract pursuant to an award. This does not exclude a Bid limiting the maximum gross amount of awards acceptable to any one Bidder at any one Bid opening, provided that any selection of awards will be made by the OWNER.
- E. If the Bid does not contain a Unit Price for each pay item listed, except in the case of

## SECTION 00100 - INSTRUCTIONS TO BIDDERS

authorized alternate pay items.

- F. If the Bidder has not acknowledged receipt of each Addendum.
- G. If the Bidder fails to furnish an acceptable Bid guaranty with the Bid.
- H. If any of the Unit Prices Bid are excessively unbalanced (either above or below the amount of a reasonable Bid) to the potential detriment of the OWNER.
- I. If a Bid modification does not conform to Article 15.0 of this Section.
- J. Failure to submit all completed documents as required and specified on the Bid Form, Section 00300.

### **6.0 BIDDER'S EXAMINATION OF CONTRACT DOCUMENTS AND SITE.** It is the responsibility of each Bidder before submitting a Bid:

- A. To examine thoroughly the Contract Documents, and other related data identified in the Bidding documents (including "technical data" referred to below):
  - 1. To visit the site to become familiar with and to satisfy the Bidder as to the general and local conditions that may affect cost, progress, or performance, of the WORK,
  - 2. To consider federal, state and local laws and regulations that may affect cost, progress, or performance of the WORK,
  - 3. To study and carefully correlate the Bidder's observations with the Contract Documents, and other related data; and
  - 4. To notify the ARCHITECT of all conflicts, errors, or discrepancies in or between the Contract Documents and such other related data.

### **7.0 REFERENCE IS MADE TO THE SUPPLEMENTARY GENERAL CONDITIONS FOR IDENTIFICATION OF:**

- A. Those reports of explorations and tests of subsurface conditions at the site which have been utilized by the Architect of Record in the preparation of the Contract Documents. The Bidder may rely upon the accuracy of the technical data contained in such reports, however, the interpretation of such technical data, including any interpolation or extrapolation thereof, together with non-technical data, interpretations, and opinions contained therein or the completeness thereof is the responsibility of the Bidder.
- B. Those Drawings of physical conditions in or relating to existing surface and subsurface conditions (except underground utilities) which are at or contiguous to the site have been utilized by the Architect of Record in the preparation of the Contract Documents. The Bidder may rely upon the accuracy of the technical data contained in such Drawings, however, the interpretation of such technical data, including any interpolation or extrapolation thereof, together with nontechnical data, interpretations, and opinions contained in such Drawings or the completeness thereof is the responsibility of the Bidder.
- C. Copies of such reports and Drawings will be made available by the OWNER to any Bidder on request if said reports and Drawings are not bound herein. Those reports and Drawings are not part of the Contract Documents, but the technical data contained therein upon



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which the Bidder is entitled to rely, as provided in Paragraph SGC-4.2 of the Supplementary General Conditions, are incorporated herein by reference.

- D. Information and data reflected in the Contract Documents with respect to underground utilities at or contiguous to the site is based upon information and data furnished to the OWNER and the Architect of Record by the owners of such underground utilities or others, and the OWNER does not assume responsibility for the accuracy or completeness thereof unless it is expressly provided otherwise in the Supplementary General Conditions, or in Section 01530 - Protection and Restoration of Existing Facilities of the General Requirements.
- E. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders on subsurface conditions, underground utilities and other physical conditions, and possible changes in the Contract Documents due to differing conditions appear in Paragraphs 4.2, 4.3, and 4.4 of the General Conditions.
- F. Before submitting a Bid, each Bidder will, at Bidder's own expense, make or obtain any additional examinations, investigations, explorations, tests, and studies and obtain any additional information and data which pertain to the physical conditions (surface, subsurface, and underground utilities) at or contiguous to the site or otherwise which may affect cost, progress, or performance of the WORK and which the Bidder deems necessary to determine its Bid for performing the WORK in accordance with the time, price, and other terms and conditions of the Contract Documents.
- G. On request in advance, the OWNER will provide each Bidder access to the site to conduct such explorations and tests as each Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and shall clean up and restore the site to its former condition upon completion of such explorations.
- H. The lands upon which the WORK is to be performed, rights-of-way and easements for access thereto and other lands designated for use by the CONTRACTOR in performing the WORK are identified in the Contract Documents. All additional lands and access thereto required for temporary construction facilities or storage of materials and equipment are to be provided by the CONTRACTOR. Easements for permanent structures or permanent changes in existing structures are to be obtained and paid for by the OWNER unless otherwise provided in the Contract Documents.
- I. The submission of a Bid will constitute an incontrovertible representation by the Bidder that the Bidder has complied with every requirement of Article 6.0, "Bidder's Examination of Contract Documents and Site" herein, that without exception the Bid is premised upon performing the WORK required by the Contract Documents and such means, methods, techniques, sequences, or procedures of construction as may be indicated in or required by the Contract Documents, and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the WORK.

### 8.0 BID FORM.

- A. The Bid shall be made on the Bid Schedule(s) bound herein, or by another acceptable submission method as specified in Section 00030, Notice Inviting Bids, and shall contain the following: Sections 00300, 00310 or other specified acceptable form of Bid Schedule,

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the required Bid Security, and any other documents required in Section 00300 – Bid.

- B. All blanks on the Bid Form and Bid Schedule must be completed in ink or typed.
- C. Bids by corporations must be executed in the corporate name by the president, a vice-president (or other corporate officer). The corporate address and state of incorporation must appear below the signature.
- D. Bids by partnerships must be executed in the partnership name and be signed by a managing partner, and the official address of the partnership must appear below the signature.
- E. The Bidder's Bid must be signed. All names must be printed or typed below the signature.
- F. The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid form. Failure to acknowledge Addenda may render Bid non-responsive and may cause its rejection.
- G. The address to which communications regarding the Bid are to be directed must be shown.

**9.0 QUANTITIES OF WORK.** The quantities of WORK, or material, stated in Unit Price items of the Bid are supplied only to give an indication of the general scope of the WORK; the OWNER does not expressly or by implication agree that the actual amount of WORK, or material, will correspond therewith, and reserves the right after award to increase or decrease the amount of any Unit Price item of the WORK by an amount up to and including 25 percent of any Bid item, without a change in the Unit Price, and shall include the right to delete any Bid item in its entirety, or to add additional Bid items up to and including an aggregate total amount not to exceed 25 percent of the Contract Price (see Section 00700 - General Conditions, Article 10 Changes In the WORK).

**10.0 SUBSTITUTE OR "OR-EQUAL" ITEMS.** Substitution requests are not accepted during the bidding process. The procedure for the submittal of substitute or "or-equal" products is specified in Section 013300 – Contractor Submittals.

**11.0 SUBMISSION OF BIDS.** The Bid shall be delivered by the time and to the place stipulated in Section 00030 - Notice Inviting Bids. It is the Bidder's sole responsibility to see that its Bid is received in proper time. Hand-delivered, mailed, courier-delivered, oral, telegraphic, emailed, or faxed Bids will not be considered.

**12.0 BID SECURITY, BONDS, AND INSURANCE.** Each Bid shall be accompanied by a certified, or cashier's check, or approved Bid Bond in an amount of at least 5 percent of the total Bid price. The "total Bid price" is the amount of the Base Bid, plus the amount of alternate Bids, if any, which total to the maximum amount for which the CONTRACT could be awarded. Said check or Bond shall be made payable to the OWNER and shall be given as a guarantee that the Bidder, if offered the WORK, will enter into an Agreement with the OWNER, and will furnish the necessary insurance certificates, Payment Bond, and Performance Bond; each of said Bonds, if required, and insurance amounts shall be as stated in the Supplementary General Conditions. In case of refusal or failure to enter into said Agreement, the check or Bid Bond, as the case may be, may be forfeited to the OWNER. If the Bidder elects to furnish a Bid Bond as its Bid security, the Bidder shall use the Bid Bond form bound herein, or one conforming substantially to it in form. Bid Bonds must be accompanied by a legible Power of Attorney.

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Bid Bonds shall be submitted by being scanned and uploaded to Public Purchase along with the other required Bid documents. When a Bid security check is used, it must be received by the Purchasing Division prior to the Deadline for Bids. Bid security checks will be time and date stamped by the Purchasing Division, which will establish the official time of receipt.

In addition to uploading a scanned file of the Bid Bond, the original hardcopy Bid Bond shall be submitted and received by the CBJ Contracts Office by 2:00 p.m. Alaska Time no more than seven calendar days after Bid Opening.

In lieu of the original hardcopy Bid Bond submittal requirement, bidders who have a Surety 2000 Bid Bond ID may validate their Bid Bond with Surety 2000 within the Bid Bond Response Information Form in the Public Purchase bid page.

Bid security checks shall be submitted in a sealed envelope that clearly indicates: that a bid security check is enclosed, the name of the bidding firm, and the project name and number. The envelope must not reveal the check amount so that the final Bid price will not be known until the sealed bids are opened.

Bid security checks delivered **in person** or by **courier** service must be delivered to:

**PHYSICAL LOCATION:**

City and Borough of Juneau, Purchasing Division  
105 Municipal Way, Room 300  
Juneau, AK 99801

Bid security checks delivered by **U.S. Postal Service** must be mailed to:

**MAILING ADDRESS:**

City and Borough of Juneau, Purchasing Division  
155 South Seward Street  
Juneau, AK 99801

**Mailing/delivery times to Alaska may take longer than other areas of the U.S.** Late bid security checks may cause a Bid to be deemed non-responsive.

**13.0 RETURN OF BID SECURITY.** The OWNER will return all Bid security checks (certified or cashier's) accompanying such of the Bids as are not considered in making the award. All other Bid securities will be held until the Agreement has been executed. Following execution of the Agreement, all other Bid security checks will be returned to the respective Bidders whose Bids they accompanied and Bid security bonds will be appropriately discarded.

**14.0 DISCREPANCIES IN BIDS.** In the event there is more than one Pay Item in a Bid Schedule, the Bidder shall furnish a price for all Pay Items in the schedule, and failure to do so may render the Bid non-responsive and cause its rejection. In the event there are Unit Price Pay Items in a Bid Schedule and the "amount" indicated for a Unit Price Bid Item does not equal the product of the Unit Price and quantity, the Unit Price shall govern and the amount will be corrected accordingly, and the Bidder shall be bound by said correction. In the event there is more than one Pay Item in a Bid Schedule and the total indicated for the schedule does not agree with the sum of the prices Bid on the individual items, the prices Bid on the individual items shall govern and the total for the schedule will be corrected accordingly, and the Bidder shall be bound by said correction.

**15.0 BID MODIFICATIONS AND UNAUTHORIZED ALTERNATIVE BIDS.**

- A. Any bidder may deliver a modification to a bid in person, by mail or fax (907-586-4561), provided that such modification is received by the Purchasing Division no later than the

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deadline for bids. Modifications will be time and date stamped by the Purchasing Division, which will establish the official time of receipt of the modification. The modification must not reveal the bid price but should be in the form of an addition or subtraction or other modification so that the final prices will not be known until the sealed bid is opened.

The Bid modifications shall be provided on the **Bid Modification Form** located at the end of this Section. Submittal of any other form by the vendor may deem the modification unacceptable by the OWNER. **A mail or fax modification should not reveal the Bid price but should provide the addition or subtraction or other modification so that the final prices will not be known by the City and Borough until the sealed Bid is opened.** Submitted Modification forms shall include the modification to the unit price or lump sum amount of each pay item modified.

**FAX DISCLAIMER:** It is the responsibility of the bidder to submit modifications in a timely manner. Bidders' use of a fax machine to modify their bid shall be at bidders' sole risk. The Purchasing Division will attempt to keep the fax machine in good working order but will not be responsible for bid modifications that are late due to mechanical failure, a busy fax machine, or any other cause arising from bidder's use of a fax machine, even if bidder submits a transmission report or provides other confirmation indicating that the bidder transmitted a bid modification prior to the deadline. The City will not be responsible for its failure to receive the modification whether such failure is caused by equipment or human error, or otherwise. Bidders are therefore strongly encouraged to confirm receipt of their bid modification with the Purchasing Division (907-586-5215) prior to deadline.

- B. Conditioned bids, limitations, or provisos attached to the Bid or bid modification will render it unauthorized and cause its rejection as being non-responsive. The completed Bid forms shall be without interlineations, alterations, or erasures in the printed text. All changes shall be initialed by the person signing the Bid. Alternative Bids will not be considered unless called for.

**16.0 WITHDRAWAL OF BID.** Prior to the Deadline for Bids, the Bid may be withdrawn by the Bidder by means of a written request, signed by the Bidder or its properly authorized representative. Such written request must be delivered to the place stipulated in the Notice Inviting Bids for receipt of Bids.

### **17.0 AWARD OF CONTRACT.**

- A. Award of a contract, if it is awarded, will be on the basis of materials and equipment described in the Drawings or specified in the Technical Specifications and will be made to the lowest responsive, responsible Bidder whose Bid complies with all the requirements prescribed. Unless otherwise specified, any such award will be made within the period stated in the Notice Inviting Bids that the Bids are to remain open. Unless otherwise indicated, a single award will be made for all the Bid items in an individual Bid Schedule.
- B. If the OWNER has elected to advertise this Project with a Base Bid and Alternates, the OWNER may elect to award the contract for the Base Bid, or the Base Bid in combination with one or more Alternates selected by the OWNER. In either case, award shall be made to the responsive, responsible bidder offering the lowest total Bid for the WORK to be awarded.

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- C. Low Bidder will be determined on the basis of the lowest total of the Base Bid plus combinations of Alternates in order of priority as listed below within the limits of available funding.

Priority No.

Alternate No. 1: Balance Douglas Fire Station and Library air-side and water-side systems as specified on Mechanical Drawing Sheet M401, Douglas Fire Station and Library Scope of Work. Section B: Additive Bid Item 1.

Alternate No. 2: Balance Consolidated Public Works Facility HVAC air-side and water-side systems as specified on Mechanical Drawing Sheet M301, Consolidated Public Works Facility Scope of Work, Section B: Additive Bid Item 2.

Alternate No. 3: Balance Treadwell Arena HVAC air-side and water-side systems as specified on Mechanical Drawing Sheet M201, Treadwell Arena Scope of Work, Section B: Additive Bid Item 3 .

- D. Award of a contract is subject to the adoption of an appropriation of funds by the City Assembly.

### 18.0 EXECUTION OF AGREEMENT.

- A. All Bids of value greater than \$1,000,000 must be approved by the CBJ Assembly. After the CBJ Assembly has approved the award and after the Bid protest period, the OWNER will issue a Notice of Intent to Award to the approved Bidder. The Bidder to whom award is made shall execute a written Agreement with the OWNER on the Agreement form, Section 00500, collect insurance, and shall furnish all certificates and Bonds required by the Contract Documents within 10 Days (calendar) from the date of the Notice of Intent to Award letter.
- B. Failure or refusal to enter into the Agreement as herein provided or to conform to any of the stipulated requirements in connection therewith shall be just cause for annulment of the award and forfeiture of the Bid security. If the lowest responsive, responsible Bidder refuses or fails to execute the Agreement, the OWNER may award the contract to the second lowest responsive, responsible Bidder. If the second lowest responsive, responsible Bidder refuses or fails to execute the Agreement, the OWNER may award the contract to the third lowest responsive, responsible Bidder. On the failure or refusal of such second or third lowest Bidder to execute the Agreement, each such Bidder's Bid securities shall be likewise forfeited to the OWNER.

19.0 **LIQUIDATED DAMAGES.** Provisions for liquidated damages if any, are set forth in Section 00500 - Agreement.

### 20.0 FILING A PROTEST.

- A. A Bidder may protest the proposed award of a competitive sealed Bid by the City and Borough of Juneau. The protest shall be executed in accordance with CBJ Ordinance

## SECTION 00100 - INSTRUCTIONS TO BIDDERS

53.50.062 PROTESTS and CBJ Ordinance 53.50.080 ADMINISTRATION OF PROTEST. The entire text of the CBJ Purchasing Ordinance can be accessed at the CBJ website, <http://www.juneau.org/law/code/code.php>, or call the CBJ Purchasing Division at (907) 586-5215 for a copy of the ordinance.

B. Late protests shall not be considered by the CBJ Purchasing Officer.

**21.0 CONTRACTOR'S GOOD STANDING WITH CBJ FINANCE DEPARTMENT:** Contractors must be in good standing with the CBJ prior to award, and prior to any contract renewals, and in any event no later than seven business days following notification by the CBJ of intent to award. **Good standing** means: all amounts owed to the CBJ are current and the Contractor is not delinquent with respect to any taxes, fees, assessment, or other monies due and owed the CBJ, or a Confession of Judgment has been executed and the Contractor is in compliance with the terms of any stipulation associated with the Confession of Judgment, including being current as to any installment payments due; and Contractor is current in all CBJ reporting obligations (such as sales tax registration and reporting and business personal property declarations). Failure to meet these requirements may be cause for rejection of your bid. To determine if your business is in good standing, or for further information, contact the CBJ Finance Department's Sales Tax Division at (907) 586-5215 for sales tax issues, Assessor's Office at (907)586-5215 for business personal property issues, or Collections Division at (907) 586-5215 for all other accounts.

**22.0 PERMITS AND LICENSES.** The CONTRACTOR is responsible for all WORK associated with meeting any local, state, and/or federal permit and licensing requirements.

**SECTION 00100 - INSTRUCTIONS TO BIDDERS**

CITY AND BOROUGH OF JUNEAU  
PURCHASING DIVISION  
FAX NO. 907-586-4561

**BID MODIFICATION FORM**

Modification Number: \_\_\_\_\_

Note: All modifications shall be made to the original bid amount(s). If more than one Modification form is submitted by any one bidder, changes from all Modification forms submitted will be combined and applied to the original bid. Changes to the modified Bid amounts will be calculated by the OWNER. Bidder may use multiple modification pages if required.

<b>PAY ITEM NO.</b>	<b>PAY ITEM DESCRIPTION</b>	<b>MODIFICATIONS TO LUMP SUM (indicate +/-)</b>
Base Bid	Provide DDC control systems at the Treadwell Ice Arena, the Consolidated Public Works Facility, and the Douglas Fire Station/Library. Connect the facilities via a VLAN to the CBJ network and host the DDC systems from a DDC server located in the Municipal Building.	

**Base Bid Total Increase or Decrease: \$** \_\_\_\_\_

<b>PAY ITEM No.</b>	<b>ALTERNATE PAY ITEM DESCRIPTION</b>	<b>MODIFICATIONS TO LUMP SUM (indicate +/-)</b>
Alternate No.1	Balance Douglas Fire Station and Library air-side and water-side systems	
Alternate No. 2	Balance Consolidated Public Works Facility HVAC air-side and water-side systems	
Alternate No. 3	Balance Treadwell Arena HVAC air-side and water-side systems	

**Alternate Total Increase or Decrease: \$** \_\_\_\_\_

\_\_\_\_\_  
**Name of Bidding Firm**

\_\_\_\_\_  
**Responsible Party Signature**

\_\_\_\_\_  
**Printed Name (must be an authorized signatory for Bidding Firm)**

**END OF SECTION**

**SECTION 00300 - BID**

**BID TO: THE CITY AND BOROUGH OF JUNEAU**

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER on the form included in the Contract Documents (as defined in Article 7 of Section 00500 - Agreement) to perform the WORK as specified or indicated in said Contract Documents entitled

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

2. Bidder accepts all of the terms and conditions of the Contract Documents, including without limitation those in the "Notice Inviting Bids" and "Instructions to Bidders," dealing with the disposition of the Bid Security.
3. This Bid will remain open for the period stated in the "Notice Inviting Bids" unless otherwise required by law. Bidder will enter into an Agreement within the time and in the manner required in the "Notice Inviting Bids" and the "Instructions to Bidders," and will furnish insurance certificates, Payment Bond, Performance Bond, and any other documents as may be required by the Contract Documents.
4. Bidder has familiarized itself with the nature and extent of the Contract Documents, WORK, site, locality where the WORK is to be performed, the legal requirements (federal, state and local laws, ordinances, rules, and regulations), and the conditions affecting cost, progress or performance of the WORK and has made such independent investigations as Bidder deems necessary.
5. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.
6. To all the foregoing, and including all Bid Schedule and information required of Bidder contained in this Bid Form, said Bidder further agrees to complete the WORK required under the Contract Documents within the Contract Time stipulated in said Contract Documents, and to accept in full payment therefore the Contract Price based on the total bid price(s) named in the aforementioned Bid Schedule.
7. Bidder has examined copies of all the Contract Documents including the following Addenda (receipt of all of which is hereby acknowledged by the Undersigned):

Addenda No.	Date Issued	Addenda No.	Date Issued

**Give number and date of each Addenda above. Failure to acknowledge receipt of all Addenda may cause the Bid to be non-responsive and may cause its rejection.**



**SECTION 00300 - BID**

8. The Bidder has read this Bid and agrees to the conditions as stated herein by signing its signature in the space provided below.

Dated: _____	Bidder: _____ (Company Name)
Alaska CONTRACTOR's Business License No: _____	By: _____ (Signature)
Alaska CONTRACTOR's License No: _____	Printed Name: _____ Title: _____
Telephone No: _____	Address: _____ (Street or P.O. Box)
Fax No: _____	_____ (City, State, Zip)
E-mail: _____	

9. TO BE CONSIDERED, ALL BIDDERS MUST COMPLETE AND INCLUDE THE FOLLOWING AT THE TIME OF THE DEADLINE FOR BIDS. MISSING DOCUMENTS WILL DEEM THIS BID NON-RESPONSIVE:

- Bid, Section 00300 (includes Addenda receipt statement)
- Completed Bid Schedule, Section 00310, or other acceptable form of Bid Schedule as specified in Section 00030, Notice Inviting Bids
- Bid Security (Bid Bond, Section 00320, or by a certified or cashier's check as stipulated in the Notice Inviting Bids, Section 00030)
- **Contractor Financial Responsibility, Section 00370**

10. The apparent low Bidder is required to complete and submit the following documents by 4:30 p.m. on the **fifth business day** following the date of the Posting Notice.

- Subcontractor Report, Section 00360

The apparent low Bidder who fails to submit the completed Subcontractor Report within the time specified in Section 00360 – Subcontractor Report, may be found to be not a responsible Bidder and may be required to forfeit the Bid security. The OWNER may then consider the next lowest Bidder for award of the contract.

11. The successful Bidder will be required to submit, **within ten Days (calendar)** after the date of the “Notice of Intent to Award” letter, the following executed documents:

- Agreement Forms, Section 00500
- Performance Bond, Section 00610
- Payment Bond, Section 00620
- Certificates of Insurance, (CONTRACTOR) Section 00700 and Section 00800

**END OF SECTION**

**SECTION 00310 - BID SCHEDULE**

**Bid Schedule for construction of BE22-272 Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-HVAC Control Upgrades , in accordance with the Contract Documents.**

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**BASE BID** - Furnish all labor, equipment and materials to Provide DDC control systems at the Treadwell Ice Arena, the Consolidated Public Works Facility, and the Douglas Fire Station/Library. Connect the facilities via a VLAN to the CBJ network and host the DDC systems from a DDC server located in the Municipal Building.

Treadwell Ice Arena: Remove the Direct Digital Control (DDC) system, provide a new DDC system, and measure and balance the HRV-2 and HRV-3 supply, return, and exhaust airflows at the system level when in locker room unoccupied mode. See Sheet M201 for Treadwell Arena Scope of Work for details.

Consolidated Public Works Facility: Remove the DDC system and provide a new DDC system. Measure and set the minimum outside airflow and damper position for AHU-1, AHU-2, and AHU-3. Determine exhaust fan speeds to balance the supply and exhaust airflow for the range of outside air damper positions from minimum to full outside air during balancing. See Sheet M301 for Consolidated Public Works Scope of Work for details.

Douglas Fire Station/Library: Remove the pneumatic and electric control system and provide a new DDC system. AHU-1, AHU-2, and AHU-3: Measure and set the minimum outside airflow and damper position. Replace balance valves and balance the hydronic heating system. See Sheet M401 for Douglas Fire Station and Library Scope of Work for details

**TOTAL BASE BID** \$ \_\_\_\_\_  
(Price in Figures)

**ADDITIVE ALTERNATE NO. 1** - Furnish all labor, equipment and materials and perform all WORK to Balance Douglas Fire Station and Library air-side and water-side systems as specified on Mechanical Drawing Sheet M401, Douglas Fire Station and Library Scope of Work. Section B: Additive Bid Item 1.

**TOTAL ADDITIVE ALTERNATE NO. 1** \$ \_\_\_\_\_  
(Price in Figures)

**ADDITIVE ALTERNATE NO. 2** - Furnish all labor, equipment and materials and perform all WORK to Balance Consolidated Public Works Facility HVAC air-side and water-side systems as specified on Mechanical Drawing Sheet M301, Consolidated Public Works Facility Scope of Work, Section B: Additive Bid Item 2.

**TOTAL ADDITIVE ALTERNATE NO. 2** \$ \_\_\_\_\_  
(Price in Figures)

**SECTION 00310 - BID SCHEDULE**

**ADDITIVE ALTERNATE NO. 3** - Furnish all labor, equipment and materials and perform all WORK to Balance Treadwell Arena HVAC air-side and water-side systems as specified on Mechanical Drawing Sheet M201, Treadwell Arena Scope of Work, Section B: Additive Bid Item 3.

**TOTAL ADDITIVE ALTERNATE NO. 3**      \$ \_\_\_\_\_  
**(Price in Figures)**

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**Date:** \_\_\_\_\_      **Bidder:** \_\_\_\_\_  
**(Company Name)**

**END OF SECTION**

**SECTION 00320 - BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, that \_\_\_\_\_  
\_\_\_\_\_ as Principal, and \_\_\_\_\_  
as Surety, are held and firmly bound unto **THE CITY AND BOROUGH OF JUNEAU** hereinafter called  
"OWNER," in the sum of \_\_\_\_\_  
\_\_\_\_\_ dollars, (not less than five percent of the total amount of the Bid) for  
the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators,  
successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a Bid to said OWNER to perform the WORK required under  
the Bid Schedule of the OWNER's Contract Documents entitled

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

NOW THEREFORE, if said Principal is awarded a contract by said OWNER and, within the time and  
in the manner required in the "Notice Inviting Bids" and the "Instructions to Bidders" enters into a written  
Agreement on the form of Agreement bound with said Contract Documents, furnishes the required certificates  
of insurance, and furnishes the required Performance Bond and Payment Bond, then this obligation shall be  
null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by  
said OWNER and OWNER prevails, said Surety shall pay all costs incurred by said OWNER in such suit,  
including a reasonable attorney's fee to be fixed by the court.

SIGNED AND SEALED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(SEAL) \_\_\_\_\_  
(Principal)

(SEAL) \_\_\_\_\_  
(Surety)

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

**END OF SECTION**

**SECTION 00360 - SUBCONTRACTOR REPORT**

**LIST OF SUBCONTRACTORS (AS 36.30.115)**

The apparent low Bidder must submit a list of Subcontractors that the Bidder proposes to use in the performance of this contract on the fifth business day following the Posting Notice of Bids. If the fifth day falls on a weekend or holiday, the report is due by close of business on the next business Day following the weekend or holiday. The Subcontractor Report list must include each Subcontractor's name, address, location, evidence of valid Alaska Business License, and valid Alaska Contractor's Registration under AS 08.18. **If no Subcontractors are to be utilized in the performance of the WORK, write in ink or type "NONE" on line (1) below**

<u>SUBCONTRACTOR</u>	<sup>1</sup> AK Contractor <u>License No.</u>	<sup>1</sup> <u>Contact Name</u>	<u>Type of</u>	<u>Contract</u>	✓ i f <u>DBE</u>
<u>ADDRESS</u>	<sup>2</sup> AK Business <u>License No.</u>	<sup>2</sup> <u>Phone No.</u>	<u>Work</u>	<u>Amount</u>	
1. _____ _____ _____	1 _____ 2 _____	_____ _____	_____ _____	\$ _____	<input type="checkbox"/>
2. _____ _____ _____	1 _____ 2 _____	_____ _____	_____ _____	\$ _____	<input type="checkbox"/>
3. _____ _____ _____	1 _____ 2 _____	_____ _____	_____ _____	\$ _____	<input type="checkbox"/>
4. _____ _____ _____	1 _____ 2 _____	_____ _____	_____ _____	\$ _____	<input type="checkbox"/>

I certify that the above listed Alaska Business License(s) and CONTRACTOR Registration(s), if applicable, were valid at the time Bids were opened for this Project.

\_\_\_\_\_  
CONTRACTOR, Authorized Signature

\_\_\_\_\_  
CONTRACTOR, Printed Name

\_\_\_\_\_  
COMPANY

## SECTION 00360 - SUBCONTRACTOR REPORT

- A. Bidder may replace a listed Subcontractor if the Subcontractor:
1. fails to comply with AS 08.18;
  2. files for bankruptcy or becomes insolvent;
  3. fails to execute a contract with the Bidder involving performance of the WORK for which the Subcontractor was listed and the Bidder acted in good faith;
  4. fails to obtain bonding;
  5. fails to obtain insurance acceptable to the OWNER;
  6. fails to perform the contract with the Bidder involving work for which the Subcontractor was listed;
  7. must be substituted in order for the CONTRACTOR to satisfy required state and federal affirmative action requirements;
  8. refuses to agree or abide with the Bidder's labor agreement; or
  9. is determined by the OWNER not to be responsible.
  10. is not in "Good Standing" with the OWNER as required in Article 21.0 in Section 00100 – Instructions to Bidders.
- B. If a Bidder fails to list a Subcontractor or lists more than one Subcontractor for the same portion of WORK, the Bidder shall be considered to have agreed to perform that portion of WORK without the use of a Subcontractor and to have represented the Bidder to be qualified to perform that WORK.
- C. A Bidder who attempts to circumvent the requirements of this section by listing as a Subcontractor another contractor who, in turn, sublets the majority of the WORK required under the contract violates this section.
- D. If a contract is awarded to a Bidder who violates this section, the OWNER may:
1. cancel the contract; or
  2. after notice and a hearing, assess a penalty on the Bidder in an amount that does not exceed 10 percent of the value of the subcontract at issue.
- E. On the Subcontractor Report, the apparent low Bidder must list any Subcontractors anticipated to perform WORK with a value of greater than one-half of one percent of the intended award amount, or \$2,000, whichever is less.
- F. An apparent low Bidder who fails to submit a completed Subcontractor Report within the time specified in this section may be found to be not a responsible Bidder and may be required to forfeit the Bid security. The OWNER will then consider the next lowest Bidder for award of the contract.

**END OF SECTION**

**SECTION 00370 - CONTRACTOR'S FINANCIAL RESPONSIBILITY**

To be considered, all bidders must complete and include this form *at the time of the deadline for bids*. Attach additional sheets as necessary to respond to questions.

**PROJECT: Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library- HVAC Control Upgrades**

As the General Contractor on this project, I intend to subcontract \_\_\_\_\_% of the total value of this contract.

**A. EXPERIENCE**

1. Have you ever failed to complete a contract due to insufficient resources?

No  Yes If YES, explain:

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2. Describe arrangements you have made to finance this work:

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3. Have you had previous construction contracts or subcontracts with the City and Borough of Juneau?

Yes  No

4. Describe your most recent or current contract, its completion date, and scope of work:

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5. List below, and/or as an attachment to this questionnaire, other construction projects you have completed, dates of completion, scope of work, and total contract amount for each project completed in the past twelve months.

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**SECTION 00370 - CONTRACTOR'S FINANCIAL RESPONSIBILITY**

6. Per Alaska Statute 36.90.210, on previously awarded public contracts (including contracts still in progress), have you ever failed to pay a subcontractor **or** material supplier **within eight working days** after receiving payment from the Owner (for projects occurring within the last 3 years)?

Yes       No      If yes, please attach a detailed explanation for **each** occurrence.

**B. EQUIPMENT**

1. Describe below, and/or as an attachment, the equipment you have available and intend to use for this project.

ITEM	QUANTITY	MAKE	MODEL	SIZE/CAPACITY	PRESENT MARKET VALUE

2. Do you propose to purchase any equipment for use on this project not listed on table B-1?

No     Yes    If YES, describe type, quantity, and approximate cost:

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3. Do you propose to rent any equipment for this work not listed on table B-1?

No     Yes    If YES, describe type and quantity:

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**SECTION 00370 - CONTRACTOR'S FINANCIAL RESPONSIBILITY**

4. Is your bid based on firm offers for all materials necessary for this project?

Yes  No If NO, please explain:

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**I hereby certify that the above statements are true and complete.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**SECTION 00500 - AGREEMENT**

THIS AGREEMENT is between THE CITY AND BOROUGH OF JUNEAU (hereinafter called OWNER) and \_\_\_\_\_ (hereinafter called CONTRACTOR) OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

**ARTICLE 1. WORK.**

CONTRACTOR shall complete the WORK as specified or as indicated under the Bid Schedule of the OWNERS Contract Documents **Contract BE22-272, Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library- HVAC Control Upgrades.**

The WORK is generally described as follows: Provide DDC control systems at the Treadwell Ice Arena, the Consolidated Public Works Facility, and the Douglas Fire Station/Library. Connect the facilities via a VLAN to the CBJ network and host the DDC systems from a DDC server located in the Municipal Building.

Treadwell Ice Arena: Remove the Direct Digital Control (DDC) system, provide a new DDC system, and measure and balance the HRV-2 and HRV-3 supply, return, and exhaust airflows at the system level when in locker room unoccupied mode. See Sheet M201 for Treadwell Arena Scope of Work for details.

Consolidated Public Works Facility: Remove the DDC system and provide a new DDC system. Measure and set the minimum outside airflow and damper position for AHU-1, AHU-2, and AHU-3. Determine exhaust fan speeds to balance the supply and exhaust airflow for the range of outside air damper positions from minimum to full outside air during balancing. See Sheet M301 for Consolidated Public Works Scope of Work for details.

Douglas Fire Station/Library: Remove the pneumatic and electric control system and provide a new DDC system. AHU-1, AHU-2, and AHU-3: Measure and set the minimum outside airflow and damper position. Replace balance valves and balance the hydronic heating system. See Sheet M401 for Douglas Fire Station and Library Scope of Work for details

The WORK to be paid under this contract shall include the following: Base Bid and Additive Alternate Nos. \_\_\_ as shown in Section 00310 - Bid Schedule.

**ARTICLE 2. CONTRACT COMPLETION TIME.**

**Work Description**

**Completion Date**

Substantial Completion Date	February 6, 2023
Final Completion Date	March 6, 2023

**ARTICLE 3. DATE OF AGREEMENT**

The date of this agreement will be the date of the last signature on page three of this section.

**ARTICLE 4. LIQUIDATED DAMAGES.**

OWNER and the CONTRACTOR recognize that time is of the essence of this Agreement and that the OWNER will suffer financial loss if the WORK is not completed within the time specified in Article 2 herein, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. They also recognize the delays, expense, and difficulties involved in proving in a legal proceeding the actual damages suffered by the OWNER if the WORK is not completed on time. Accordingly, instead of requiring any such proof, the OWNER and the CONTRACTOR agree that as liquidated damages for delay (but not as a penalty)

## SECTION 00500 - AGREEMENT

the CONTRACTOR shall pay the OWNER **\$250** for each Day that expires after the completion time(s) specified in Article 2 herein. The amount of liquidated damages specified above is agreed to be a reasonable estimate based on all facts known as of the date of this Agreement.

### ARTICLE 5. CONTRACT PRICE.

OWNER shall pay CONTRACTOR for completion of the WORK in accordance with the Contract Documents in current funds the amount set forth in the Bid Schedule. The CONTRACTOR agrees to accept as full and complete payment for all WORK to be done in this contract for: **Contract BE22-272, Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library- HVAC Control Upgrades, those** Lump Sum amounts as set forth in the Bid Schedule in the Contract Documents for this Project.

The total amount of this contract shall be \_\_\_\_\_ (\$ \_\_\_\_\_), except as adjusted in accordance with the provisions of the Contract Documents.

### ARTICLE 6. PAYMENT PROCEDURES.

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by the ARCHITECT as provided in the General Conditions.

Progress payments will be paid in full in accordance with Article 14 of the General Conditions until ninety (90) percent of the Contract Price has been paid. The remaining ten (10) percent of the Contract Price may be retained, in accordance with applicable Alaska State Statutes, until final inspection, completion, and acceptance of the Project by the OWNER.

### ARTICLE 7. CONTRACT DOCUMENTS.

The Contract Documents which comprise the entire Agreement between OWNER and CONTRACTOR concerning the WORK consist of this Agreement (pages 00500-1 to 00500-6, inclusive) and the following sections of the Contract Documents:

- Table of Contents (pages 00030-1 to 00030-2, inclusive).
- Notice Inviting Bids (pages 00030-1 to 00030-2, inclusive).
- Instructions to Bidders (pages 00100-1 to 00100-10, inclusive).
- Bid (pages 00300-1 to 00300-2, inclusive).
- Bid Schedule (pages 00310-1 to 00310-2, inclusive).
- Bid Bond (page 00320-1, inclusive) or Bid Security.
- Subcontractor Report (pages 00360-1 to 00360-2, inclusive).
- Contractor Financial Responsibility (pages 00370-1 to 00370-3, inclusive).
- Performance Bond (pages 00610-1 to 00610-2, inclusive).
- Payment Bond (pages 00620-1 to 00620-2, inclusive).
- Insurance Certificate(s).
- General Conditions (pages 00700-1 to 00700-44, inclusive).
- Supplementary General Conditions (pages 00800-1 to 00800-6, inclusive).
- Alaska Labor Standards, Reporting, and Prevailing Wage Determination (page 00830-1).
- Technical Specifications as listed in the Table of Contents.
- Drawings consisting of 25 sheets, as listed in the Table of Contents.
- Addenda numbers \_\_\_\_\_ to \_\_\_\_\_, inclusive.
- Change Orders which may be delivered or issued after the Date of the Agreement and which are not attached hereto.

**SECTION 00500 - AGREEMENT**

There are no Contract Documents other than those listed in this Article 7. The Contract Documents may only be amended by Change Order as provided in Paragraph 3.3 of the General Conditions.

**ARTICLE 8. MISCELLANEOUS.**

Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.

No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents. This Agreement shall be governed by the laws of the State of Alaska. Jurisdiction shall be in the State of Alaska, First Judicial District.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have caused this Agreement to be executed on the date listed below signed by OWNER.

**OWNER:**

**CONTRACTOR:**

\_\_\_\_\_  
City and Borough of Juneau

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

By: Duncan Rorie Watt, City & Borough Manager  
(Printed Name)

By: \_\_\_\_\_  
(Printed Name, Authority or Title)

Date: \_\_\_\_\_

Date: \_\_\_\_\_  
(CONTRACTOR Signature Date)

OWNER's address for giving notices:

CONTRACTOR's address for giving notices:

\_\_\_\_\_  
155 South Seward Street

\_\_\_\_\_

\_\_\_\_\_  
Juneau, Alaska 99801

\_\_\_\_\_

\_\_\_\_\_  
907-586-0800      907-586-4530  
(Telephone)      (Fax)

\_\_\_\_\_  
(Telephone)      (Fax)

\_\_\_\_\_  
(E-mail address)

CONTRACTOR License No. \_\_\_\_\_

SECTION 00500 - AGREEMENT

CERTIFICATE  
(if Corporation)

STATE OF )  
 ) SS:  
COUNTY OF )

I HEREBY CERTIFY that a meeting of the Board of Directors of the \_\_\_\_\_ a corporation existing under the laws of the State of \_\_\_\_\_, held on \_\_\_\_\_, 20\_\_\_\_, the following resolution was duly passed and adopted:

“RESOLVED, that \_\_\_\_\_, as \_\_\_\_\_ President of the Corporation, be and is hereby authorized to **execute the Agreement** with the CITY AND BOROUGH OF JUNEAU and this corporation and that the execution thereof, attested by the Secretary of the Corporation, and with the Corporate Seal affixed, shall be the official act and deed of this Corporation.”

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the corporation this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Secretary

(SEAL)

SECTION 00500 - AGREEMENT

CERTIFICATE  
(if Partnership)

STATE OF )  
 ) SS:  
COUNTY OF )

I HEREBY CERTIFY that a meeting of the Partners of the \_\_\_\_\_ a partnership existing under the laws of the State of \_\_\_\_\_, held on \_\_\_\_\_, 20\_\_\_\_, the following resolution was duly passed and adopted:

"RESOLVED, that \_\_\_\_\_, as \_\_\_\_\_ of the Partnership, be and is hereby authorized to **execute the Agreement** with the CITY AND BOROUGH OF JUNEAU and this partnership and that the execution thereof, attested by the \_\_\_\_\_ shall be the official act and deed of this Partnership."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_\_.

Secretary

(SEAL)

SECTION 00500 - AGREEMENT

CERTIFICATE  
(if Joint Venture)

STATE OF )  
 ) SS:  
COUNTY OF )

I HEREBY CERTIFY that a meeting of the Principals of the

\_\_\_\_\_ a joint venture existing under the laws of the

State of \_\_\_\_\_, held on \_\_\_\_\_, 20\_\_\_\_, the following resolution was duly passed and adopted:

"RESOLVED, that \_\_\_\_\_, as \_\_\_\_\_ of the Joint Venture, be and is hereby authorized to **execute the Agreement** with the CITY AND BOROUGH OF JUNEAU and this joint venture and that the execution thereof, attested by the \_\_\_\_\_ shall be the official act and deed of this Joint Venture."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_\_.

Secretary

(SEAL)

END OF SECTION

**SECTION 00610 - PERFORMANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS: That we \_\_\_\_\_  
(Name of CONTRACTOR)

a \_\_\_\_\_  
(Corporation, Partnership, Individual)

hereinafter called "Principal" and \_\_\_\_\_  
(Surety)

of \_\_\_\_\_, State of \_\_\_\_\_ hereinafter called the "Surety", are held and firmly bound to the CITY AND BOROUGH of JUNEAU, ALASKA hereinafter called "OWNER", for the penal sum  
(Owner) (City and State)

of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the CONTRACTOR has entered into a certain contract with the OWNER, the effective date of which is (CBJ Contracts Office to fill in effective date) \_\_\_\_\_, a copy of which is hereto attached and made a part hereof for the construction of:

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

NOW, THEREFORE, if the Principal shall truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof, which may be granted by the OWNER, with or without notice to the Surety, and if it shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the Specifications.

PROVIDED, FURTHER, that no final settlement between the OWNER and the Principal shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.



**SECTION 00610 - PERFORMANCE BOND**

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

IN WITNESS WHEREOF, this instrument is issued in two (2) identical counterparts, each one of which shall be deemed an original.

**CONTRACTOR:**

By: \_\_\_\_\_

(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Mailing Address)

\_\_\_\_\_  
(City, State, Zip Code)

**SURETY:**

By: \_\_\_\_\_

(Signature of Attorney-in-Fact)

Date Issued: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Mailing Address)

\_\_\_\_\_  
(City, State, Zip Code)

**(Affix SURETY'S SEAL)**

**NOTE: If CONTRACTOR is Partnership, all Partners must execute bond.**

**TREADWELL, PW STREETS, & DOUGLAS  
FS/LIBRARY- HVAC CONTROL UPGRADES  
CBJ Contract No. BE22-272**

**PERFORMANCE BOND  
Page 00610-2**

**SECTION 00620 - PAYMENT BOND**

KNOW ALL PERSONS BY THESE PRESENTS: That we \_\_\_\_\_  
(Name of CONTRACTOR)

\_\_\_\_\_ a \_\_\_\_\_  
(Corporation, Partnership, Individual)

hereinafter called "Principal" and \_\_\_\_\_  
(Surety)

of \_\_\_\_\_, State of \_\_\_\_\_ hereinafter called the "Surety," are held and  
firmly bound to the CITY AND BOROUGH of JUNEAU, ALASKA hereinafter called "OWNER," for the  
(Owner) (City and State)

penal sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_) in lawful money of the United States, for the payment of which sum well  
and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and  
severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that Whereas, the CONTRACTOR has entered  
into a certain contract with the OWNER, the effective date of which is (CBJ Contracts Office to fill in effective  
date) \_\_\_\_\_, a copy of which is hereto attached and made a part hereof for the  
construction of:

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms,  
Subcontractors, and corporations furnishing materials for, or performing labor in the prosecution of the WORK  
provided for in such contract, and any authorized extension or modification thereof, including all amounts due  
for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or  
used in connection with the construction of such WORK, and all insurance premiums on said work, and for all  
labor performed in such WORK, whether by Subcontractor or otherwise, then this obligation shall be void;  
otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no  
change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed  
thereunder or the specifications accompanying the same shall in any wise affect its obligation on this bond, and  
it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the  
contract or to the WORK or to the Specifications.

PROVIDED, FURTHER, that no final settlement between the OWNER and the Principal shall abridge  
the right of any beneficiary hereunder, whose claim may be unsatisfied.

**SECTION 00620 - PAYMENT BOND**

**Treadwell Arena, Consolidated Public Works Facility, and Douglas Fire Station/Library-  
HVAC Control Upgrades  
Contract No. BE22-272**

IN WITNESS WHEREOF, this instrument is issued in two (2) identical counterparts, each one of which shall be deemed an original.

**CONTRACTOR:**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Mailing Address)

\_\_\_\_\_  
(City, State, Zip Code)

**SURETY:**

By: \_\_\_\_\_  
(Signature of Attorney-in-Fact)

Date Issued: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Mailing Address)

\_\_\_\_\_  
(City, State, Zip Code)

**(Affix SURETY'S SEAL)**

**NOTE: If CONTRACTOR is Partnership, all Partners must execute bond.**

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## SECTION 00700 - GENERAL CONDITIONS

### ARTICLE 1 DEFINITIONS

Wherever used in these General Conditions or in the Contract Documents the following terms have the meanings indicated which are applicable to both the singular and plural thereof. Where a word is capitalized in the definitions and is found not capitalized in the Contract Documents it has the ordinary dictionary definition.

Addenda - Written or graphic instruments issued prior to the opening of Bids which make additions, deletions, or revisions to the Contract Documents.

Agreement - The written contract between the OWNER and the CONTRACTOR covering the WORK to be performed; other documents are attached to the Agreement and made a part thereof as provided therein.

Application for Payment - The form furnished by the ARCHITECT which is to be used by the CONTRACTOR to request progress or final payment and which is to be accompanied by such supporting documentation as is required by the Contract Documents.

ARCHITECT - The ARCHITECT is the firm or person(s) selected by the City and Borough of Juneau (CBJ) to perform the duties of project inspection and management. CBJ will inform the CONTRACTOR of the identity of the ARCHITECT at or before the Notice to Proceed.

Architect of Record – The individual, partnership, corporation, joint-venture or other legal entity legally responsible for preparation of Design and Construction Documents for the project.

Asbestos - Any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by the United States Occupational Safety and Health Administration.

Bid - The offer or proposal of the Bidder submitted on the prescribed form setting forth the price or prices for the WORK.

Bonds - Bid, Performance, and Payment Bonds and other instruments which protect against loss due to inability or refusal of the CONTRACTOR to perform its contract.

CBJ - City and Borough of Juneau

CBJ Project Manager - The authorized representative of the City and Borough of Juneau Engineering Department, as OWNER, who is responsible for administration of the contract.

Change Order - A document recommended by the ARCHITECT, which is signed by the CONTRACTOR and the OWNER and authorizes an addition, deletion, or revision in the WORK, or an adjustment in the Contract Price or the Contract Time, issued on or after the Effective Date of the Agreement.

Contract Documents - The Table of Contents, Notice Inviting Bids, Instructions to Bidders, Bid Forms (including the Bid, Bid Schedule(s), Information Required of Bidder, Bid Bond, and all required certificates and affidavits), Agreement, Performance Bond, Payment Bond, General Conditions, Supplementary General Conditions, Technical Specifications, Drawings, Permits, and all Addenda, Field Orders and Change Orders executed pursuant to the provisions of the Contract Documents.



## SECTION 00700 - GENERAL CONDITIONS

Contract Price - The total monies payable by the OWNER to the CONTRACTOR under the terms and conditions of the Contract Documents.

Contract Time - The number of successive calendar Days or the specific date stated in the Contract Documents for the completion of the WORK.

CONTRACTOR - The individual, partnership, corporation, joint-venture or other legal entity with whom the OWNER has executed the Agreement.

Day - A calendar day of 24 hours measured from midnight to the next midnight.

Defective WORK - WORK that is unsatisfactory, faulty, or deficient; or that does not conform to the Contract Documents; or that does not meet the requirements of any inspection, reference standard, test, or approval referred to in the Contract Documents; or WORK that has been damaged prior to the ARCHITECT's recommendation of final payment.

Drawings - The drawings, plans, maps, profiles, diagrams, and other graphic representations which indicate the character, location, nature, extent, and scope of the WORK and which have been prepared by the Architect of Record and are referred to in the Contract Documents. Shop Drawings are not within the meaning of this paragraph.

Effective Date of the Agreement - The date indicated in the Agreement on which it becomes effective, but if no such date is indicated it means the date on which the Agreement is signed and delivered by the last of the two parties to sign and deliver.

Field Order - A written order issued by the ARCHITECT which may or may not involve a change in the WORK.

General Requirements - Division 1 of the Technical Specifications.

Hazardous Waste - The term Hazardous Waste shall have the meaning provided in Section 1004 of the Solid Waste Disposal Act (42 USC Section 9603) as amended from time to time.

Holidays - The CBJ legal holidays occur on:

- A. New Year's Day - January 1
- B. Martin Luther King's Birthday - Third Monday in January
- C. President's Day - Third Monday in February
- D. Seward's Day - Last Monday in March
- E. Memorial Day - Last Monday in May
- F. Independence Day - July 4
- G. Labor Day - First Monday in September
- H. Alaska Day - October 18
- I. Veteran's Day - November 11
- J. Thanksgiving Day - Fourth Thursday and the following Friday in November
- K. Christmas Day - December 25.

## SECTION 00700 - GENERAL CONDITIONS

If any holiday listed above falls on a Saturday, Saturday and the preceding Friday are both legal holidays. If the holiday should fall on a Sunday, Sunday and the following Monday are both legal holidays.

Inspector - The authorized representative of the ARCHITECT assigned to make detailed inspections for conformance to the Contract Documents. Any reference to the Resident Project Representative in this document shall mean the Inspector.

Laws and Regulations; Laws or Regulations - Any and all applicable laws, rules, regulations, ordinances, codes, and/or orders of any and all governmental bodies, agencies, authorities and courts having jurisdiction.

Mechanic's Lien - A form of security, an interest in real property, which is held to secure the payment of an obligation. When referred to in these Contract Documents, "Mechanic's Lien" or "lien" means "Stop Notice".

Milestone - A principal event specified in the Contract Documents relating to an intermediate completion date of a portion of the work, or a period of time within which the portion of the work should be performed prior to Substantial Completion of all the WORK.

Notice of Intent to Award - The written notice by the OWNER to the apparent successful bidder stating that upon compliance by the apparent successful bidder with the requirements listed therein, within the time specified, the OWNER will enter into an Agreement.

Notice of Award - The written notice by the OWNER to the apparent successful bidder stating that the apparent successful bidder has complied with all conditions for award of the contract.

Notice of Completion - A form signed by the ARCHITECT and the CONTRACTOR recommending to the OWNER that the WORK is Substantially Complete and fixing the date of Substantial Completion. After acceptance of the WORK by the OWNER's governing body, the form is signed by the OWNER. This filing starts the 30 day lien filing period on the WORK.

Notice to Proceed - The written notice issued by the OWNER to the CONTRACTOR authorizing the CONTRACTOR to proceed with the WORK and establishing the date of commencement of the Contract Time.

OWNER - The City and Borough of Juneau (CBJ), acting through its legally designated officials, officers, or employees.

Partial Utilization - Use by the OWNER of a substantially completed part of the WORK for the purpose for which it is intended prior to Substantial Completion of all the WORK.

PCB's - Polychlorinated biphenyls.

Petroleum - Petroleum, including crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute), such as oil, petroleum, fuel oil, oil sludge, oil refuse, gasoline, kerosene, and oil mixed with other non-Hazardous Wastes and crude oils.

Project - The total construction of which the WORK to be provided under the Contract Documents may be the whole, or a part as indicated elsewhere in the Contract Documents.

## SECTION 00700 - GENERAL CONDITIONS

Radioactive Material - Source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 USC Section 2011 et seq.) as amended from time to time.

Shop Drawings - All drawings, diagrams, illustrations, schedules and other data which are specifically prepared by or for the CONTRACTOR and submitted by the CONTRACTOR, to the ARCHITECT, to illustrate some portion of the WORK.

Specifications - Same definition as for "Technical Specifications" hereinafter.

Stop Notice - A legal remedy for subcontractors and suppliers who contribute to public works, but who are not paid for their work, which secures payment from construction funds possessed by the OWNER. For public property, the Stop Notice remedy is designed to substitute for mechanic's lien rights.

Sub-Consultant - The individual, partnership, corporation, joint-venture or other legal entity having a direct contract with Architect of Record, or with any of its Consultants to furnish services with respect to the Project.

Subcontractor - An individual, partnership, corporation, joint-venture or other legal entity having a direct contract with the CONTRACTOR, or with any of its Subcontractors, for the performance of a part of the WORK at the site.

Substantial Completion - Refers to when the WORK has progressed to the point where, in the opinion of the ARCHITECT as evidenced by Notice of Completion as applicable, it is sufficiently complete, in accordance with the Contract Documents, so that the WORK can be utilized for the purposes for which it is intended; or if no such notice is issued, when final payment is due in accordance with Paragraph 14.8. The terms "substantially complete" and "substantially completed" as applied to any WORK refer to Substantial Completion thereof.

Supplementary General Conditions - The part of the Contract Documents which make additions, deletions, or revisions to these General Conditions.

Supplier - A manufacturer, fabricator, supplier, distributor, material man, or vendor.

Technical Specifications - Divisions 1 through 16 of the Contract Documents consisting of the General Requirements and written technical descriptions of products and execution of the WORK.

Underground Utilities - All pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or attachments, and any encasements containing such facilities which have been installed underground to furnish any of the following services or materials: water, sewage and drainage removal, electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, traffic, or other control systems.

WORK, Work - The entire completed construction or the various separately identifiable parts thereof required to be furnished under the Contract Documents. WORK is the result of performing, or furnishing labor and furnishing and incorporating materials and equipment into the construction, and performing or furnishing services and furnishing documents, all as required by the Contract Documents.

## SECTION 00700 - GENERAL CONDITIONS

### ARTICLE 2 PRELIMINARY MATTERS

- 2.1 DELIVERY OF BONDS/INSURANCE CERTIFICATES. When the CONTRACTOR delivers the signed Agreements to the OWNER, the CONTRACTOR shall also deliver to the OWNER such Bonds and Insurance Policies and Certificates as the CONTRACTOR may be required to furnish in accordance with the Contract Documents.
- 2.2 COPIES OF DOCUMENTS. The OWNER shall furnish to the CONTRACTOR the required number of copies of the Contract Documents specified in the Supplementary General Conditions.
- 2.3 COMMENCEMENT OF CONTRACT TIME; NOTICE TO PROCEED. The Contract Time will start to run on the commencement date stated in the Notice to Proceed. If no date is stated, Contract Time shall commence upon the date of the Notice to Proceed is issued.
- 2.4 STARTING THE WORK
- A. The CONTRACTOR shall begin to perform the WORK within 10 days after the commencement date stated in the Notice to Proceed, but no WORK shall be done at the site prior to said commencement date.
  - B. Before undertaking each part of the WORK, the CONTRACTOR shall carefully study and compare the Contract Documents and check and verify pertinent figures shown thereon and all applicable field measurements. The CONTRACTOR shall promptly report in writing to the ARCHITECT any conflict, error, or discrepancy which the CONTRACTOR may discover and shall obtain a written interpretation or clarification from the ARCHITECT before proceeding with any WORK affected thereby.
  - C. The CONTRACTOR shall submit to the ARCHITECT for review those documents called for under Section 01300 - CONTRACTOR Submittals in the General Requirements.
- 2.5 PRE-CONSTRUCTION CONFERENCE. The CONTRACTOR is required to attend a Pre-Construction Conference. This conference will be attended by the ARCHITECT and others as appropriate in order to discuss the WORK in accordance with the applicable procedures specified in the General Requirements, Section 01010 - Summary of Work.
- 2.6 FINALIZING CONTRACTOR SUBMITTALS. At least 7 days before submittal of the first Application for Payment a conference attended by the CONTRACTOR, the ARCHITECT and others as appropriate will be held to finalize the initial CONTRACTOR submittals in accordance with the General Requirements. As a minimum the CONTRACTOR's representatives should include it's project manager and schedule expert. The CONTRACTOR should plan on this meeting taking no less than 8 hours. If the submittals are not finalized at the end of the meeting, additional meetings will be held so that the submittals can be finalized prior to the submittal of the first Application for Payment. No Application for Payment will be processed until CONTRACTOR submittals are finalized.

## SECTION 00700 - GENERAL CONDITIONS

### ARTICLE 3 CONTRACT DOCUMENTS: INTENT, AMENDING, REUSE

#### 3.1 INTENT

- A. The Contract Documents comprise the entire agreement between the OWNER and the CONTRACTOR concerning the WORK. The Contract Documents shall be construed as a whole in accordance with Alaska Law.
- B. It is the intent of the Contract Documents to describe the WORK, functionally complete, to be constructed in accordance with the Contract Documents. Any WORK, materials, or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result shall be supplied whether or not specifically called for. When words or phrases which have a well-known technical or construction industry or trade meaning are used to describe WORK, materials, or equipment such words or phrases shall be interpreted in accordance with that meaning, unless a definition has been provided in Article 1 of the General Conditions. Reference to standard specifications, manuals, or codes of any technical society, organization, or association, or to the Laws or Regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code, or Laws or Regulations in effect at the time of opening of Bids, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual, or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change the duties and responsibilities of the ARCHITECT, OWNER, the CONTRACTOR, or the Architect of Record or any of their consultants, agents, or employees from those set forth in the Contract Documents.
- C. If, during the performance of the WORK, CONTRACTOR discovers any conflict, error, ambiguity or discrepancy within the Contract Documents or between the Contract Documents and any provision of any such Law or Regulation applicable to the performance of the WORK or of any such standard, specification, manual or code or of any instruction of any Supplier referred to in paragraph 6.5, the CONTRACTOR shall report it to the ARCHITECT in writing at once, and the CONTRACTOR shall not proceed with the WORK affected thereby (except in an emergency as authorized by the ARCHITECT) until a clarification Field Order, or Change Order to the Contract Documents has been issued.

#### 3.2 ORDER OF PRECEDENCE OF CONTRACT DOCUMENTS

- A. In resolving conflicts resulting from, errors, or discrepancies in any of the Contract Documents, the order of precedence shall be as follows:
  - 1. Permits from other agencies as may be required by law, excepting the definition of "Permittee" in these permits.
  - 2. Field Orders
  - 3. Change Orders
  - 4. ARCHITECT's written interpretations and clarifications.
  - 5. Agreement
  - 6. Addenda
  - 7. CONTRACTOR's Bid (Bid Form)
  - 8. Supplementary General Conditions
  - 9. Notice Inviting Bids
  - 10. Instructions to Bidders

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11. General Conditions
12. Technical Specifications
13. Drawings

B. With reference to the Drawings the order of precedence is as follows:

1. Figures govern over scaled dimensions
2. Detail drawings govern over general drawings
3. Addenda/Change Order drawings govern over contract Drawings
4. Contract Drawings govern over standard details

3.3 AMENDING AND SUPPLEMENTING CONTRACT DOCUMENTS. The Contract Documents may be amended to provide for additions, deletions, and revisions in the WORK or to modify the terms and conditions thereof by a Change Order (pursuant to Article 10 CHANGES IN THE WORK).

3.4 REUSE OF DOCUMENTS. Neither the CONTRACTOR, nor any Subcontractor or Supplier, nor any other person or organization performing any of the WORK under a contract with the OWNER shall have or acquire any title to or ownership rights in any of the Drawings, Technical Specifications, or other documents used on the WORK, and they shall not reuse any of them on the extensions of the Project or any other project without written consent of the OWNER.

### ARTICLE 4 AVAILABILITY OF LANDS; PHYSICAL CONDITIONS; REFERENCE POINTS

4.1 AVAILABILITY OF LANDS. The OWNER shall furnish, as indicated in the Contract Documents, the lands upon which the WORK is to be performed, rights-of-way and easements for access thereto, and such other lands which are designated for the use of the CONTRACTOR. Easements for permanent structures or permanent changes in existing facilities will be obtained and paid for by the OWNER, unless otherwise provided in the Contract Documents. Nothing contained in the Contract Documents shall be interpreted as giving the CONTRACTOR exclusive occupancy of the lands or rights-of-way provided. The CONTRACTOR shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment; provided, that the CONTRACTOR shall not enter upon nor use any property not under the control of the OWNER until a written temporary construction easement, lease or other appropriate agreement has been executed by the CONTRACTOR and the property owner, and a copy of said agreement furnished to the ARCHITECT prior to said use; and, neither the OWNER nor the ARCHITECT shall be liable for any claims or damages resulting from the CONTRACTOR's unauthorized trespass or use of any such properties.

#### 4.2 PHYSICAL CONDITIONS - SUBSURFACE AND EXISTING STRUCTURES

A. Explorations and Reports. Reference is made to SGC 4.2 Physical Conditions of the Supplementary General Conditions for identification of those reports of explorations and tests of sub-surface conditions at the site that have been utilized by the Architect of Record in the preparation of the Contract Documents. The CONTRACTOR may rely upon the accuracy of the technical data contained in such reports, however, reports are not to be considered complete or comprehensive and nontechnical data, interpretations, and opinions contained in such reports are not to be relied on by the CONTRACTOR. The CONTRACTOR is responsible for any further explorations or tests that may be

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necessary and any interpretation, interpolation, or extrapolation that it makes of any information shown in such reports.

- B. Existing Structures. Reference is made to SGC 4.2 Physical Conditions of the Supplementary General Conditions for identification of those drawings of physical conditions in or relating to existing surface and subsurface structures (except Underground Utilities referred to in Paragraph 4.4 herein) which are at or contiguous to the site that have been utilized by the Architect of Record in the preparation of the Contract Documents. The CONTRACTOR may rely upon the accuracy of the technical data contained in such drawings, however, nontechnical data, interpretations, and opinions contained in such drawings are not to be relied on by the CONTRACTOR. The CONTRACTOR is also responsible for any interpretation, interpolation, or extrapolation that it makes of any information shown in such drawings.

### 4.3 DIFFERING SITE CONDITIONS

- A. The CONTRACTOR shall promptly upon discovery (but in no event later than 14 days thereafter) and before the following conditions are disturbed, notify the ARCHITECT, in writing of any:
  - 1. Material that the CONTRACTOR believes may be material that is hazardous waste, as defined in Article 1 of these General Conditions, or asbestos, PCB's, petroleum or any other substance or material posing a threat to human or to the environment.
  - 2. Subsurface or latent physical conditions at the site differing from those indicated.
  - 3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in WORK of the character provided for in the contract.
- B. The ARCHITECT shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the CONTRACTOR's cost of, or the time required for, performance of any part of the WORK shall issue a Change Order under the procedures described in the contract.
- C. In the event that a dispute arises between the ARCHITECT and the CONTRACTOR whether the conditions materially differ, or involved hazardous waste or other materials listed above, or cause a decrease or increase in the CONTRACTOR's cost of, or time required for, performance of any part of the WORK, the CONTRACTOR shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all WORK to be performed under the contract. The CONTRACTOR shall retain any and all rights provided either by contract or by Law which pertain to the resolution of disputes and protests between the contracting parties.

### 4.4 PHYSICAL CONDITIONS - UNDERGROUND UTILITIES

- A. Indicated. The information and data indicated in the Contract Documents with respect to existing Underground Utilities at or contiguous to the site are based on information and data furnished to the OWNER or the Architect of Record by the owners of such Underground Utilities or by others. Unless it is expressly provided in the Supplementary General Conditions and/or Section 01530 - Protection and Restoration of Existing Facilities, the OWNER and the Architect of Record shall not be responsible for the accuracy or completeness of any such information or data, and the CONTRACTOR shall have full responsibility for reviewing and checking all such information and data, for locating all Underground Utilities indicated in the Contract Documents, for coordination of

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the WORK with the owners of such Underground Utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the WORK, the cost of which will be considered as having been included in the Contract Price.

- B. Not Indicated. If an Underground Utility is uncovered or revealed at or contiguous to the site which was not indicated in the Contract Documents and which the CONTRACTOR could not reasonably have been expected to be aware of, the CONTRACTOR shall identify the owner of such Underground Utility and give written notice thereof to that owner and shall notify the ARCHITECT in accordance with the requirements of the Supplementary General Conditions and Section 01530 - Protection and Restoration of Existing Facilities of the General Requirements.

### 4.5 REFERENCE POINTS

- A. The ARCHITECT will provide one bench mark, near or on the site of the WORK, and will provide two points near or on the site to establish a base line for use by the CONTRACTOR for alignment control. Unless otherwise specified in the General Requirements, the CONTRACTOR shall furnish all other lines, grades, and bench marks required for proper execution of the WORK.
- B. The CONTRACTOR shall preserve all bench marks, stakes, and other survey marks, and in case of their removal or destruction by its own employees or by its subcontractor's employees, the CONTRACTOR shall be responsible for the accurate replacement of such reference points by personnel qualified under the Alaska Statute governing the licensing of architects, engineers, and land surveyors.

### 4.6 USE OF THE CBJ/STATE LEMON CREEK GRAVEL PIT

- A. On City and Borough of Juneau (CBJ) construction projects, the CBJ may make unclassified material available to CONTRACTORS, from the CBJ/State Lemon Creek gravel pit, at a rate less than charged other customers. CONTRACTORS are not required to use material from the CBJ/State pit and the CBJ makes no guarantee as to the quantity or quality of the available material. For this Project, contact Alec Venechuk, CBJ Material Source Manager, at (907) 586-0874 for the current material rates.
- B. CONTRACTORS proposing to use gravel from the CBJ/State pit are required to be in good standing for all amounts owed to the CBJ, for previous gravel operations, prior to submitting a mining plan for approval. CONTRACTORS using the pit must comply with Allowable Use Permit USE 2008-00061. Failure to meet these requirements, if so subject, shall be sufficient reason to deny use of the CBJ/State pit as a gravel source. To determine if your company is subject to these requirements, contact the CBJ Engineering Department, Gravel Pit Management, at (907) 586-0874.
- C. CONTRACTORS deciding to use material from the CBJ/State pit shall provide an Individual Mining Plan prepared by a professional engineer registered in the State of Alaska. The Individual Mining Plan must be reviewed and approved by the CBJ, prior to commencing operations within the pit. CONTRACTORS shall also secure a Performance Bond to ensure compliance with contract provisions, including any Individual Mining Plan stipulations. The bond shall remain in full force and effect until a release is obtained from the CBJ.
- D. If CONTRACTOR operations for a Project do not exceed 500 tons of material, the CONTRACTOR will not be required to provide an Individual Mining Plan prepared by an engineer, however, the CONTRACTOR must submit an Individual Mining Plan that is in compliance with Allowable Use



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Permit USE 2008-00061 for gravel extraction within the CBJ/State pit. The CONTRACTOR must contact the CBJ Engineering Department for conditions for the extraction.

- E. CONTRACTORS using the CBJ material may do primary dry separation (screening) of materials within the pit. Crushing and washing of material will not be allowed. CONTRACTORS shall account for placement of materials removed from the pit. The CBJ may require CONTRACTORS to cross-check weight tickets, submit to an audit, or participate in other measures required by the CBJ to ensure accountability. Unprocessed overburden removed from the pit will not be weighed. All other material mined will be weighed at the CBJ scale. CONTRACTORS will be responsible for loading and/or screening their own material. If asphalt pavement is removed as part of the WORK, CONTRACTORS shall dispose of the material at a to-be-specified location within the pit area, as directed by the CBJ Gravel Pit Manager, (907) 586-0874.
- F. The gravel pit overhead charge shall be paid to the CBJ by the CONTRACTOR within 60 days after removal of all materials from the pit and prior to requesting and/or receiving final payment. Upon completion of each excavation CONTRACTORS shall notify the CBJ, in writing, in sufficient time to perform a field-compliance examination prior to vacating the pit. Any significant deviation from the stipulations of the Individual Mining Plan identified during the field inspection shall be corrected by the CONTRACTOR prior to release of the bond. A signed release from CBJ will be required prior to releasing the CONTRACTOR's bond.
- G. If asphalt pavement is removed as part of this WORK, the CONTRACTOR shall dispose of the material at the location designated as the Asphalt Storage Facility, or as directed by the ARCHITECT.
- H. The CBJ/State Pit is a seasonal operation. The hours of operation are from 7:00 a.m. to 6:00 p.m., Monday through Friday, from April 1 through October 15 of the year. CONTRACTORS may obtain gravel on weekends, or during the off-season, by applying for a separate agreement with the City and Borough of Juneau Engineering Department. The CONTRACTOR will be responsible for any additional costs incurred during weekend or off-season operations at the gravel pit.
- I. All CONTRACTORS/equipment operators using the CBJ/State Pit shall be in compliance with Federal Mine Safety and Health Administration regulations for quarry and gravel operations.

## ARTICLE 5 BONDS AND INSURANCE

### 5.1 PERFORMANCE, PAYMENT, AND OTHER BONDS

- A. The CONTRACTOR shall furnish Performance and Payment Bonds, each in the amount set forth in the Supplementary General Conditions as security for the faithful performance and payment of all the CONTRACTOR's obligations under the Contract Documents. These bonds shall remain in effect at least until one year after the date of Substantial Completion except as otherwise provided by Law or Regulation or by the Contract Documents. The CONTRACTOR shall also furnish such other Bonds as are required by the Supplementary General Conditions. All Bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Government Financial Operations, U.S. Treasury Department. All Bonds signed by an agent must be accompanied by a certified copy of such agent's authority to act.

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- B. If the surety on any Bond furnished by the CONTRACTOR is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the WORK is located, the CONTRACTOR shall within 7 days thereafter substitute another Bond and Surety, which must be acceptable to the OWNER.
- C. All Bonds required by the Contract Documents to be purchased and maintained by CONTRACTOR shall be obtained from surety companies that are duly licensed or authorized in the State of Alaska to issue Bonds for the limits so required. Such surety companies shall also meet such additional requirements and qualifications as may be provided in the Supplementary General Conditions.

### 5.2 INSURANCE

- A. The CONTRACTOR shall purchase and maintain the insurance required under this paragraph. Such insurance shall include the specific coverages set out herein and be written for not less than the limits of liability and coverages provided in the Supplementary General Conditions, or required by law, whichever are greater. All insurance shall be maintained continuously during the life of the Agreement up to the date of Final Completion and at all times thereafter when the CONTRACTOR may be correcting, removing, or replacing Defective WORK in accordance with Paragraph 13.6, but the CONTRACTOR's liabilities under this Agreement shall not be deemed limited in any way to the insurance coverage required.
- B. All insurance required by the Contract Documents to be purchased and maintained by the CONTRACTOR shall be obtained from insurance companies that are duly licensed or authorized in the State of Alaska to issue insurance policies for the limits and coverages so required. Such insurance companies shall have a current Best's Rating of at least an "A" (Excellent) general policy holder's rating and a Class VII financial size category and shall also meet such additional requirements and qualifications as may be provided in the Supplementary General Conditions.
- C. The CONTRACTOR shall furnish the OWNER with certificates showing the type, amount, class of operations covered, effective dates and dates of expiration of policies. All of the policies of insurance so required to be purchased and maintained (or the certificates or other evidence thereof) shall contain a provision or endorsement that the coverage afforded will not be cancelled, reduced in coverage, or renewal refused until at least 30 days' prior written notice has been given to the OWNER by certified mail. All such insurance required herein (except for Workers' Compensation and Employer's Liability) shall name the OWNER, its Consultants and subconsultants and their officers, directors, agents, and employees as "additional insureds" under the policies. The CONTRACTOR shall purchase and maintain the following insurance:
  - 1. Workers' Compensation and Employer's Liability. This insurance shall protect the CONTRACTOR against all claims under applicable state workers' compensation laws. The CONTRACTOR shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a Workers' Compensation law. This policy shall include an "all states" endorsement. The CONTRACTOR shall require each Subcontractor similarly to provide Workers' Compensation Insurance for all of the latter's employees to be engaged in such work unless such employees are covered by the protection afforded by the CONTRACTOR's Workers' Compensation Insurance. In case any class of employees is not protected, under the Workers' Compensation Statute, the

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- CONTRACTOR shall provide and shall cause each subcontractor to provide adequate employer's liability insurance for the protection of such of its employees as are not otherwise protected.
2. Commercial General Liability. This insurance shall be written in comprehensive form and shall protect the CONTRACTOR against all claims arising from injuries to persons other than its employees or damage to property of the OWNER or others arising out of any act or omission of the CONTRACTOR or its agents, employees, or Subcontractors. The policy shall contain no exclusions for any operations within the scope of this contract.
  3. Comprehensive Automobile Liability. This insurance shall be written in comprehensive form and shall protect the CONTRACTOR against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles, and shall cover operation on or off the site of all motor vehicles licensed for highway use, whether they are owned, non-owned, or hired. Coverage for hired motor vehicles should include endorsement covering liability assumed under this contract.
  4. Subcontractor's Public Liability and Property Damage Insurance and Vehicle Liability Insurance. The CONTRACTOR shall either require each of its Subcontractors to procure and to maintain Subcontractor's Commercial General Liability and Property Damage Insurance and Vehicle Liability Insurance of the type and in the amounts specified in the Supplementary General Conditions or insure the activities of its subcontractors in the CONTRACTOR's own policy, in like amount.
  5. Builder's Risk. This insurance shall be of the "all risks" type, shall be written in completed value form, and shall protect the CONTRACTOR, the OWNER, and the ARCHITECT, against risks of damage to buildings, structures, and materials and equipment. The amount of such insurance shall be not less than the insurable value of the WORK at completion. Builder's risk insurance shall provide for losses to be payable to the CONTRACTOR and the OWNER, as their interests may appear. The policy shall contain a provision that in the event of payment for any loss under the coverage provided, the insurance company shall have no rights of recovery against the CONTRACTOR, the OWNER, and the ARCHITECT. The Builder's Risk policy shall insure against all risks of direct physical loss or damage to property from any external cause including flood and earthquake. Allowable exclusions, if any, shall be as specified in the Supplementary General Conditions.

### ARTICLE 6 CONTRACTOR'S RESPONSIBILITIES

#### 6.1 SUPERVISION AND SUPERINTENDENCE

- A. The CONTRACTOR shall supervise, inspect, and direct the WORK competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the WORK in accordance with the Contract Documents. The CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction and safety precautions and programs incidental thereto. The CONTRACTOR shall be responsible to see that the completed WORK complies accurately with the Contract Documents.
- B. The CONTRACTOR shall designate in writing and keep on the work site at all times during its progress a technically qualified, English-speaking superintendent, who is an employee of the CONTRACTOR and who shall not be replaced without written notice to the OWNER and the ARCHITECT. The superintendent will be the CONTRACTOR's representative at the site and shall

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have authority to act on behalf of the CONTRACTOR. All communications given to the superintendent shall be as binding as if given to the CONTRACTOR. The CONTRACTOR shall issue all its communications to the OWNER through the ARCHITECT and the ARCHITECT only.

- C. The CONTRACTOR's superintendent shall be present at the site of the WORK at all times while WORK is in progress. Failure to observe this requirement shall be considered suspension of the WORK by the CONTRACTOR until such time as such superintendent is again present at the site.

### 6.2 LABOR, MATERIALS, AND EQUIPMENT

- A. The CONTRACTOR shall provide competent, suitably qualified personnel to survey and lay out the WORK and perform construction as required by the Contract Documents. The CONTRACTOR shall furnish, erect, maintain, and remove the construction plant and any temporary works as may be required. The CONTRACTOR shall at all times maintain good discipline and order at the site. Except in connection with the safety or protection of persons or the WORK or property at the site or adjacent thereto, and except as otherwise indicated in the Contract Documents, all WORK at the site shall be performed during regular working hours, and the CONTRACTOR will not permit overtime WORK or the performance of WORK on Saturday, Sunday, or any legal holiday without the OWNER's written consent. The CONTRACTOR shall apply for this consent through the ARCHITECT.
- B. Except as otherwise provided in this Paragraph, the CONTRACTOR shall receive no additional compensation for overtime WORK, i.e., work in excess of 8 hours in any one calendar day or 40 hours in any one calendar week, even though such overtime WORK may be required under emergency conditions and may be ordered by the ARCHITECT in writing. Additional compensation will be paid the CONTRACTOR for overtime WORK only in the event extra WORK is ordered by the ARCHITECT and the Change Order specifically authorizes the use of overtime WORK and then only to such extent as overtime wages are regularly being paid by the CONTRACTOR for overtime WORK of a similar nature in the same locality.
- C. All costs of inspection and testing performed during overtime WORK by the CONTRACTOR which is allowed solely for the convenience of the CONTRACTOR shall be borne by the CONTRACTOR. The ARCHITECT shall have the authority to deduct the cost of all such inspection and testing from any partial payments otherwise due to the CONTRACTOR.
- D. Unless otherwise specified in the Contract Documents, the CONTRACTOR shall furnish and assume full responsibility for all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, and all other facilities and incidentals necessary for the furnishing, performance, testing, start-up, and completion of the WORK.
- E. All materials and equipment to be incorporated into the WORK shall be of good quality and new, except as otherwise provided in the Contract Documents. All warranties and guarantees specifically called for by the Specifications shall expressly run to the benefit of the OWNER. If required by the ARCHITECT, the CONTRACTOR shall furnish satisfactory evidence (including reports of required tests) as to the kind and quality of materials and equipment. All materials and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with the instructions of the applicable Supplier except as otherwise provided in the Contract Documents; but no provisions of any such instructions will be effective to assign to the ARCHITECT, or any of the Architect's of Record consultants, agents, or employees, any duty or authority to supervise or direct the

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furnishing or performance of the WORK or any duty or authority to undertake responsibility contrary to the provisions of Paragraphs 9.9C and 9.9D.

- F. The CONTRACTOR shall at all times employ sufficient labor and equipment for prosecuting the several classes of WORK to full completion in the manner and time set forth in and required by these specifications. All workers shall have sufficient skill and experience to properly perform the WORK assigned to them. Workers engaged in special WORK, or skilled WORK, shall have sufficient experience in such WORK and in the operation of the equipment required to perform all WORK, properly and satisfactorily.
  - G. Any person employed by the CONTRACTOR or by any SUBCONTRACTOR who, in the opinion of the ARCHITECT, does not perform the WORK in a proper and skillful manner, or is intemperate or disorderly shall, at the written request of the ARCHITECT, be removed forthwith by the CONTRACTOR or Subcontractor employing such person, and shall not be employed again in any portion of the WORK without the approval of the ARCHITECT. Should the CONTRACTOR fail to remove such person or persons as required above, or fail to furnish suitable and sufficient personnel for the proper prosecution of the WORK, the ARCHITECT may suspend the WORK by written notice until such orders are complied with.
- 6.3 ADJUSTING PROGRESS SCHEDULE. The CONTRACTOR shall submit monthly updates of the progress schedule to the ARCHITECT for acceptance in accordance with the provisions in Section 01300 - CONTRACTOR Submittals in the General Requirements.
- 6.4 SUBSTITUTES OR "OR-EQUAL" ITEMS. The CONTRACTOR shall submit proposed substitutes or "or-equal" items in accordance with the provisions in Section 01300 - CONTRACTOR Submittals in the General Requirements.
- 6.5 CONCERNING SUBCONTRACTORS, SUPPLIERS, AND OTHERS. The CONTRACTOR shall be responsible to the OWNER and the ARCHITECT of Record for the acts and omissions of its subcontractors and their employees to the same extent as CONTRACTOR is responsible for the acts and omissions of its own employees. Nothing contained in this Paragraph shall create any contractual relationship between any subcontractor and the OWNER or the ARCHITECT nor relieve the CONTRACTOR of any liability or obligation under the contract.
- 6.6 PERMITS
- A. Unless otherwise provided in the Supplementary General Conditions, the CONTRACTOR shall obtain and pay for all construction permits and licenses from the agencies having jurisdiction, including the furnishing of insurance and Bonds if required by such agencies. The enforcement of such requirements under this contract shall not be made the basis for claims for additional compensation. The OWNER shall assist the CONTRACTOR, when necessary, in obtaining such permits and licenses. The CONTRACTOR shall pay all governmental charges and inspection fees necessary for the prosecution of the WORK, which are applicable at the time of opening of Bids. The CONTRACTOR shall pay all charges of utility owners for connections to the WORK.
  - B. These Contract Documents may require that the WORK be performed within the conditions and/or requirements of local, state and/or federal permits. These permits may be bound within the Contract Documents, included within the Contract Documents by reference, or included as part of the WORK, as designated in this Section. The CONTRACTOR is responsible for completing the WORK required

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for compliance with all permit requirements; this WORK is incidental to other items in the Contract Documents. Any reference to the PERMITTEE in the permits shall mean the CONTRACTOR. If any permits were acquired by the OWNER, this action was done to expedite the start of construction. If the CONTRACTOR does not complete the WORK within the specified permit window, the CONTRACTOR shall be responsible for the permit extension, and for completing any additional requirements placed upon the permit.

- 6.7 PATENT FEES AND ROYALTIES. The CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use in the performance of the WORK or the incorporation in the WORK of any invention, design, process, product, software or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the WORK and if to the actual knowledge of the OWNER or the Architect of Record its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by the OWNER in the Contract Documents. The CONTRACTOR shall indemnify, defend and hold harmless the OWNER and the Architect of Record and anyone directly or indirectly employed by either of them from and against all claims, damages, losses, and expenses (including attorneys' fees and court costs) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the WORK or resulting from the incorporation in the WORK of any invention, design, process, product, or device not specified in the Contract Documents, and shall defend all such claims in connection with any alleged infringement of such rights.
- 6.8 LAWS AND REGULATIONS. The CONTRACTOR shall observe and comply with all federal, state, and local laws, ordinances, codes, orders, and regulations which in any manner affect those engaged or employed on the WORK, the materials used in the WORK, or the conduct of the WORK. If any discrepancy or inconsistency should be discovered in this contract in relation to any such law, ordinance, code, order, or regulation, the CONTRACTOR shall report the same in writing to the ARCHITECT. The CONTRACTOR shall indemnify, defend, and hold harmless the OWNER, the Architect of Record, and their officers, agents, and employees against all claims or liability arising from violation of any such law, ordinance, code, order, or regulation, whether by CONTRACTOR or by its employees, Subcontractors, or third parties. Any particular law or regulation specified or referred to elsewhere in the Contract Documents shall not in any way limit the obligation of the CONTRACTOR to comply with all other provisions of federal, state, and local laws and regulations.
- 6.9 TAXES. The CONTRACTOR shall pay all sales, consumer, use, and other similar taxes required to be paid by the CONTRACTOR in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the WORK.
- 6.10 USE OF PREMISES. The CONTRACTOR shall confine construction equipment, the storage of materials and equipment, and the operations of workers to (1) the Project site, (2) the land and areas identified in and permitted by the Contract Documents, and (3) the other land and areas permitted by Laws and Regulations, rights-of-way, permits, leases and easements. The CONTRACTOR shall assume full responsibility for any damage to any such land or area, or to the owner or occupant thereof or of any land or areas contiguous thereto, resulting from the performance of the WORK. Should any claim be made against the OWNER or the Architect of Record by any such owner or occupant because of the performance of the WORK, the CONTRACTOR shall promptly attempt to settle with such other party by agreement or otherwise resolve the claim through litigation. The CONTRACTOR shall, to the fullest extent permitted by Laws and Regulations, indemnify, defend, and hold the OWNER and the Architect of Record harmless from and against all claims, damages, losses, and

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expenses (including, but not limited to, fees of Architect's of Records attorneys, and other professionals and court costs) arising directly, indirectly, or consequentially out of any action, legal or equitable, brought by any such owner or occupant against the OWNER, the Architect of Record, their consultants, sub-consultants, and the officers, directors, employees and agents of each and any of them to the extent caused by or based upon the CONTRACTOR's performance of the WORK.

### 6.11 SAFETY AND PROTECTION

- A. The CONTRACTOR shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the WORK. The CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
  - 1. all employees on the WORK and other persons and organizations who may be affected thereby;
  - 2. all the WORK and materials and equipment to be incorporated therein, whether in storage on or off the site; and
  - 3. other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.
- B. The CONTRACTOR shall comply with all applicable Laws and Regulations whether referred to herein or not) of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss and shall erect and maintain all necessary safeguards for such safety and protection. The CONTRACTOR shall notify owners of adjacent property and utilities when prosecution of the WORK may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property.
- C. The CONTRACTOR shall designate a qualified and experienced safety representative at the site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and program.
- D. Materials that contain hazardous substances or mixtures may be required on the WORK. A Material Safety Data Sheet (MSDS) shall be requested by the CONTRACTOR from the manufacturer of any hazardous product used.
- E. Material usage shall be accomplished with strict adherence to all safety requirements and all manufacturer's warnings and application instructions listed on the Material Safety Data Sheet and on the product container label.
- F. The CONTRACTOR shall be responsible for coordinating communications on any exchange of Material Safety Data Sheets or other hazardous material information that is required to be made available to, or exchanged between, or among, employers at the site in accordance with Laws or Regulations.
- G. The CONTRACTOR shall notify the ARCHITECT if it considers a specified product or its intended usage to be unsafe. This notification must be given to the ARCHITECT prior to the product being ordered, or if provided by some other party, prior to the product being incorporated in the WORK.

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### 6.12 SHOP DRAWINGS AND SAMPLES

- A. After checking and verifying all field measurements and after complying with applicable procedures specified in the General Requirements, the CONTRACTOR shall submit to the ARCHITECT for review, all Shop Drawings in accordance with Section 01300 - CONTRACTOR Submittals in the General Requirements.
- B. The CONTRACTOR shall also submit to the ARCHITECT for review all samples in accordance with Section 01300 - CONTRACTOR Submittals in the General Requirements.
- C. Before submittal of each Shop Drawing or sample, the CONTRACTOR shall have determined and verified all quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers, and similar data with respect thereto and reviewed or coordinated each Shop Drawing or sample with other Shop Drawings and samples and with the requirements of the WORK and the Contract Documents.

6.13 CONTINUING THE WORK. The CONTRACTOR shall carry on the WORK and adhere to the progress schedule during all disputes or disagreements with the OWNER. No WORK shall be delayed or postponed pending resolution of any disputes or disagreements, except as the CONTRACTOR and the OWNER may otherwise agree in writing.

### 6.14 INDEMNIFICATION

- A. To the fullest extent permitted by Laws and Regulations, the CONTRACTOR shall indemnify, defend, and hold harmless the OWNER, the Architect of Record, their consultants, sub-consultants and the officers, directors, employees, and agents of each and any of them, against and from all claims and liability arising under, by reason of or incidentally to the contract or any performance of the WORK, but not from the sole negligence or willful misconduct of the OWNER, and the Architect of Record. Such indemnification by the CONTRACTOR shall include but not be limited to the following:
  - 1. Liability or claims resulting directly or indirectly from the negligence or carelessness of the CONTRACTOR, its employees, or agents in the performance of the WORK, or in guarding or maintaining the same, or from any improper materials, implements, or appliances used in its construction, or by or on account of any act or omission of the CONTRACTOR, its employees, agents, or third parties;
  - 2. Liability or claims arising directly or indirectly from bodily injury, occupational sickness or disease, or death of the CONTRACTOR's or Subcontractor's own employees engaged in the WORK resulting in actions brought by or on behalf of such employees against the OWNER, or the Architect of Record;
  - 3. Liability or claims arising directly or indirectly from or based on the violation of any law, ordinance, regulation, order, or decree, whether by the CONTRACTOR, its employees, or agents;
  - 4. Liability or claims arising directly or indirectly from the use or manufacture by the CONTRACTOR, its employees, or agents in the performance of this contract of any copyrighted or non-copyrighted composition, secret process, patented or non-patented invention, computer software, article, or appliance, unless otherwise specifically stipulated in this contract.



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5. Liability or claims arising directly or indirectly from the breach of any warranties, whether express or implied, made to the ARCHITECT, OWNER or any other parties by the CONTRACTOR, its employees, or agents;
  6. Liabilities or claims arising directly or indirectly from the willful or criminal misconduct of the CONTRACTOR, its employees, or agents; and,
  7. Liabilities or claims arising directly or indirectly from any breach of the obligations assumed herein by the CONTRACTOR.
- B. The CONTRACTOR shall reimburse the OWNER and the Architect of Record for all costs and expenses, (including but not limited to fees and charges of Architects of Record, attorneys, and other professionals and court costs including all costs of appeals) incurred by the OWNER, and the Architect of Record in enforcing the provisions of this Paragraph 6.14.
- C. The indemnification obligation under this Paragraph 6.14 shall not be limited in any way by any limitation of the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR or any such Subcontractor or other person or organization under workers' compensation acts, disability benefit acts, or other employee benefit acts.
- 6.15 CONTRACTOR'S DAILY REPORTS. The CONTRACTOR shall complete a daily report indicating total manpower for each construction trade, major equipment on site, each Subcontractor's manpower, weather conditions, etc., involved in the performance of the WORK. The daily report shall be completed on forms provided by the ARCHITECT and shall be submitted to the ARCHITECT at the conclusion of each WORK day. The report should comment on the daily progress and status of the WORK within each major component of the WORK. These components will be decided by the ARCHITECT. The CONTRACTOR shall record the name, affiliation, time of arrival and departure, and reason for visit for all visitors to the location of the WORK.
- 6.16 ASSIGNMENT OF CONTRACT. The CONTRACTOR shall not assign, sublet, sell, transfer, or otherwise dispose of the contract or any portion thereof, or its right, title, or interest therein, or obligations thereunder, without the written consent of the OWNER except as imposed by law. If the CONTRACTOR violates this provision, the contract may be terminated at the option of the OWNER. In such event, the OWNER shall be relieved of all liability and obligations to the CONTRACTOR and to its assignee or transferee, growing out of such termination.
- 6.17 CONTRACTOR'S RESPONSIBILITY FOR UTILITY PROPERTY AND SERVICES. It is understood that any turn-on, or turn-off line locates and any other WORK or assistance necessary by the CBJ Water Utilities Division, will be at the CONTRACTOR's expense unless otherwise stated in the bid documents. All cost must be agreed to prior to any related actions, and will be considered incidental to the Project cost. Billing to the CONTRACTOR will be direct from the CBJ Water Utilities Division.
- 6.18 OPERATING WATER SYSTEM VALVES
- A. The CONTRACTOR shall submit a written request, to the ARCHITECT, for approval to operate any valve on any in-service section of the CBJ water system. The request must be submitted at least 24-hours prior to operating any valves. The CBJ Water Utilities Division reserves the right to approve or deny the request. The request shall specifically identify each valve to be operated, the time of operation, and the operation to be performed. The CONTRACTOR shall obtain the written approval of the ARCHITECT for any scheduled operation before operating any valve.

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- B. The CONTRACTOR shall be responsible for all damages, both direct and consequential, to the OWNER or any other party, caused by unauthorized operation of any valve of the CBJ water system.
- 6.19 CONTRACTOR'S WORK SCHEDULE LIMITATIONS. Construction of Buildings and Projects. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough Building Official. Such permit shall be issued by the Building Official only upon a determination that such operation during hours not otherwise permitted hereunder is necessary and will not result in unreasonable disturbance to surrounding residents.

### ARTICLE 7 OTHER WORK

#### 7.1 RELATED WORK AT SITE

- A. The OWNER may perform other work related to the Project at the site by the OWNER's own forces, have other work performed by utility owners, or let other direct contracts therefor which may contain General Conditions similar to these. If the fact that such other work is to be performed was not noted in the Contract Documents, written notice thereof will be given to the CONTRACTOR prior to starting any such other work.
- B. The CONTRACTOR shall afford each other contractor who is a party to such a direct contract and each utility owner (or the OWNER, if the OWNER is performing the additional work with the OWNER's employees) proper and safe access to the site and a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such work, and shall properly connect and coordinate with their WORK. The CONTRACTOR shall do all cutting, fitting, and patching of the WORK that may be required to make its several parts come together properly and integrate with such other work. The CONTRACTOR shall not endanger any work of others by cutting, excavating, or otherwise altering their work and will only cut or alter their work with the written consent of the ARCHITECT and the others whose work will be affected.
- C. If the proper execution or results of any part of the CONTRACTOR's WORK depends upon the work of any such other contractor or utility owner (or OWNER), the CONTRACTOR shall inspect and report to the ARCHITECT in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for such proper execution and results. The CONTRACTOR's failure to report such delays, defects, or deficiencies will constitute an acceptance of the other work as fit and proper for integration with the CONTRACTOR's WORK except for latent or nonapparent defects and deficiencies in the other work.

- 7.2 COORDINATION. If the OWNER contracts with others for the performance of other work on the Project at the site, the person or organization who will have authority and responsibility for coordination of the activities among the various prime contractors will be identified in the Supplementary General Conditions, and the specific matters to be covered by such authority and responsibility will be itemized and the extent of such authority and responsibilities will be provided in the Supplementary General Conditions.

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### ARTICLE 8 OWNER'S RESPONSIBILITIES

#### 8.1 COMMUNICATIONS

- A. The OWNER shall issue all its communications to the CONTRACTOR through the ARCHITECT.
- B. The CONTRACTOR shall issue all its communications to the OWNER through the ARCHITECT.

8.2 PAYMENTS. The OWNER shall make payments to the CONTRACTOR as provided in Paragraphs 14.5, 14.8, 14.9 and 14.10.

8.3 LANDS, EASEMENTS, AND SURVEYS. The OWNER's duties in respect of providing lands and easements and providing surveys to establish reference points are set forth in Paragraphs 4.1 and 4.5.

8.4 CHANGE ORDERS. The OWNER shall execute Change Orders as indicated in Paragraph 10.1F.

8.5 INSPECTIONS AND TESTS. The OWNER's responsibility in respect of inspections, tests, and approvals is set forth in Paragraph 13.3.

8.6 SUSPENSION OF WORK. In connection with the OWNER's right to stop WORK or suspend WORK, see Paragraphs 13.4 and 15.1.

8.7 TERMINATION OF AGREEMENT. Paragraphs 15.2 and 15.3 deal with the OWNER's right to terminate services of the CONTRACTOR.

### ARTICLE 9 ARCHITECT'S STATUS DURING CONSTRUCTION

9.1 OWNER'S REPRESENTATIVE. The ARCHITECT will be the OWNER's representative during the construction period. The duties and responsibilities and the limitations of authority of the ARCHITECT as the OWNER's representative during construction are set forth in the Contract Documents.

9.2 VISITS TO SITE. The ARCHITECT will make visits to the site during construction to observe the progress and quality of the WORK and to determine, in general, if the WORK is proceeding in accordance with the Contract Documents. Exhaustive or continuous on-site inspections to check the quality or quantity of the WORK will not be required of the ARCHITECT. The ARCHITECT will not, during such visits, or as a result of such observations of the CONTRACTOR's WORK in progress, supervise, direct, or have control over the CONTRACTOR's WORK.

9.3 PROJECT REPRESENTATION. The ARCHITECT may furnish an Inspector to assist in observing the performance of the WORK. The duties, responsibilities, and limitations of authority of any such Inspector and assistants will be as provided in the Supplementary General Conditions.

9.4 CLARIFICATIONS AND INTERPRETATIONS. The ARCHITECT will issue with reasonable promptness such written clarifications or interpretations of the requirements of the Contract Documents (in the form of Drawings or otherwise) as the ARCHITECT may determine necessary, which shall be consistent with or reasonably inferable from the overall intent of the Contract Documents.

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- 9.5 AUTHORIZED VARIATIONS IN WORK. The ARCHITECT may authorize variations in the WORK from the requirements of the Contract Documents. These may be accomplished by a Field Order and will require the CONTRACTOR to perform the WORK involved in a manner that minimizes the impact to the WORK and the contract completion date. If the CONTRACTOR believes that a Field Order justifies an increase in the Contract Price or an extension of the Contract Time, the CONTRACTOR may make a claim therefor as provided in Article 11 or 12.
- 9.6 REJECTING OR ACCEPTING DEFECTIVE WORK. The ARCHITECT will have authority to reject or accept WORK which the ARCHITECT believes to be defective and will also have authority to require special inspection or testing of the WORK as provided in Paragraph 13.3G, whether or not the WORK is fabricated, installed, or completed.
- 9.7 CONTRACTOR SUBMITTALS, CHANGE ORDERS, AND PAYMENTS
- A. In accordance with the procedures set forth in the General Requirements, the ARCHITECT will review all CONTRACTOR submittals, including Shop Drawings, samples, substitutes, or "or equal" items, etc., in order to determine if the items covered by the submittals will, after installation or incorporation in the WORK, conform to the requirements of the Contract Documents and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. The ARCHITECT's review will not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions or programs incident thereto.
  - B. In connection with the ARCHITECT's responsibilities as to Change Orders, see Articles 10, 11, and 12.
  - C. In connection with the ARCHITECT's responsibilities in respect of Applications for Payment, see Article 14.
- 9.8 DECISIONS ON DISPUTES
- A. The ARCHITECT will be the initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the WORK thereunder. Claims, disputes, and other matters relating to the acceptability of the WORK; the interpretation of the requirements of the Contract Documents pertaining to the performance of the WORK; and those claims under Articles 11 and 12 in respect to changes in the Contract Price or Contract Time will be referred initially to the ARCHITECT in writing with a request for formal decision in accordance with this paragraph, which the ARCHITECT will render in writing within 30 days of receipt of the request. Written notice of each such claim, dispute, and other matter will be delivered by the CONTRACTOR to the ARCHITECT promptly (but in no event later than 30 days) after the occurrence of the event giving rise thereto. Written supporting data will be submitted to the ARCHITECT within 60 days after such occurrence unless the ARCHITECT allows an additional period of time to ascertain more accurate data in support of the claim.
  - B. The rendering of a decision by the ARCHITECT with respect to any such claim, dispute, or other matter (except any which have been waived by the making or acceptance of final payment as provided in Paragraph 14.12) will be a condition precedent to any exercise by the OWNER or the CONTRACTOR of such rights or remedies as either may otherwise have under the Contract Documents or by Law or Regulations in respect of any such claim, dispute, or other matter.

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### 9.9 LIMITATION ON ARCHITECT'S RESPONSIBILITIES

- A. Neither the ARCHITECT's authority to act under this Article or other provisions of the Contract Documents nor any decision made by the ARCHITECT in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of the ARCHITECT to the CONTRACTOR, any Subcontractor, any Supplier, any surety for any of them, or any other person or organization performing any of the WORK.
- B. Whenever in the Contract Documents the terms "as ordered," "as directed," "as required," "as allowed," "as reviewed," "as approved," or terms of like effect or import are used, or the adjectives "reasonable," "suitable," "acceptable," "proper," or "satisfactory" or adjectives of like effect or import are used to describe a requirement, direction, review, or judgment of the ARCHITECT as to the WORK, it is intended that such requirement, direction, review, or judgment will be solely to evaluate the WORK for compliance with the requirements of the Contract Documents, and conformance with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents, unless there is a specific statement indicating otherwise. The use of any such term or adjective shall not be effective to assign to the ARCHITECT any duty or authority to supervise or direct the performance of the WORK or any duty or authority to undertake responsibility contrary to the provisions of Paragraph 9.9C or 9.9D.
- C. The ARCHITECT will not supervise, direct, control, or have authority over or be responsible for the CONTRACTOR's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of the CONTRACTOR to comply with Laws and Regulations, applicable to the performance of the WORK. The ARCHITECT will not be responsible for the CONTRACTOR's failure to perform the WORK in accordance with the Contract Documents.
- D. The ARCHITECT will not be responsible for the acts or omissions of the CONTRACTOR nor of any Subcontractor, Supplier, or any other person or organization performing any of the WORK.

### ARTICLE 10 CHANGES IN THE WORK

#### 10.1 GENERAL

- A. Without invalidating the Agreement and without notice to any surety, the OWNER may at any time or from time to time, order additions, deletions, or revisions in the WORK; these will be authorized by a written Field Order and/or a Change Order issued by the ARCHITECT.
- B. If the CONTRACTOR believes that it is entitled to an increase or decrease in the Contract Price, or an extension or shortening in the Contract Time as the result of a Field Order, a claim may be made as provided in Articles 11 and 12.
- C. If the OWNER and CONTRACTOR agree on the value of any WORK, or the amount of Contract Time that should be allowed as a result of a Field Order, upon receiving written notice from the ARCHITECT, the CONTRACTOR shall proceed so as to minimize the impact on and delays to the WORK pending the issuance of a Change Order.
- D. If the OWNER and the CONTRACTOR are unable to agree as to the extent, if any, of an increase or decrease in the Contract Price or an extension or shortening of the Contract Time that should be

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allowed as a result of a Field Order, the ARCHITECT can direct the CONTRACTOR to proceed on the basis of Time and Materials so as to minimize the impact on and delays to the WORK, and a claim may be made therefor as provided in Articles 11 and 12.

- E. The CONTRACTOR shall not be entitled to an increase in the Contract Price nor an extension of the Contract Time with respect to any WORK performed that is not required by the Contract Documents as amended, modified, supplemented by Change Order, except in the case of an emergency and except in the case of uncovering WORK as provided in Paragraph 13.3G.
- F. The OWNER and the CONTRACTOR shall execute appropriate Change Orders covering:
  - 1. changes in the WORK which are ordered by the OWNER pursuant to Paragraph 10.1A;
  - 2. changes required because of acceptance of Defective WORK under Paragraph 13.7;
  - 3. changes in the Contract Price or Contract Time which are agreed to by the parties; or
  - 4. changes in the Contract Price or Contract Time which embody the substance of any written decision rendered by the ARCHITECT pursuant to Paragraph 9.8.
- G. If notice of any change is required by the provisions of any Bond to be given to a surety, the giving of any such notice will be the CONTRACTOR's responsibility, and the amount of each applicable Bond shall be adjusted accordingly.

### 10.2 ALLOWABLE QUANTITY VARIATIONS

- A. In the event of an increase or decrease in bid item quantity of a unit price contract, the total amount of WORK actually done or materials or equipment furnished shall be paid for according to the unit price established for such WORK under the Contract Documents, wherever such unit price has been established; provided, that an adjustment in the Contract Price may be made for changes which result in an increase or decrease in excess of 25% of the estimated quantity of any major item of the WORK. Major Item is defined as any bid item amount that is ten percent (10%) or more of the total contract amount.
- B. In the event a part of the WORK is to be entirely eliminated and no lump sum or unit price is named in the Contract Documents to cover such eliminated WORK, the price of the eliminated WORK shall be agreed upon in writing by the OWNER and the CONTRACTOR. If the OWNER and the CONTRACTOR fail to agree upon the price of the eliminated WORK, said price shall be determined in accordance with the provisions of Article 11.

## ARTICLE 11 CHANGE OF CONTRACT PRICE

### 11.1 GENERAL

- A. The Contract Price constitutes the total compensation payable to the CONTRACTOR for performing the WORK. All duties, responsibilities, and obligations assigned to or undertaken by the CONTRACTOR to complete the WORK shall be at its expense without change in the Contract Price.
- B. The Contract Price may only be changed by a Change Order. Any claim for an increase in the Contract Price shall be based on written notice delivered by the CONTRACTOR to the ARCHITECT promptly (but in no event later than 30 days) after the start of the occurrence or the event giving rise to the claim

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and stating the general nature of the claim. Notice of the amount of the claim with supporting data shall be delivered within 60 days after such occurrence (unless the ARCHITECT allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by the CONTRACTOR's written statement that the amount claimed covers all known amounts (direct, indirect, and consequential) to which the CONTRACTOR is entitled as a result of said occurrence or event. All claims for adjustment in the Contract Price shall be determined by the ARCHITECT in accordance with Paragraph 9.8A if the OWNER and the CONTRACTOR cannot otherwise agree on the amount involved. No claim for an adjustment in the Contract Price will be valid if not submitted in accordance with this Paragraph 11.1B.

- C. The value of any WORK covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:
1. Where the WORK involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the items involved.
  2. By mutual acceptance of a lump sum, which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.4.
  3. On the basis of the "Cost of WORK" (determined as provided in Paragraphs 11.3) plus a CONTRACTOR's fee for overhead and profit (determined as provided in Paragraph 11.4).

11.2 COSTS RELATING TO WEATHER. The CONTRACTOR shall have no claims against the OWNER for damages for any injury to WORK, materials, or equipment, resulting from the action of the elements. If, however, in the opinion of the ARCHITECT, the CONTRACTOR has made all reasonable efforts to protect the materials, equipment and WORK, the CONTRACTOR may be granted a reasonable extension of Contract Time to make proper repairs, renewals, and replacements of the WORK, materials, or equipment.

### 11.3 COST OF WORK (BASED ON TIME AND MATERIALS)

- A. General. The term "Cost of WORK" means the sum of all costs necessarily incurred and paid by the CONTRACTOR for labor, materials, and equipment in the proper performance of extra WORK. Except as otherwise may be agreed to in writing by the OWNER, such costs shall be in amounts no higher than those prevailing in the locality of the Project; shall include only the following items, and shall not include any of the costs itemized in Paragraph 11.5 EXCLUDED COSTS.
- B. Labor. The costs of labor will be the actual cost for wages prevailing for each craft or type of workers performing the extra WORK at the time the extra WORK is done, plus employer payments of payroll taxes, worker's compensation insurance, liability insurance, health and welfare, pension, vacation, apprenticeship funds, and other direct costs resulting from Federal, State or local laws, as well as assessments or benefits required by lawful collective bargaining agreements. Labor costs for equipment operators and helpers shall be paid only when such costs are not included in the invoice for equipment rental. The labor costs for forepersons shall be proportioned to all of their assigned WORK and only that applicable to extra WORK shall be paid. Non-direct labor costs including superintendence shall be considered part of the mark-up set out in paragraph 11.4.
- C. Materials. The cost of materials reported shall be at invoice or lowest current price at which materials are locally available and delivered to the job in the quantities involved, plus the cost of freight, delivery and storage, subject to the following:

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1. Trade discounts available to the purchaser shall be credited to the OWNER notwithstanding the fact that such discounts may not have been taken by the CONTRACTOR.
  2. For materials secured by other than a direct purchase and direct billing to the purchaser, the cost shall be deemed to be the price paid to the actual supplier as determined by the ARCHITECT. Mark-up except for actual costs incurred in the handling of such materials will not be allowed.
  3. Payment for materials from sources owned wholly or in part by the purchaser shall not exceed the price paid by the purchaser for similar materials from said sources on extra WORK items or the current wholesale price for such materials delivered to the WORK site, whichever price is lower.
  4. If in the opinion of the ARCHITECT the cost of material is excessive, or the CONTRACTOR does not furnish satisfactory evidence of the cost of such material, then the cost shall be deemed to be the lowest current wholesale price for the quantity concerned delivered to the WORK site less trade discount. The OWNER reserves the right to furnish materials for the extra WORK and no claim shall be allowed by the CONTRACTOR for costs and profit on such materials.
- D. Equipment. The CONTRACTOR will be paid for the use of equipment at the rental rate listed for such equipment specified in the Supplementary General Conditions. Such rental rate will be used to compute payments for equipment whether the equipment is under the CONTRACTOR's control through direct ownership, leasing, renting, or another method of acquisition. The rental rate to be applied for use of each item of equipment shall be the rate resulting in the least total cost to the OWNER for the total period of use. If it is deemed necessary by the CONTRACTOR to use equipment not listed in the publication specified in the Supplementary General Conditions, an equitable rental rate for the equipment will be established by the ARCHITECT. The CONTRACTOR may furnish cost data which might assist the ARCHITECT in the establishment of the rental rate.
1. All equipment shall, in the opinion of the ARCHITECT, be in good working condition and suitable for the purpose for which the equipment is to be used.
  2. Before construction equipment is used on the extra WORK, the CONTRACTOR shall plainly stencil or stamp an identifying number thereon at a conspicuous location, and shall furnish to the ARCHITECT, in duplicate, a description of the equipment and its identifying number.
  3. Unless otherwise specified, manufacturer's ratings and manufacturer approved modifications shall be used to classify equipment for the determination of applicable rental rates. Equipment which has no direct power unit shall be powered by a unit of at least the minimum rating recommended by the manufacturer.
  4. Individual pieces of equipment or tools having a replacement value of \$200 or less, whether or not consumed by use, shall be considered to be small tools and no payment will be made therefor.
  5. Rental time will not be allowed while equipment is inoperative due to breakdowns.
  6. Equipment. Unless otherwise agreed to in writing, the CONTRACTOR will be paid for the use of equipment at the rental rate listed for such equipment specified in the current edition of the following reference publication: "Rental Rate Blue Book" available on-line at <http://www.equipmentwatch.com/rbbb.htm> or contact Equipment Watch at (800) 669-3282.
- E. Equipment on the WORK Site. The rental time to be paid for equipment on the WORK site shall be the time the equipment is in productive operation on the extra WORK being performed and, in addition, shall include the time required to move the equipment to the location of the extra WORK and return it to the original location or to another location requiring no more time than that required to return it to its original location; except, that moving time will not be paid if the equipment is used on other than the extra WORK, even though located at the site of the extra WORK. Loading and



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transporting costs will be allowed, in lieu of moving time, when the equipment is moved by means other than its own power, except that no payment will be made for loading and transporting costs when the equipment is used at the site of the extra WORK on other than the extra WORK. The following shall be used in computing the rental time of equipment on the WORK site.

1. When hourly rates are listed, any part of an hour less than 30 minutes of operation shall be considered to be 1/2-hour of operation, and any part of an hour in excess of 30 minutes will be considered one hour of operation.
  2. When daily rates are listed, any part of a day less than 4 hours operation shall be considered to be 1/2-day of operation. When owner-operated equipment is used to perform extra WORK to be paid for on a time and materials basis, the CONTRACTOR will be paid for the equipment and operator, as set forth in Paragraphs (3), (4), and (5), following.
  3. Payment for the equipment will be made in accordance with the provisions in Paragraph 11.3D, herein.
  4. Payment for the cost of labor and subsistence or travel allowance will be made at the rates paid by the CONTRACTOR to other workers operating similar equipment already on the WORK site, or in the absence of such labor, established by collective bargaining agreements for the type of worker and location of the extra WORK, whether or not the operator is actually covered by such an agreement. A labor surcharge will be added to the cost of labor described herein in accordance with the provisions of Paragraph 11.3B, herein, which surcharge shall constitute full compensation for payments imposed by state and federal laws and all other payments made to or on behalf of workers other than actual wages.
  5. To the direct cost of equipment rental and labor, computed as provided herein, will be added the allowances for equipment rental and labor as provided in Paragraph 11.4, herein.
- F. Specialty WORK. Specialty WORK is defined as that WORK characterized by extraordinary complexity, sophistication, or innovation or a combination of the foregoing attributes which are unique to the construction industry. The following shall apply in making estimates for payment for specialty WORK:
1. Any bid item of WORK to be classified as Specialty WORK shall be listed as such in the Supplementary General Conditions. Specialty WORK shall be performed by an entity especially skilled in the work to be performed. After validation of invoices and determination of market values by the ARCHITECT, invoices for Specialty WORK based upon the current fair market value thereof may be accepted without complete itemization of labor, material, and equipment rental costs.
  2. When the CONTRACTOR is required to perform WORK necessitating special fabrication or machining process in a fabrication or a machine shop facility away from the job site, the charges for that portion of the WORK performed at the off-site facility may, by agreement, be accepted as Specialty WORK and accordingly, the invoices for the WORK may be accepted without detailed itemization.
  3. All invoices for specialty WORK will be adjusted by deducting all trade discounts offered or available, whether the discounts were taken or not. In lieu of the allowances for overhead and profit specified in Paragraph 11.4, herein, an allowance of 5 percent will be added to invoices for specialty WORK.
- G. Sureties. All WORK performed hereunder shall be subject to all of the provisions of the Contract Documents and the CONTRACTOR's sureties shall be bound with reference thereto as under the

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original Agreement. Copies of all amendments to surety Bonds or supplemental surety Bonds shall be submitted to the OWNER for review prior to the performance of any WORK hereunder.

**11.4 CONTRACTOR'S FEE**

- A. Extra WORK ordered on the basis of time and materials will be paid for at the actual necessary cost as determined by the ARCHITECT, plus allowances for overhead and profit. The allowance for overhead and profit shall include full compensation for superintendence, Bond and insurance premiums, taxes, field office expense, extended overhead, home office overhead, and all other items of expense or cost not included in the cost of labor, materials, or equipment provided for under Paragraph 11.3. The allowance for overhead and profit will be made in accordance with the following schedule:

Actual Overhead and Profit Allowance

Labor .....	15 percent
Materials.....	10 percent
Equipment.....	10 percent

To the sum of the costs and mark-ups provided for in this Article, one (1) percent shall be added as compensation for Bonds.

- B. It is understood that labor, materials, and equipment may be furnished by the CONTRACTOR or by the Subcontractor on behalf of the CONTRACTOR. When all or any part of the extra WORK is performed by a Subcontractor, the allowance specified herein shall be applied to the labor, materials, and equipment costs of the Subcontractor, to which the CONTRACTOR may add five (5) percent of the Subcontractor's total cost for the extra WORK. Regardless of the number of hierarchical tiers of Subcontractors, the five (5) percent increase above the Subcontractor's total cost which includes the allowances for overhead and profit specified herein may be applied one time only.

**11.5 EXCLUDED COSTS.**

- A. The term "Cost of the WORK" shall not include any of the following:
  1. Payroll costs and other compensation of CONTRACTOR's officers, executives, principals (of partnership and sole proprietorships), general managers, architects, estimators, attorneys' auditors, accountants, purchasing and contracting agents, expenditures, timekeepers, clerks and other personnel employed by CONTRACTOR whether at the site or in CONTRACTOR's principal or a branch office for general administration of the WORK, or not specifically covered by paragraph 11.3, all of which are to be considered administrative costs covered by the CONTRACTOR's fee.
  2. Expenses of CONTRACTOR's principal and branch offices other than CONTRACTOR's office at the site.
  3. Any part of CONTRACTOR's capital expenses, including interest on CONTRACTOR's capital employed for the WORK and charges against CONTRACTOR for delinquent payments.
  4. Cost of premiums for all Bonds and for all insurance whether or not CONTRACTOR is required by the Contract Documents to purchase and maintain the same (except for the cost of premiums covered by paragraph 11.4 above).
  5. Costs due to the negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but

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not limited to, the correction of Defective WORK, disposal of materials or equipment wrongly supplied and making good any damage to property.

6. Other overhead or general expense costs of any kind and the cost of any item not specifically and expressly included in paragraph 11.4.

### ARTICLE 12 CHANGE OF CONTRACT TIME

#### 12.1 GENERAL

- A. The Contract Time may only be changed by a Change Order. Any claim for an extension of the Contract Time (or Milestones) shall be based on written notice delivered by the CONTRACTOR to the ARCHITECT promptly (but in no event later than 30 days) after the occurrence of the event giving rise to the claim and stating the general nature of the claim. Notice of the extent of the claim with supporting data shall be delivered within 60 days after such occurrence (unless the ARCHITECT allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by the CONTRACTOR's written statement that the adjustment claimed is the entire adjustment to which the CONTRACTOR has reason to believe it is entitled as a result of the occurrence of said event. All claims for adjustment in the Contract Time shall be determined by the ARCHITECT in accordance with Paragraph 9.8 if the OWNER and the CONTRACTOR cannot otherwise agree. No claim for an adjustment in the Contract Time will be valid if not submitted in accordance with the requirements of this paragraph. An increase in Contract Time does not mean that the CONTRACTOR is due an increase in Contract Price. Only Compensable time extensions will result in an increase in Contract Price.
- B. All time limits stated in the Contract Documents are of the essence of the Agreement.
- C. Where CONTRACTOR is prevented from completing any part of the WORK within the Contract Times (or Milestones) due to delay beyond the control of CONTRACTOR, the Contract Times (or Milestones) will be extended in an amount equal to the time lost on the critical path of the Project due to such delay if a claim is made therefor as provided in paragraph 12.1. Delays beyond the control of CONTRACTOR shall include, but not be limited to, acts or neglect by OWNER, acts or neglect of utility owners or other contractors performing other work as contemplated by Article 7, fires, floods, epidemics, unprecedented weather conditions or acts of God. Delays attributable to and within the control of a Subcontractor or Supplier shall be deemed to be delays within the control of CONTRACTOR.
- D. Where CONTRACTOR is prevented from completing any part of the WORK within the Contract Times (or Milestones) due to delay beyond the control of both OWNER and CONTRACTOR, an extension of the Contract Times (or Milestones) in an amount equal to the time lost on the critical path of the Project due to such delay shall be CONTRACTOR's sole and exclusive remedy for such delay. In no event shall the OWNER be liable to CONTRACTOR, any Subcontractor, any Supplier, or any other person or organization, or to any surety for or employee or agent of any of them, for damages arising out of or resulting from (i) delays caused by or within the control of CONTRACTOR, or (ii) delays beyond the control of both parties including but not limited to fires, floods, epidemics abnormal weather conditions, acts of God or acts or neglect by utility owners or other contractors performing other work as contemplated by Article 7.

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- 12.2 EXTENSIONS OF TIME FOR DELAY DUE TO WEATHER. Contract time may be extended by the ARCHITECT because of delays in completion of the WORK due to unusually severe weather, provided that the CONTRACTOR shall, within 10 days of the beginning of any such delay, notify the ARCHITECT in writing of the cause of delay and request an extension of contract time. The ARCHITECT will ascertain the facts and the extent of the delay and extend the time for completing the WORK when, in the ARCHITECT's judgment, the findings of fact justify such an extension. Unprecedented, abnormal, or unusually severe weather will be defined as an event, or events, with a greater than 50-year recurrence interval, as determined by the National Weather Service, or equivalent state or federal agency.

### ARTICLE 13 WARRANTY AND GUARANTEE; TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

- 13.1 WARRANTY AND GUARANTEE. The CONTRACTOR warrants and guarantees to the OWNER and the ARCHITECT that all WORK will be in accordance with the Contract Documents and will not be defective. Prompt notice of defects known to the OWNER or ARCHITECT shall be given to the CONTRACTOR. All Defective WORK, whether or not in place, may be rejected, corrected, or accepted as provided in this Article 13.
- 13.2 ACCESS TO WORK. The OWNER, ARCHITECT, Architect of Record, their consultants, sub-consultants, other representatives and personnel of OWNER, independent testing laboratories and governmental agencies with jurisdictional interests will have access to the WORK at reasonable times for their observation, inspecting and testing. CONTRACTOR shall provide them proper and safe conditions for such access and advise them of CONTRACTOR's site safety procedures and programs so that they may comply therewith as applicable.
- 13.3 INSPECTIONS AND TESTS
- A. The CONTRACTOR shall give the ARCHITECT timely notice of readiness of the WORK for all required inspections, tests, or approvals, and shall cooperate with inspection and testing personnel to facilitate required inspections or tests.
  - B. If Laws or Regulations of any public body having jurisdiction other than the OWNER require any WORK to specifically be inspected, tested, or approved, the CONTRACTOR shall pay all costs in connection therewith. The CONTRACTOR shall also be responsible for and shall pay all costs in connection with any inspection or testing required in connection with the OWNER's or the ARCHITECT's acceptance of a Supplier of materials or equipment proposed as a substitution or (or-equal) to be incorporated in the WORK, or of materials or equipment submitted for review prior to the CONTRACTOR's purchase thereof for incorporation in the WORK. The cost of all inspections, tests, and approvals in addition to the above which are required by the Contract Documents shall be paid by the OWNER (unless otherwise specified).
  - C. The ARCHITECT will make, or have made, such inspections and tests as the ARCHITECT deems necessary to see that the WORK is being accomplished in accordance with the requirements of the Contract Documents. Unless otherwise specified in the Supplementary General Conditions, the cost of such inspection and testing will be borne by the OWNER. In the event such inspections or tests reveal non-compliance with the requirements of the Contract Documents, the CONTRACTOR shall bear the cost of corrective measures deemed necessary by the ARCHITECT, as well as the cost of subsequent re-inspection and retesting. Neither observations by the ARCHITECT nor inspections, tests, or

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approvals by others shall relieve the CONTRACTOR from the CONTRACTOR's obligation to perform the WORK in accordance with the Contract Documents.

- D. All inspections, tests, or approvals other than those required by Laws or Regulations of any public body having jurisdiction shall be performed by organizations acceptable to the ARCHITECT and the CONTRACTOR.
  - E. If any WORK (including the work of others anticipated under paragraph 7.1) that is to be inspected, tested, or approved is covered without written concurrence of the ARCHITECT, it must, if requested by the ARCHITECT, be uncovered for observation. Such uncovering shall be at the CONTRACTOR's expense unless the CONTRACTOR has given the ARCHITECT timely notice of the CONTRACTOR's intention to perform such test or to cover the same and the ARCHITECT has not acted with reasonable promptness in response to such notice.
  - F. If any WORK is covered contrary to the written request of the ARCHITECT, it must, if requested by the ARCHITECT, be uncovered for the ARCHITECT's observation and recovered at the CONTRACTOR's expense.
  - G. If the ARCHITECT considers it necessary or advisable that covered WORK be observed by the ARCHITECT or inspected or tested by others, the CONTRACTOR, at the ARCHITECT's request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as the ARCHITECT may require, that portion of the WORK in question, furnishing all necessary labor, material, and equipment. If it is found that such WORK is defective, the CONTRACTOR shall bear all direct, indirect, and consequential costs and damages of such uncovering, exposure, observation, inspection, and testing and of satisfactory reconstruction, including but not limited to fees and charges of Architects of Record, attorneys, and other professionals. However, if such WORK is not found to be defective, the CONTRACTOR shall be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to such uncovering, exposure, observation, inspection, testing, and reconstruction; and, if the parties are unable to agree as to the amount or extent thereof, the CONTRACTOR may make a claim therefor as provided in Articles 11 and 12.
- 13.4 OWNER MAY STOP THE WORK. If the WORK is defective, or the CONTRACTOR fails to perform WORK in such a way that the completed WORK will conform to the Contract Documents, the OWNER may order the CONTRACTOR to stop the WORK, or any portion thereof, until the cause for such order has been eliminated; however, this right of the OWNER to stop the WORK shall not give rise to any duty on the part of the OWNER to exercise this right for the benefit of the CONTRACTOR or any other party.
- 13.5 CORRECTION OR REMOVAL OF DEFECTIVE WORK. If required by the ARCHITECT, the CONTRACTOR shall promptly, either correct all Defective WORK, whether or not fabricated, installed, or completed, or, if the WORK has been rejected by the ARCHITECT, remove it from the site and replace it with non-defective WORK. The CONTRACTOR shall bear all direct, indirect and consequential costs and damages of such correction or removal, including but not limited to fees and charges of Architects of Record, attorneys, and other professionals made necessary thereby.
- 13.6 ONE YEAR CORRECTION PERIOD
- A. If within one year after the date of Substantial Completion or such longer period of time as may be prescribed by Laws or Regulations or by the terms of any applicable special guarantee required by the

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Contract Documents or by any specific provision of the Contract Documents, any WORK is found to be defective, the CONTRACTOR shall promptly, without cost to the OWNER and in accordance with OWNER's written notification, (i) correct such Defective WORK, or, if it has been rejected by the OWNER, remove it from the site and replace it with non-defective WORK, and (ii) satisfactorily correct or remove and replace any damage to other work of others resulting therefrom. If the CONTRACTOR does not promptly comply with such notification, or in an emergency where delay would cause serious risk of loss or damage, the OWNER may have the Defective WORK corrected or the rejected WORK removed and replaced, and all direct, indirect, and consequential costs and damages of such removal and replacement including but not limited to fees and charges of Architects of Record, attorneys and other professionals will be paid by the CONTRACTOR.

- B. Where Defective WORK (and damage to other WORK resulting therefrom) has been corrected, removed or replaced under this paragraph 13.6, the correction period hereunder with respect to such WORK will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

- 13.7 ACCEPTANCE OF DEFECTIVE WORK. If, instead of requiring correction or removal and replacement of Defective WORK, the OWNER prefers to accept the WORK, the OWNER may do so. The CONTRACTOR shall bear all direct, indirect, and consequential costs attributable to the OWNER's evaluation of and determination to accept such Defective WORK. If any such acceptance occurs prior to final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the WORK, and the OWNER shall be entitled to an appropriate decrease in the Contract Price.

### ARTICLE 14 PAYMENTS TO CONTRACTOR AND COMPLETION

- 14.1 SCHEDULE OF VALUES (LUMP SUM PRICE BREAKDOWN). The Schedule of Values or lump sum price breakdown established as provided in the General Requirements shall serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to the ARCHITECT.

- 14.2 UNIT PRICE BID SCHEDULE. Progress payments on account of Unit Price WORK will be based on the number of units completed.

#### 14.3 APPLICATION FOR PROGRESS PAYMENT

- A. Unless otherwise prescribed by law, on the 25th of each month, the CONTRACTOR shall submit to the ARCHITECT for review, an Application for Payment filled out and signed by the CONTRACTOR covering the WORK completed as of the date of the Application and accompanied by such supporting documentation as is required by the Contract Documents.
- B. The Application for Payment shall identify, as a sub-total, the amount of the CONTRACTOR's Total Earnings to Date, plus the Value of Materials Stored at the Site which have not yet been incorporated in the WORK, and less a deductive adjustment for materials installed which were not previously incorporated in the WORK, but for which payment was allowed under the provisions for payment for Materials Stored at the Site, but not yet incorporated in the WORK.
- C. The Net Payment Due the CONTRACTOR shall be the above-mentioned subtotal from which shall be deducted the total amount of all previous payments made to the CONTRACTOR. Progress payments

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will be paid in full in accordance with Article 14 of the General Conditions until 90% of the contract amount has been paid. The remaining 10% of the contract amount shall be retained until:

1. final inspection has been made;
  2. completion of the project;
  3. acceptance of the project by the OWNER and;
  4. the OWNER has received notification from the Alaska Department of Labor that the CONTRACTOR has no outstanding wage/hour violations.
- D. The Value of Materials Stored at the Site shall be an amount equal to the specified percent of the value of such materials as set forth in the Supplementary General Conditions. Said amount shall be based upon the value of all acceptable materials and equipment not incorporated in the WORK but delivered and suitably stored at the Project site or at another location agreed to in writing; provided, each such individual item has a value of more than \$5000 and will become a permanent part of the WORK. The Application for Payment shall also be accompanied by a bill of sale, invoice, or other documentation warranting that the CONTRACTOR has received the materials and equipment free and clear of all liens, charges, security interests, and encumbrances (which are hereinafter in these General Conditions referred to as "Liens") and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect the OWNER's interest therein, all of which will be satisfactory to the OWNER.
- 14.4 CONTRACTOR'S WARRANTY OF TITLE. The CONTRACTOR warrants and guarantees that title to all WORK, materials, and equipment covered by an Application for Payment, whether incorporated in the WORK or not, will pass to the OWNER no later than the time of payment free and clear of all liens.
- 14.5 REVIEW OF APPLICATIONS FOR PROGRESS PAYMENT
- A. The ARCHITECT will, within seven (7) days after receipt of each Application for Payment, either indicate in writing a recommendation of payment and present the Application to the OWNER, or return the Application to the CONTRACTOR indicating in writing the ARCHITECT's reasons for refusing to recommend payment. In the later case, the CONTRACTOR may make the necessary corrections and resubmit the Application. If the ARCHITECT still disagrees with a portion of the Application, it will submit the Application recommending the undisputed portion of the Application to the OWNER for review and provide reasons for recommending non-payment of the disputed amount. Thirty days after presentation of the Application for Payment with the ARCHITECT's recommendation, the amount recommended will (subject to the provisions of Paragraph 14.5B) become due and when due will be paid by the OWNER to the CONTRACTOR.
- B. The OWNER may refuse to make payment of the full amount recommended by the ARCHITECT because claims have been made against the OWNER on account of the CONTRACTOR's performance of the WORK or Liens have been filed in connection with the WORK or there are other items entitling the OWNER to a credit against the amount recommended, but the OWNER must give the CONTRACTOR written notice within seven (7) days (with a copy to the ARCHITECT) stating the reasons for such action.

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### 14.6 PARTIAL UTILIZATION

- A. The OWNER shall have the right to utilize or place into service any item of equipment or other usable portion of the WORK prior to completion of the WORK. Whenever the OWNER plans to exercise said right, the CONTRACTOR will be notified in writing by the OWNER, identifying the specific portion or portions of the WORK to be so utilized or otherwise placed into service.
- B. It shall be understood by the CONTRACTOR that until such written notification is issued, all responsibility for care and maintenance of all of the WORK shall be borne by the CONTRACTOR. Upon issuance of said written notice of partial utilization, the OWNER will accept responsibility for the protection and maintenance of all such items or portions of the WORK described in the written notice.
- C. The CONTRACTOR shall retain full responsibility for satisfactory completion of the WORK, regardless of whether a portion thereof has been partially utilized by the OWNER and the CONTRACTOR's one year correction period shall commence only after the date of Substantial Completion for the WORK.

14.7 SUBSTANTIAL COMPLETION. When the CONTRACTOR considers the WORK ready for its intended use the CONTRACTOR shall notify the OWNER and the ARCHITECT in writing that the WORK is substantially complete. The CONTRACTOR will attach to this request a list of all WORK items that remain to be completed and a request that the ARCHITECT prepare a Notice of Completion. Within a reasonable time thereafter, the OWNER, the CONTRACTOR, and the ARCHITECT shall make an inspection of the WORK to determine the status of completion. If the ARCHITECT does not consider the WORK substantially complete, or the list of remaining WORK items to be comprehensive, the ARCHITECT will notify the CONTRACTOR in writing giving the reasons thereof. If the ARCHITECT considers the WORK substantially complete, the ARCHITECT will prepare and deliver to the OWNER, for its execution and recording, the Notice of Completion signed by the ARCHITECT and CONTRACTOR, which shall fix the date of Substantial Completion.

14.8 FINAL APPLICATION FOR PAYMENT. After the CONTRACTOR has completed all of the remaining WORK items referred to in Paragraph 14.7 and delivered all maintenance and operating instructions, schedules, guarantees, Bonds, certificates of inspection, record as-built documents (as provided in the General Requirements) and other documents, all as required by the Contract Documents, and after the ARCHITECT has indicated that the WORK is acceptable, the CONTRACTOR may make application for final payment following the procedure for progress payments. The final Application for Payment shall be accompanied by all documentation called for in the Contract Documents, together with complete and legally effective releases or waivers (satisfactory to the OWNER) of all liens arising out of or filed in connection with the WORK.

### 14.9 FINAL PAYMENT AND ACCEPTANCE

- A. If, on the basis of the ARCHITECT's observation of the WORK during construction and final inspection, and the ARCHITECT's review of the final Application for Payment and accompanying documentation, all as required by the Contract Documents, the ARCHITECT is satisfied that the WORK has been completed and the CONTRACTOR's other obligations under the Contract Documents have been fulfilled, the ARCHITECT will, within 14 days after receipt of the final Application for Payment, indicate in writing the ARCHITECT's recommendation of payment and present the Application to the OWNER for payment.



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- B. After acceptance of the WORK by the OWNER's governing body, the OWNER will make final payment to the CONTRACTOR of the amount remaining after deducting all prior payments and all amounts to be kept or retained under the provisions of the Contract Documents, including the following items:
1. Liquidated damages, as applicable.
  2. Two times the value of outstanding items of correction WORK or punch list items yet uncompleted or uncorrected, as applicable. All such WORK shall be completed or corrected to the satisfaction of the OWNER within the time stated on the Notice of Completion, otherwise the CONTRACTOR does hereby waive any and all claims to all monies withheld by the OWNER to cover the value of all such uncompleted or uncorrected items.

### 14.10 RELEASE OF RETAINAGE AND OTHER DEDUCTIONS

- A. After executing the necessary documents to initiate the lien period, and not more than 45 days thereafter (based on a 30-day lien filing period and 15-day processing time), the OWNER will release to the CONTRACTOR the retainage funds withheld pursuant to the Agreement, less any deductions to cover pending claims against the OWNER pursuant to Paragraph 14.5B.
- B. After filing of the necessary documents to initiate the lien period, the CONTRACTOR shall have 30 days to complete any outstanding items of correction WORK remaining to be completed or corrected as listed on a final punch list made a part of the Notice of Completion. Upon expiration of the 45 days, referred to in Paragraph 14.10A, the amounts withheld pursuant to the provisions of Paragraph 14.9B herein, for all remaining WORK items will be returned to the CONTRACTOR; provided, that said WORK has been completed or corrected to the satisfaction of the OWNER within said 30 days. Otherwise, the CONTRACTOR does hereby waive any and all claims for all monies withheld by the OWNER under the contract to cover 2 times the value of such remaining uncompleted or uncorrected items.

14.11 CONTRACTOR'S CONTINUING OBLIGATION. The CONTRACTOR's obligation to perform and complete the WORK in accordance with the Contract Documents shall be absolute. Neither recommendation of any progress or final payment by the ARCHITECT, nor the issuance of a Notice of Completion, nor any payment by the OWNER to the CONTRACTOR under the Contract Documents, nor any use or occupancy of the WORK or any part thereof by the OWNER, nor any act of acceptance by the OWNER nor any failure to do so, nor any review of a Shop Drawing or sample submittal, will constitute an acceptance of WORK not in accordance with the Contract Documents or a release of the CONTRACTOR's obligation to perform the WORK in accordance with the Contract Documents.

14.12 FINAL PAYMENT TERMINATES LIABILITY OF OWNER. Final payment is defined as the last progress payment made to the CONTRACTOR for earned funds, less monies withheld as applicable, pursuant to Paragraph 14.10A. The acceptance by the CONTRACTOR of the final payment referred to in Paragraph 14.9 herein, shall be a release of the OWNER and its agents from all claims of liability to the CONTRACTOR for anything done or furnished for, or relating to, the WORK or for any act of neglect of the OWNER or of any person relating to or affecting the WORK, except demands against the OWNER for the remainder, if any, of the amounts kept or retained under the provisions of Paragraph 14.9 herein; and excepting pending, unresolved claims filed prior to the date of the Notice of Completion.

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### ARTICLE 15 SUSPENSION OF WORK AND TERMINATION

- 15.1 SUSPENSION OF WORK BY OWNER. The OWNER, acting through the ARCHITECT, may, at any time and without cause, suspend the WORK or any portion thereof for a period of not more than 90 days by notice in writing to the CONTRACTOR. The CONTRACTOR shall resume the WORK on receipt from the ARCHITECT of a notice of resumption of WORK. The CONTRACTOR shall be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to any suspension if the CONTRACTOR makes an approved claim therefor as provided in Articles 11 and 12.
- 15.2 TERMINATION OF AGREEMENT BY OWNER (CONTRACTOR DEFAULT)
- A. In the event of default by the CONTRACTOR, the OWNER may give 10 days written notice to the CONTRACTOR of OWNER's intent to terminate the Agreement and provide the CONTRACTOR an opportunity to remedy the conditions constituting the default. It shall be considered a default by the CONTRACTOR whenever CONTRACTOR shall: (1) declare bankruptcy, become insolvent, or assign its assets for the benefit of its creditors; (2) fail to provide materials or quality of WORK meeting the requirements of the Contract Documents; (3) disregard or violate provisions of the Contract Documents or ARCHITECT's instructions; (4) fail to prosecute the WORK according to the approved progress schedule; or, (5) fail to provide a qualified superintendent, competent workers, or materials or equipment meeting the requirements of the Contract Documents. If the CONTRACTOR fails to remedy the conditions constituting default within the time allowed, the OWNER may then issue the Notice of Termination.
- B. In the event the Agreement is terminated in accordance with Paragraph 15.2A, herein, the OWNER may take possession of the WORK and may complete the WORK by whatever method or means the OWNER may select. The cost of completing the WORK shall be deducted from the balance which would have been due the CONTRACTOR had the Agreement not been terminated and the WORK completed in accordance with the Contract Documents. If such cost exceeds the balance which would have been due, the CONTRACTOR shall pay the excess amount to the OWNER. If such cost is less than the balance which would have been due, the CONTRACTOR shall not have claim to the difference.
- 15.3 TERMINATION OF AGREEMENT BY OWNER (FOR CONVENIENCE). The OWNER may terminate the Agreement at any time if it is found that reasons beyond the control of either the OWNER or CONTRACTOR make it impossible or against the OWNER's interests to complete the WORK. In such a case, the CONTRACTOR shall have no claims against the OWNER except: (1) for the value of WORK performed up to the date the Agreement is terminated; and, (2) for the cost of materials and equipment on hand, in transit, or on definite commitment, as of the date the Agreement is terminated, which would be needed in the WORK and which meet the requirements of the Contract Documents. The value of WORK performed and the cost of materials and equipment delivered to the site, as mentioned above, shall be determined by the ARCHITECT in accordance with the procedure prescribed for the making of the final Application for Payment and payment under Paragraphs 14.8 and 14.9.
- 15.4 TERMINATION OF AGREEMENT BY CONTRACTOR. The CONTRACTOR may terminate the Agreement upon 10 days written notice to the OWNER, whenever: 1) the WORK has been suspended under the provisions of Paragraph 15.1, herein, for more than 90 consecutive days through no fault or

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negligence of the CONTRACTOR, and notice to resume WORK or to terminate the Agreement has not been received from the OWNER within this time period; or, 2) the OWNER should fail to pay the CONTRACTOR any monies due to the CONTRACTOR in accordance with the terms of the Contract Documents and within 60 days after presentation to the OWNER by the CONTRACTOR of a request therefor, unless within said 10-day period the OWNER shall have remedied the condition upon which the payment delay was based. In the event of such termination, the CONTRACTOR shall have no claims against the OWNER except for those claims specifically enumerated in Paragraph 15.3, herein, and as determined in accordance with the requirements of said paragraph.

### ARTICLE 16 MISCELLANEOUS

- 16.1 GIVING NOTICE. Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice.
- 16.2 RIGHTS IN AND USE OF MATERIALS FOUND ON THE WORK
- A. The CONTRACTOR may use on the Project, with ARCHITECT's approval, such stone, gravel, sand, or other material determined suitable by the ARCHITECT, as may be found in the excavation. The CONTRACTOR will be paid for the excavation of such material at the corresponding contract unit price. No additional payment will be made for utilizing the material from excavation as borrow, or select borrow.
  - B. The CONTRACTOR shall replace, at its own expense, with other acceptable material, all of that portion of the excavated material so removed and used which was needed for use on the Project. No charge for the materials so used will be made against the CONTRACTOR except that the CONTRACTOR shall be responsible for payment of any royalties required.
  - C. The CONTRACTOR shall not excavate or remove any material from within the Project location which is not within the grading limits, as indicated by the slope and grade lines, without written authorization from the ARCHITECT.
  - D. In the event the CONTRACTOR has processed materials from OWNER-furnished sources in excess of the quantities required for performance of this contract, including any waste material produced as a by-product, the CBJ may retain possession of such materials without obligation to reimburse the CONTRACTOR for the cost of their production. When such materials are in a stockpile, the ARCHITECT may require: that it remain in stockpile; the CONTRACTOR level such stockpile(s); or that the CONTRACTOR remove such materials and restore the premises to a satisfactory condition at the CONTRACTOR's expense. This provision shall not preclude the CBJ from arranging with the CONTRACTOR to produce material over and above the contract needs, payment for which shall be by written agreement between the CBJ and the CONTRACTOR.
  - E. Unless otherwise provided, the material from any existing old structure may be used temporarily by the CONTRACTOR in the erection of the new structure. Such material shall not be cut or otherwise damaged except with the approval of the ARCHITECT.

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- 16.3 **RIGHT TO AUDIT.** If the CONTRACTOR submits a claim to the OWNER for additional compensation, the OWNER shall have the right, as a condition to considering the claim, and as a basis for evaluation of the claim, and until the claim has been settled, to audit the CONTRACTOR's books to the extent they are relevant. This right shall include the right to examine books, records, documents, and other evidence and accounting procedures and practices, sufficient to discover and verify all direct and indirect costs of whatever nature claimed to have been incurred or anticipated to be incurred and for which the claim has been submitted. The right to audit shall include the right to inspect the CONTRACTOR's plants, or such parts thereof, as may be or have been engaged in the performance of the WORK. The CONTRACTOR further agrees that the right to audit encompasses all subcontracts and is binding upon Subcontractors. The rights to examine and inspect herein provided for shall be exercisable through such representatives as the OWNER deems desirable during the CONTRACTOR's normal business hours at the office of the CONTRACTOR. The CONTRACTOR shall make available to the OWNER for auditing, all relevant accounting records and documents, and other financial data, and upon request, shall submit true copies of requested records to the OWNER.
- 16.4 **ARCHAEOLOGICAL OR HISTORICAL DISCOVERIES.** When the CONTRACTOR's operation encounters prehistoric artifacts, burials, remains of dwelling sites, paleontological remains, such as shell heaps, land or sea mammal bones or tusks, or other items of historical significance, the CONTRACTOR shall cease operations immediately and notify the ARCHITECT. No artifacts or specimens shall be further disturbed or removed from the ground and no further operations shall be performed at the site until so directed. Should the ARCHITECT order suspension of the CONTRACTOR's operations in order to protect an archaeological or historical finding, or order the CONTRACTOR to perform extra WORK, such order(s) shall be covered by an appropriate contract change document.
- 16.5 **CONSTRUCTION OVER OR ADJACENT TO NAVIGABLE WATERS.** All WORK over, on, or adjacent to navigable waters shall be so conducted that free navigation of the waterways will not be interfered with and the existing navigable depths will not be impaired, except as allowed by permit issued by the U.S. Coast Guard and/or the U.S. Army Corps of Engineers, as applicable.
- 16.6 **GRATUITY AND CONFLICT OF INTEREST.** The CONTRACTOR agrees to not extend any loan, gratuity or gift of money of any form whatsoever to any employee or elected official of the OWNER, nor will the CONTRACTOR rent or purchase any equipment or materials from any employee or elected official of the OWNER, or to the best of the CONTRACTOR's knowledge, from any agent of any employee or elected official of the OWNER. Before final payment, the CONTRACTOR shall execute and furnish the OWNER an affidavit certifying that the CONTRACTOR has complied with the above provisions of the contract.
- 16.7 **SUITS OF LAW CONCERNING THE WORK**
- A. Should a suit of law be entered into, either by the CONTRACTOR (or the CONTRACTOR's surety) against the OWNER, or by the OWNER against the CONTRACTOR (or the CONTRACTOR's surety), the suit of law shall be tried in the First Judicial District of Alaska.
  - B. If one of the questions at issue is the satisfactory performance of the WORK by the CONTRACTOR and should the appropriate court of law judge the WORK of the CONTRACTOR to be unsatisfactory, then the CONTRACTOR (or the CONTRACTOR's surety) shall reimburse the OWNER for all legal and all other expenses (as may be allowed and set by the court) incurred by the OWNER because of

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the suit of the law and, further, it is agreed that the OWNER may deduct such expense from any sum or sums then, or any that become due the CONTRACTOR under the contract.

### 16.8 CERTIFIED PAYROLLS

- A. All CONTRACTORS or Subcontractor who perform work on a public construction contract for the OWNER shall file a Certified Payroll with the Alaska Department of Labor every two weeks. Before the second Friday, each CONTRACTOR and Subcontractor must file Certified Payrolls with Statements of Compliance for the previous two weeks. (Section 14-2-4 ACLA 1949; am Section 4 ch 142 SLA 1972).
- B. In lieu of submitting the State payroll form, the CONTRACTOR's standard payroll form may be submitted, provided it contains the information required by AS 36.05.040 and a statement that the CONTRACTOR is complying with AS 36.10.010.
- C. Any CONTRACTOR or Subcontractor, who performs work on public construction in the State, as defined by AS 36.95.010(3), shall pay not less than the current prevailing rate of wages as issued by the Alaska Department of Labor before the end of the pay period. (AS 36.05.010).

### 16.9 PREVAILING WAGE RATES

- A. Wage rates for Laborers and Mechanics on Public Contracts, AS 36.05.070. The CONTRACTOR, or Subcontractors, shall pay all employees unconditionally and not less than once a week. Wages may not be less than those stated in Paragraph 16.8C, regardless of the contractual relationship between the CONTRACTOR or Subcontractors and laborers, mechanics, or field surveyors. The scale of wages to be paid shall be posted by the CONTRACTOR in a prominent, easily accessible place at the site of the WORK.
- B. Failure to Pay Agreed Wages, AS 36.05.080. If it is found that a laborer, mechanic, or field surveyor employed by the CONTRACTOR or Subcontractor has been, or is being, paid a rate or wages less than the established rate, the OWNER may, by written notice, terminate the CONTRACTOR or Subcontractors right to proceed with the WORK. The OWNER may prosecute the WORK to completion by contract or otherwise, and the CONTRACTOR and sureties will be held liable to the OWNER for excess costs for completing the WORK. (Section 2 ch 52 SLA 1959).
- C. Listing CONTRACTORS Who Violate contracts, AS 36.05.090. In addition, a list giving the names of persons who have disregarded the rights of their employees shall be distributed to all departments of State government and all political subdivisions. No person appearing on this list, and no firm, corporation, partnership or association in which the person has an interest, may WORK as a CONTRACTOR or Subcontractor on a public construction contract for the State, or a political subdivision of the state, until three years after the date of publication of the list. (Section 3 ch 52 SLA 1959; am Section 9 ch 142 SLA).

- 16.10 EMPLOYMENT REFERENCE. Workers employed in the execution of the contract by the CONTRACTOR or by any Subcontractor under this contract shall not be required or permitted to labor more than 8 hours a day or 40 hours per week in violation of the provisions of the Alaska Wage and Hour Act, Section 23.10.060.

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### 16.11 COST REDUCTION INCENTIVE

- A. At any time within 45 days after the date of the Notice of Award, the CONTRACTOR may submit to the ARCHITECT in writing, proposals for modifying the plans, specifications, or other requirements of this contract for the sole purpose of reducing the total cost of construction. The cost reduction proposal shall not impair in any manner the essential functions or characteristics of the project, including but not limited to, service life, economy of operation, ease of maintenance, desired appearance or design and safety standards.
- B. The cost reduction proposal shall contain the following information:
  - 1. Description of both the existing contract requirements for performing the WORK and the proposed changes.
  - 2. An itemization of the contract requirements that must be changed if the proposal is adopted.
  - 3. A detailed estimate of the time required and the cost of performing the WORK under both the existing contract and the proposed change.
  - 4. A statement of the date by which the CONTRACTOR must receive the decision from the OWNER on the cost reduction proposal.
  - 5. The contract items of WORK effected by the proposed changes including any quantity variations.
  - 6. A description and estimate of costs the OWNER may incur in implementing the proposed changes, such as test and evaluation and operating and support costs.
  - 7. A prediction of any effects the proposed change would have on future operations and maintenance costs to the OWNER.
- C. The provisions of this section shall not be construed to require the OWNER to consider any cost reduction proposal which may be submitted; nor will the OWNER be liable to the CONTRACTOR for failure to accept or act upon any cost reduction proposal submitted, or for delays to the WORK attributable to the consideration or implementation of any such proposal.
- D. If a cost reduction proposal is similar to a change in the plans or Specifications for the Project under consideration by the OWNER at the time the proposal is submitted, the OWNER will not accept such proposal and reserves the right to make such changes without compensation to the CONTRACTOR under the provisions of this section.
- E. The CONTRACTOR shall continue to perform the WORK in accordance with the requirements of the contract until an executed Change Order incorporating the cost reduction proposal has been issued. If any executed Change Order has not been issued by the date upon which the CONTRACTOR's cost reduction proposal specifies that a decision should be made by the OWNER, in writing, the cost reduction proposal shall be considered rejected.
- F. The OWNER, shall be the sole judge of the acceptability of a cost reduction proposal and of the estimated net savings in Contract Time and construction costs resulting from the adoption of all or any part of such proposal. Should the CONTRACTOR disagree with OWNER's decision on the cost reduction proposal, there is no further consideration. The OWNER reserves the right to make final determination.
- G. If the CONTRACTOR's cost reduction proposal is accepted in whole or in part, such acceptance will be made by a Contract Change Order, which specifically states that the change is executed pursuant to

## SECTION 00700 - GENERAL CONDITIONS

this cost reduction proposal section. Such Change Order shall incorporate the changes in the plans and Specifications which are necessary to permit the cost reduction proposal or such part of it as has been accepted to be put into effect and shall include any conditions upon which the OWNER's approval is based, if such approval is conditional. The Change Order shall also describe the estimated net savings in the cost of performing the WORK attributable to the cost reduction proposal, and shall further provide that the contract cost be adjusted by crediting the OWNER with the estimated net savings amount.

- H. Acceptance of the cost reduction proposal and performance of the WORK does not extend the time of completion of the contract, unless specifically provided in the Change Order authorizing the use of the submitted proposal. Should the adoption of the cost reduction proposal result in a Contract Time savings, the total Contract Time shall be reduced by an amount equal to the time savings realized.
- I. The amount specified to the CONTRACTOR in the Change Order accepted in the cost reduction proposal shall constitute full compensation for the performance of WORK. No claims for additional costs as a result of the changes specified in the cost reduction proposal shall be allowed.
- J. The OWNER reserves the right to adopt and utilize any approved cost reduction proposal for general use on any contract administered when it is determined suitable for such application. Cost reduction proposals identical, similar, or previously submitted will not be accepted for consideration if acceptance and compensation has previously been approved. The OWNER reserves the right to use all or part of any cost reduction proposal without obligation or compensation of any kind to the CONTRACTOR.
- K. The CONTRACTOR shall bear the costs, if any, to revise all Bonds and insurance requirements for the Project, to include the cost reduction WORK.

**END OF SECTION**

## SECTION 00800 - SUPPLEMENTARY GENERAL CONDITIONS

**GENERAL.** These Supplementary General Conditions make additions, deletions, or revisions to the General Conditions as indicated herein. All provisions which are not so added, deleted, or revised remain in full force and effect. Terms used in these Supplementary General Conditions which are defined in the General Conditions have the meanings assigned to them in the General Conditions.

**SGC 1 DEFINITIONS.** *Remove* the definition for Contract Documents and *replace* with the following:

Contract Documents – The Table of Contents, Notice Inviting Bids, Instructions to Bidders, Bid Forms (including the Bid, Bid Schedule(s), Subcontractor Report, Bid Bond, and all required certificates and affidavits), Agreement, Performance Bond, Payment Bond, General Conditions, Supplementary General Conditions, Alaska Labor Standards, Reporting, and Prevailing Wage Rate Determination, Special Provisions, Standard Specifications, Technical Specifications, Drawings, Permits, and all Addenda, and Change Orders executed pursuant to the provisions of the Contract Documents.

**SGC 2.2 COPIES OF DOCUMENTS.** *Add* the following:

The OWNER shall furnish to the CONTRACTOR two (2) hard copies of the Contract Documents, which will include bound reduced Drawings, and electronic files of the documents in pdf format. Additional copies of contract documents are the responsibility of the contractor.

**SGC 4.2 PHYSICAL CONDITIONS - SUBSURFACE AND EXISTING STRUCTURES.** *Add* the following:

- C. In the preparation of the Contract Documents, the Engineer of Record has relied upon field measurements and visual inspection of the existing structures and surface conditions.

**SGC - 4.6 USE OF THE CBJ/STATE LEMON CREEK GRAVEL PIT.** *Add* the following.

**The CBJ/State Lemon Creek Gravel Pit is not available for this Project.**

**SGC 5.1 PERFORMANCE, PAYMENT, AND OTHER BONDS.** The Contractor shall furnish Performance and Payment Bonds in the amount of 100% of the Bid.

**SGC 5.2 INSURANCE AMOUNTS.** The limits of liability for the insurance required by Paragraph 5.2 of the General Conditions shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations. The CONTRACTOR must provide certification of proper insurance coverage and amendatory endorsements or copies of the applicable policy language affecting coverage required in this agreement to the City and Borough of Juneau. All certificates of insurance supplied to the OWNER shall state that the OWNER is named as “**Additional Insured for any and all work performed for the City & Borough of Juneau**” for the **Commercial General Liability policy and any other policies, if required in this Section.** NOTE: This requirement has changed. The OWNER no longer requires certificates of insurance referencing project names and contract numbers.

*Delete* paragraph C and *Replace* with the following paragraph C:

- C. The CONTRACTOR shall furnish the OWNER with certificates showing the type, amount, class of operations covered, effective dates and dates of expiration of policies. Failure of CBJ to demand such certificate or other evidence of full compliance with these insurance requirements or failure of CBJ to

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**SECTION 00800 - SUPPLEMENTARY GENERAL CONDITIONS**

identify a deficiency from evidence that is provided shall not be construed as a waiver of the obligation of the Contractor to maintain the insurance required by this contract. The coverage afforded will not be cancelled, reduced in coverage, or renewal refused until at least 30 days' prior written notice has been given to the OWNER by the CONTRACTOR. **All such insurance required herein (except for Workers' Compensation and Employer's Liability) shall name the OWNER, its Consultants and subconsultants and their officers, directors, agents, and employees as "additional insureds" under the policies.**

The CONTRACTOR shall purchase and maintain the following insurance:

1. Workers' Compensation and Employer's Liability. This insurance shall protect the CONTRACTOR against all claims under applicable state workers' compensation laws. The CONTRACTOR shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a Workers' Compensation law. The CONTRACTOR shall require each Subcontractor similarly to provide Workers' Compensation Insurance for all of the latter's employees to be engaged in such work unless such employees are covered by the protection afforded by the CONTRACTOR's Workers' Compensation Insurance. In case any class of employees is not protected, under the Workers' Compensation Statute, the CONTRACTOR shall provide and shall cause each subcontractor to provide adequate employer's liability insurance for the protection of such of its employees as are not otherwise protected. **The CONTRACTOR grants a waiver of any right to subrogation against the OWNER by virtue of the payment of any loss under such insurance.** This provision applies regardless of whether or not the OWNER has received a waiver of subrogation endorsement from the insurer.

Workers' Compensation: (under Paragraph 5.2C.1 of the General Conditions) as in accordance with AS 23.30.045:

- a. State: Statutory
- b. Applicable Federal (e.g., Longshore): Statutory

Note: If the WORK called for in the Contract Documents involves work in or on any navigable waters, the CONTRACTOR shall provide Workers' Compensation coverage which shall include coverage under the Longshore and Harbor Workers' Compensation Act, the Jones Act, and any other coverage required under Federal or State laws pertaining to workers in or on navigable waters.

- a. Employers Liability
  - Bodily Injury by Accident: \$100,000.00 Each Accident
  - Bodily Injury by Disease: \$100,000.00 Each Employee
  - Bodily Injury by Disease: \$500,000.00 Policy Limit

- 1. CONTRACTOR agrees to waive all rights of subrogation against the OWNER for WORK performed under contract.
- 2. If CONTRACTOR directly utilizes labor outside of the State of Alaska in the prosecution of the WORK, "Other States" endorsement shall be required as a condition of the contract.

2. Commercial General Liability (CGL), including products and completed operations, property damage, bodily injury and personal and advertising injury, with limits no less than \$1,000,000

**SECTION 00800 - SUPPLEMENTARY GENERAL CONDITIONS**

each occurrence and \$2,000,000 aggregate. (under Paragraph 5.2C.2 of the General Conditions) **This insurance policy is to contain, or be endorsed to contain, additional insured status for the CBJ, its officers, officials, employees, and volunteers.** If Additional insured status is provided in the form of an endorsement to the Contractor's insurance, the endorsement shall be at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

3. Commercial Automobile Liability: (under Paragraph 5.2C.3 of the General Conditions) including Owned, Hired, and Non-Owned Vehicles:

Combined Single Limit, Bodily Injury and Property Damage \$1,000,000.00

**This insurance policy is to contain, or be endorsed to contain, additional insured status for the CBJ, its officers, officials, employees, and volunteers** The CONTRACTOR shall require each Subcontractor similarly to provide Commercial Automobile Liability Insurance for all of the latter's employees to be engaged in such WORK unless such employees are covered by the protection afforded by the CONTRACTOR's Commercial Automobile Liability Insurance.

*Add* the following paragraphs:

- C. Builder's Risk: CONTRACTOR is not required to obtain a Builder's Risk insurance policy for this project. The OWNER carries Builder's Risk insurance. If a Builder's Risk claim is filed for this project, the CONTRACTOR will be responsible for the first \$10,000 of the policy's deductible, and the OWNER will be responsible for the remaining deductible.
- D. All Subcontractors are required to secure and maintain the insurance coverages listed above, unless otherwise noted.
- E. If the CONTRACTOR maintains higher limits than the minimums shown above, the OWNER requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the OWNER.
- F. Policies shall also specify insurance provided by CONTRACTOR will be considered primary and not contributory to any other insurance available to the OWNER.
- G. Should any of the policies described above be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

**SGC 6.5 CONCERNING SUBCONTRACTORS, SUPPLIERS, AND OTHERS.** *Add* the following:

- B. The CONTRACTOR shall perform not less than 25% of the WORK with its own forces (i.e., without subcontracting). The 25% requirement shall be understood to mean that the CONTRACTOR shall perform, with its own organization, WORK amounting to at least 25% of the original contract amount. The 25% requirement will be calculated based upon the total of the subcontract amounts submitted for Contract Award, and any other information requested by the OWNER from the apparent low Bidder.

## SECTION 00800 - SUPPLEMENTARY GENERAL CONDITIONS

**SGC 6.5 CONCERNING SUBCONTRACTORS, SUPPLIERS, AND OTHERS,** *Add* the following paragraph:

- C. CONTRACTOR must pay Subcontractors and/or Suppliers within 30 days of receiving payment from the OWNER, if that payment was made for Work performed by the Subcontractor and/or materials received. Failure to pay Subcontractors within 30 days of receiving payment from which Subcontractor and/or Supplier is to be paid may result in the OWNER initiating debarment proceedings as prescribed in the City and Borough of Juneau Purchasing Code. *The 30 day City and Borough of Juneau requirement does not supersede AS 36.90.210.*

**SGC 6.6 PERMITS,** *Add* the following paragraph:

- D. Contractor is responsible for obtaining a Hot Works permit from the CBJ Permit Center, if performing work which requires such a permit. Work requiring a Hot Works Permit includes but is not limited to the following: cutting, welding, Thermit welding, brazing, soldering, grinding, thermal spraying, thawing pipe, installation of torch-applied roof systems or any other similar activity.

**SGC 11.1 CHANGE OF CONTRACT PRICE.** *Change* paragraph C., subparagraph 2, to read:

- 2. By mutual acceptance of a lump sum, which includes a maximum allowance for overhead and profit in accordance with Paragraph 11.4.

**SGC 14.3 APPLICATION FOR PROGRESS PAYMENT.** Paragraph D.

- D. The Value of Materials Stored at the site shall be an amount equal to 85%.

**SGC 14.9 FINAL PAYMENT AND ACCEPTANCE.** *Add* the following paragraph:

- C. Prior to the final payment the CONTRACTOR shall contact the Alaska Department of Labor and Workforce Development (ADOL) and provide the OWNER with clearance from the ADOL for the CONTRACTOR and all Subcontractors that have worked on the Project. This clearance shall indicate that all Employment Security Taxes have been paid. A sample form for this purpose is at the end of this section. The CONTRACTOR shall also submit a "NOTICE OF COMPLETION OF PUBLIC WORKS" signed by ADOL.

**SGC 16.8 CERTIFIED PAYROLLS.** *Change* paragraph A. to read:

- A. All CONTRACTORS or Subcontractors who perform work on a public construction contract for the OWNER shall file a certified payroll with Alaska Department of Labor. See Section 00830 - Alaska Labor Standards, Reporting, and Prevailing Wage Rate Determination.

*Add* the following SGC 16.12.

**SGC 16.12 EQUAL EMPLOYMENT OPPORTUNITY (EEO)**

The CONTRACTOR may not discriminate against any employee or applicant for employment because of race, religion, color, national origin, age, disability, sex, sexual orientation, gender identity, gender expression, marital status, changes in marital status, pregnancy or parenthood. The CONTRACTOR shall post a notice setting out the provisions of this paragraph in a conspicuous place available to employees and

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**SECTION 00800 - SUPPLEMENTARY GENERAL CONDITIONS**

applicants for employment.

The CONTRACTOR and each Subcontractor shall state in all solicitations and advertisements for employees to work on this Project, that it is an Equal Opportunity Employer and that all qualified applicants will receive consideration for employment without regard to race, religion, color, national origin, age, disability, sex, sexual orientation, gender identity, gender expression, marital status, changes in marital status, pregnancy or parenthood.

The CONTRACTOR shall include the provisions of this EEO article in every contract relating to this Project and shall require the inclusion of these provisions in every agreement entered into for this Project, so that those provisions will be binding upon the CONTRACTOR and each Subcontractor.



Tax Clearance Request Form for Contractors

Date of request: \_\_\_\_\_

Business name of the contractor a Tax Clearance is being requested for: \_\_\_\_\_

Business address: \_\_\_\_\_

Business contact phone number: \_\_\_\_\_

Federal Identification Number: \_\_\_\_\_

Alaska Employer Account Number: \_\_\_\_\_

Specific time period a tax clearance is being requested for (i.e. beginning and ending date of a subcontract agreement):

\_\_\_\_\_

Subcontract project name: \_\_\_\_\_

\_\_\_\_\_

Name and address of the person this Tax Clearance is to be returned to: \_\_\_\_\_

\_\_\_\_\_

Comments or additional information: \_\_\_\_\_

\_\_\_\_\_

For agency use only:

- checkbox Tax Clearance is granted
checkbox Tax Clearance is not granted (please have employer contact the department)
checkbox No account on file, liability unknown (please have employer contact the department)
checkbox Employer has stated no employees, Tax Clearance not required.

Agency representative signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agency representative title: \_\_\_\_\_

We are an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. labor.alaska.gov/estax

**SECTION 00830 - ALASKA LABOR STANDARDS, REPORTING, AND  
PREVAILING WAGE RATE DETERMINATION**

State of Alaska, Department of Labor, Laborers' and Mechanics' Minimum Rates of Pay, AS 36.05.010 and AS 36.05.050, Wage and Hour Administration Pamphlet No. 600, the latest edition published by the State of Alaska, Department of Labor inclusive, is provided in its entirety in SECTION 00830 – APPENDIX A.

The rates that are in effect 10 days prior to the final date for submission of bids are the rates that will apply to this project. These rates will apply for 24 calendar months from the date the project is awarded to a prime contractor. At the end of the initial 24-month period, the latest wage rates issued by the Alaska Department of Labor shall become effective for the next 24-month period. This process repeats itself until the project is completed.

The CONTRACTOR is responsible for contacting the Alaska Department of Labor to determine compliance with current regulations.

Correspondence regarding Title 36 requirements may be submitted to ADOL electronically or paper copies can be submitted by mail. To submit Title 36 documents and certified payrolls electronically, go to <https://myalaska.state.ak.us/home/app>.

The CONTRACTOR and each Subcontractor shall submit Certified Payrolls to the CBJ Contract Administrator upon request. If the requested Certified Payrolls are not received by the Contract Administrator within five (5) working days, the Contract Administrator will request the Certified Payrolls from ADOL. The CONTRACTOR shall be responsible for all costs charged by ADOL for delivery of the requested Certified Payrolls, including those costs for Subcontractors.

**Within 10 Days of "Notice of Award/Notice to Proceed"** make a list of **all** Subcontractors. Include their name, address, phone, estimated subcontract amount, and estimated start and finish dates. Send this list to the Wage and Hour Section (contact information below).

**Certified Payrolls must be submitted every two weeks. Before the second Friday**, each CONTRACTOR and Subcontractor must file Certified Payrolls with Statements of Compliance for the previous two weeks. Indicate **"Start"** on your first payroll, and **"Final"** on your last payroll for this Project.

As part of the **final payment request package**, CONTRACTOR must submit a "NOTICE OF COMPLETION OF PUBLIC WORKS" form signed by ADOL personnel.

**Contact Information:**

***Wage and Hour Section***  
State of Alaska  
Department of Labor and Workforce Development  
Labor Standards and Safety Division                      and  
Wage and Hour Administration  
P.O. Box 11149  
Juneau, AK 99811-1149  
907-465-4842  
<http://labor.state.ak.us/lss/home.htm>

***Caleb Comas, Contract Administrator***  
City and Borough of Juneau  
155 S. Seward Street  
Juneau, AK 99801  
(907) 586-0800 ext. 4196  
[caleb.comas@juneau.org](mailto:caleb.comas@juneau.org)

# SECTION 00830

## APPENDIX A

Laborers' & Mechanics'  
Minimum Rates of Pay

Pamphlet 600

Effective April 1, 2022

A photograph of a construction site. In the foreground, a worker in a white hard hat and orange safety vest is on a scissor lift, working on a wall of dark grey panels. Another worker in a red hard hat and orange safety vest is visible on a higher level of the building. The background shows a blue building and a green mountain.

# MINIMUM RATES OF PAY For Laborers and Mechanics

Effective April 1, 2022

Issue 44

PAMPHLET No. 600

Title 36. Public Contracts

AS 36.05

DEPARTMENT OF LABOR  
AND WORKFORCE DEVELOPMENT  
Wage and Hour



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April 1, 2022

**TO ALL CONTRACTING AGENCIES:**

At the Alaska Department of Labor and Workforce Development, our goal is putting Alaskans to work. This pamphlet is designed to help contractors awarded public construction contracts understand the most significant laws of the State of Alaska pertaining to prevailing wage.

This pamphlet identifies current prevailing wage rates for public construction contracts (any construction projects awarded for the State of Alaska or its political subdivisions, such as local governments and certain non-profit organizations). Because these rates may change in a subsequent determination, please be sure you are using the appropriate rates. The rates published in this edition become effective April 1, 2022.

The prevailing wage rates contained in this pamphlet are applicable to public construction projects with a final bid date of April 11, 2022, or later. As the law now provides, these rates will remain stable during the life of a contract or for 24 calendar months, whichever is shorter. **The 24-month period begins on the date the prime contract is awarded.** Upon expiration of the initial 24-month period, the latest wage rates issued by the department shall become effective for a subsequent 24-month period or until the original contract is completed, whichever occurs first. This process shall be repeated until the original contract is completed.

The term "original contract" means the signed contract that resulted from the original bid and any amendments, including changes of work scope, additions, extensions, change orders, and other instruments agreed to by the parties that have not been subject to subsequent open bid procedures.

If a higher federal rate is required due to partial federal funding or other federal participation, the higher rate must be paid.

For additional copies of this pamphlet go to: <http://labor.state.ak.us/lss/pamp600.htm>

For questions regarding prevailing wage or employment preference requirements, please contact the nearest Wage and Hour office. These offices are listed on Page x.

Sincerely,

A handwritten signature in black ink that reads "Tamika L. Ledbetter".

Dr. Tamika L. Ledbetter  
Commissioner

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**Note to Readers:** The statutes and administrative regulations listed in this publication were taken from the official codes, as of the effective date of the publication. However, there may be errors or omissions that have not been identified and changes that occurred after the publication was printed. This publication is intended as an informational guide only and is not intended to serve as a precise statement of the statutes and regulations of the State of Alaska. To be certain of current laws and regulations, please refer to the official codes.

## EXCERPTS FROM ALASKA LAW

### **Sec. 36.05.005. Applicability.**

This chapter applies only to a public construction contract that exceeds \$25,000.

### **Sec. 36.05.010. Wage rates on public construction.**

A contractor or subcontractor who performs work on a public construction contract in the state shall pay not less than the current prevailing rate of wages for work of a similar nature in the region in which the work is done. The current prevailing rate of wages is that contained in the latest determination of prevailing rate of wages issued by the Department of Labor and Workforce Development at least 10 days before the final date for submission of bids for the contract. The rate shall remain in effect for the life of the contract or for 24 calendar months, whichever is shorter. At the end of the initial 24-month period, if new wage determinations have been issued by the department, the latest wage determination shall become effective for the next 24-month period or until the contract is completed, whichever occurs first. This process shall be repeated until the contract is completed.

### **Sec. 36.05.040. Filing schedule of employees, wages paid, and other information.**

All contractors or subcontractors who perform work on a public construction contract for the state or for a political subdivision of the state shall, before the Friday of every second week, file with the Department of Labor and Workforce Development a sworn affidavit for the previous reporting period, setting out in detail the number of persons employed, wages paid, job classification of each employee, hours worked each day and week, and other information on a form provided by the Department of Labor and Workforce Development.

### **Sec. 36.05.045. Notice of work and completion; withholding of payment.**

- (a) Before commencing work on a public construction contract, the person entering into the contract with a contracting agency shall designate a primary contractor for purposes of this section. Before work commences, the primary contractor shall file a notice of work with the Department of Labor and Workforce Development. The notice of work must list work to be performed under the public construction contract by each contractor who will perform any portion of work on the contract and the contract price being paid to each contractor. The primary contractor shall pay all filing fees for each contractor performing work on the contract, including a filing fee based on the contract price being paid for work performed by the primary contractor's employees. The filing fee payable shall be the sum of all fees calculated for each contractor. The filing fee shall be one percent of each contractor's contract price. The total filing fee payable by the primary contractor under this subsection may not exceed \$5,000. In this subsection, "contractor" means an employer who is using employees to perform work on the public construction contract under the contract or a subcontract.
- (b) Upon completion of all work on the public construction contract, the primary contractor shall file with the Department of Labor and Workforce Development a notice of completion together with payment of any additional filing fees owed due to increased contract amounts. Within 30 days after the department's receipt of the primary contractor's notice of completion, the department shall inform the contracting agency of the amount, if any, to be withheld from the final payment.
- (c) A contracting agency
  - (1) may release final payment of a public construction contract to the extent that the agency has received verification from the Department of Labor and Workforce Development that
    - (A) the primary contractor has complied with (a) and (b) of this section;
    - (B) the Department of Labor and Workforce Development is not conducting an investigation under this title; and
    - (C) the Department of Labor and Workforce Development has not issued a notice of a violation of this chapter to the primary contractor or any other contractors working on the public construction contract; and

- (2) shall withhold from the final payment an amount sufficient to pay the department's estimate of what may be needed to compensate the employees of any contractors under investigation on this construction contract, and any unpaid filing fees.
- (d) The notice and filing fee required under (a) of this section may be filed after work has begun if
  - (1) The public construction contract is for work undertaken in immediate response to an emergency; and
  - (2) The notice and fees are filed not later than 14 days after the work has begun.
- (e) A false statement made on a notice required by this section is punishable under AS 11.56.210.

**Sec. 36.05.060. Penalty for violation of this chapter.**

A contractor who violates this chapter is guilty of a misdemeanor and upon conviction is punishable by a fine of not less than \$100 nor more than \$1,000, or by imprisonment for not less than 10 days nor more than 90 days, or by both. Each day a violation exists constitutes a separate offense.

**Sec. 36.05.070. Wage rates in specifications and contracts for public works.**

- (a) The advertised specifications for a public construction contract that requires or involves the employment of mechanics, laborers, or field surveyors must contain a provision stating the minimum wages to be paid various classes of laborers, mechanics, or field surveyors and that the rate of wages shall be adjusted to the wage rate under AS 36.05.010.
- (b) Repealed by §17 ch 142 SLA 1972.
- (c) A public construction contract under (a) of this section must contain provisions that
  - (1) the contractor or subcontractors of the contractor shall pay all employees unconditionally and not less than once a week;
  - (2) wages may not be less than those stated in the advertised specifications, regardless of the contractual relationship between the contractor or subcontractors and laborers, mechanics, or field surveyors;
  - (3) the scale of wages to be paid shall be posted by the contractor in a prominent and easily accessible place at the site of the work;
  - (4) the state or a political subdivision shall withhold so much of the accrued payments as is necessary to pay to laborers, mechanics, or field surveyors employed by the contractor or subcontractors the difference between
    - (A) the rates of wages required by the contract to be paid laborers, mechanics, or field surveyors on the work; and
    - (B) the rates of wages in fact received by laborers, mechanics, or field surveyors.

**Sec. 36.05.080. Failure to pay agreed wages.**

Every contract within the scope of AS 36.05.070 shall contain a provision that if it is found that a laborer, mechanic, or field surveyor employed by the contractor or subcontractor has been or is being paid a rate of wages less than the rate of wages required by the contract to be paid, the state or its political subdivision may, by written notice to the contractor, terminate the contractor's right to proceed with the work or the part of the work for which there is a failure to pay the required wages and to prosecute the work to completion by contract or otherwise, and the contractor and the contractor's sureties are liable to the state or its political subdivision for excess costs for completing the work.

**Sec. 36.05.090. Payment of wages from withheld payments and listing contractors who violate contracts.**

- (a) The state disbursing officer in the case of a state public construction contract and the local fiscal officer in the case of a political subdivision public construction contract shall pay directly to laborers, mechanics, or field surveyors from accrued payments withheld under the terms of the contract the wages due laborers, mechanics, or field surveyors under AS 36.05.070.
- (b) The state disbursing officer or the local fiscal officer shall distribute to all departments of the state government and to all political subdivisions of the state a list giving the names of persons who have disregarded their obligations to employees. A person appearing on this list and a firm, corporation, partnership, or association in which the person has an interest may not work as a contractor or

subcontractor on a public construction contract for the state or a political subdivision of the state until three years after the date of publication of the list. If the accrued payments withheld under the contract are insufficient to reimburse all the laborers, mechanics, or field surveyors with respect to whom there has been a failure to pay the wages required under AS 36.05.070, the laborers, mechanics, or field surveyors have the right of action or intervention or both against the contractor and the contractor's sureties conferred by law upon persons furnishing labor or materials, and in the proceedings it is not a defense that the laborers, mechanics, or field surveyors accepted or agreed to accept less than the required rate of wages or voluntarily made refunds.

**Sec. 36.05.900. Definition.**

In this chapter, "contracting agency" means the state or a political subdivision of the state that has entered into a public construction contract with a contractor.

**EXCERPTS FROM ALASKA ADMINISTRATIVE CODE**

\*\*\***Notice:** Regulations relating to board and lodging and per diem went into effect on November 25, 2018. The new regulations are excerpted here\*\*\*

**8 AAC 30.051. Purpose.** The purpose of 8 AAC 30.052 – 8 AAC 30.056 is to ensure that wages paid to laborers, mechanics, and field surveyors do not fall below the prevailing rate of pay.

**8 AAC 30.052. Board and lodging; remote sites.** (a) A contractor on a public construction project located 65 or more road miles from the international airport closest to the project area in either Fairbanks, Juneau, or Anchorage, or that is inaccessible by road in a two-wheel drive vehicle, shall provide adequate board and lodging to each laborer, mechanic, or field surveyor while the person is employed on the project. If commercial lodging facilities are not available, the contractor shall provide temporary lodging facilities. Lodging facilities must comply with all applicable state and federal laws. For a highway project, the location of the project is measured from the midpoint of the project.

(b) A contractor is not required to provide board and lodging:

(1) to a laborer, mechanic, or field surveyor who is a domiciled resident of the project area; or

(2) on a laborer, mechanic, or field surveyor's scheduled days off, when the person can reasonably travel between the project and the person's permanent residence; for the purposes of this paragraph, "scheduled day off" means a day in which a person does not perform work on-site, is not required to remain at or near the job location for the benefit of the contractor, and is informed of the day off at least seven days before the day off.

(c) Upon a contractor's written request, the commissioner may waive the requirements of (a) of this section where:

(1) the project is inaccessible by road in a two-wheel drive vehicle, but the laborer, mechanic, or field surveyor can reasonably travel between the project and the person's permanent residence within one hour; or

(2) a laborer, mechanic, or field surveyor is not a domiciled resident of the project area, but has established permanent residence, with the intent to remain indefinitely, within 65 road miles of the project, or for a highway project, the mid-point of the project.

**8 AAC 30.054. Per diem instead of board and lodging.** (a) A contractor may pay a laborer, mechanic, or field surveyor per diem instead of providing board and lodging, when the following conditions are met:

(1) the department determines that per diem instead of board and lodging is an established practice for the work classification; the department shall publish and periodically revise its determinations in the pamphlet *Laborers and Mechanics Minimum Rates of Pay*;

(2) the contractor pays each laborer, mechanic, or field surveyor the appropriate per diem rate as published and periodically revised in the pamphlet *Laborers and Mechanics Minimum Rates of Pay*; and

(3) the contractor pays the per diem to each laborer, mechanic, or field surveyor on the same day that wages are paid.

(b) A contractor may not pay per diem instead of board and lodging on a highway project located

- (1) west of Livengood on the Elliot Highway, AK-2;
- (2) on the Dalton Highway, AK-11;
- (3) north of milepost 20 on the Taylor Highway, AK-5;
- (4) east of Chicken on the Top of the World Highway; or
- (5) south of Tetlin Junction to the Alaska-Canada border on the Alaska Highway, AK-2.

**8 AAC 30.056. Alternative arrangement.** Upon a contractor’s written request, the commissioner may approve an alternative board and lodging or per diem arrangement, provided

- (1) the arrangement does not reduce the laborer, mechanic, or field surveyor’s wages below the prevailing wage rate; and
- (2) the laborer, mechanic, or field surveyor voluntarily enters into and signs the written arrangement; a labor organization representing laborers, mechanics, or field surveyors may enter into the written agreement on their behalf.

**8 AAC 30.900. General definitions** (selected excerpts only):

In this chapter and in AS 36

(22) “domiciled resident” means a person living within 65 road miles of a public construction project, or in the case of a highway project, the mid-point of the project, for at least 12 consecutive months prior to the award of the public construction project;

(23) “employed on the project” means the time period from the date the laborer, mechanic, or field surveyor first reports on-site to the project through the final date the person reports on-site to the project.

## **ADDITIONAL INFORMATION**

### **PER DIEM**

**Notice:** New regulations relating to board and lodging and per diem went into effect on November 25, 2018. The regulations provide a comprehensive set of requirements for the provision of board and lodging or per diem for workers on remote projects. Please refer to Alaska Administrative Code 8 AAC Chapter 30 and read the chapter carefully.

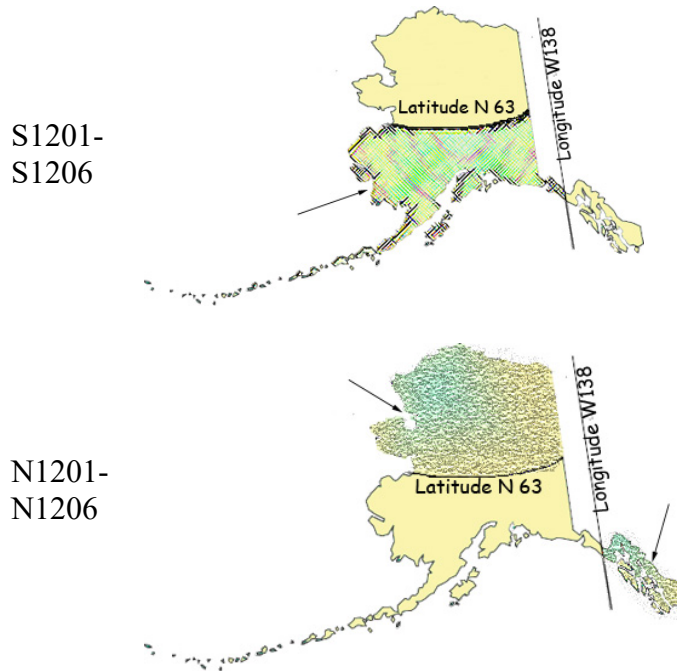
The Alaska Department of Labor and Workforce Development has determined that per diem is an established work practice for certain work classifications. These classifications are indicated throughout the Pamphlet by an asterisk (\*) under the classification title. If all of the conditions of 8 AAC 30.054 are met, an employer may pay workers in these classifications per diem instead of providing board and lodging on a remote project.

**Per Diem Rate:** As of May 1<sup>st</sup>, 2019, the minimum per diem rate is \$100.00 per day, or part thereof, the worker is employed on the project. In the event that a contractor provides lodging facilities, but no meals, the department will accept a payment of \$48 per day for meals to meet the per diem requirements.



### LABORER CLASSIFICATION CLARIFICATION

The laborer rates categorized in class code S1201-S1206 apply in one area of Alaska; the area that is south of N63 latitude and west of W138 Longitude. The laborer rates categorized in class code N1201-N1206 apply in two areas of Alaska; the Alaska areas north of N63 latitude and east of W138 longitude. The following graphic representations should assist with clarifying the applicable wage rate categories:



### APPRENTICE RATES

Apprentice rates at less than the minimum prevailing rates may be paid to apprentices according to an apprentice program which has been registered and approved by the Commissioner of the Alaska Department of Labor and Workforce Development in writing or according to a bona fide apprenticeship program registered with the U.S. Department of Labor, Office of Apprenticeship Training. **Any employee listed on a payroll at an apprentice wage rate who is not registered as above shall be paid the journeyman prevailing minimum wage in that work classification.** Wage rates are based on prevailing crew makeup practices in Alaska and apply to work performed regardless of either the quality of the work performed by the employee or the titles or classifications which may be assigned to individual employees.

### FRINGE BENEFIT PLANS

Contractors/subcontractors may compensate fringe benefits to their employees in any one of three methods. The fringe benefits may be paid into a union trust fund, into an approved benefit plan, or paid directly on the paycheck as gross wages.

Where fringe benefits are paid into approved plans, funds, or programs including union trust funds, the payments must be contributed at least monthly. If contractors submit their own payroll forms and are paying fringe benefits into approved plans, funds, or programs, the employer's certification must include, in addition to those requirements of 8 AAC 30.020(c), a statement that fringe benefit payments have been or will be paid at least monthly. Contractors who pay fringe benefits to a plan must ensure the plan is one approved by the Internal Revenue Service and that the plan meets the requirements of 8 AAC 30.025 (eff. 3/2/08) in order for payments to be credited toward the prevailing wage obligation.

**SPECIAL PREVAILING WAGE RATE DETERMINATION**

Special prevailing wage rate determinations may be requested for special projects or a special worker classification if the work to be performed does not conform to traditional public construction for which a prevailing wage rate has been established under 8 AAC 30.050(a) of this section. Requests for special wage rate determinations must be in writing and filed with the Commissioner at least 30 days before the award of the contract. An applicant for a special wage rate determination shall have the responsibility to support the necessity for the special rate. An application for a special wage rate determination filed under this section must contain:

- (1) a specification of the contract or project on which the special rates will apply and a description of the work to be performed;
- (2) a brief narrative explaining why special wage rates are necessary;
- (3) the job class or classes involved;
- (4) the special wage rates the applicant is requesting, including survey or other relevant wage data to support the requested rates;
- (5) the approximate number of employees who would be affected; and
- (6) any other information which might be helpful in determining if special wage rates are appropriate.

Requests made pursuant to the above should be addressed to:

Director  
Alaska Department of Labor and Workforce Development  
Labor Standards and Safety Division  
Wage and Hour  
P.O. Box 111149  
Juneau, AK 99811-1149

-or-

Email: [statewide.wagehour@alaska.gov](mailto:statewide.wagehour@alaska.gov)

**EMPLOYMENT PREFERENCE INFORMATION**

In October 2019, the Alaska Attorney General issued a formal opinion stating that the Alaska Statutes 36.10.150 of the State’s 90% Employment Preference law, also known as the Alaska Resident Hire law, violates both the U.S. and Alaska Constitutions. As a result, the state has stopped all enforcement activity.

A copy of the Attorney General opinion is found here:

[http://law.alaska.gov/pdf/opinions/opinions\\_2019/19-005\\_AK-hire.pdf](http://law.alaska.gov/pdf/opinions/opinions_2019/19-005_AK-hire.pdf)

**Alaska Department of Labor and Workforce Development  
Labor Standards and Safety Division  
Wage and Hour**

Web site: <http://labor.state.ak.us/lss/pamp600.htm>

**Anchorage**

1251 Muldoon Road, Suite 113  
Anchorage, Alaska 99504-2098  
Phone: (907) 269-4900

Email:  
statewide.wagehour@alaska.gov

**Juneau**

PO Box 111149  
Juneau, Alaska 99811  
Phone: (907) 465-4842

Email:  
statewide.wagehour@alaska.gov

**Fairbanks**

Regional State Office Building  
675 7<sup>th</sup> Ave., Station J-1  
Fairbanks, Alaska 99701-4593  
Phone: (907) 451-2886

Email:  
statewide.wagehour@alaska.gov

**LABOR STANDARDS AND SAFETY NOTICE REQUESTS**

If you would like to receive Wage and Hour or Mechanical Inspection **regulation notices** or **publications information**, they are available via electronic mail, by signing up in the GovDelivery System, <https://public.govdelivery.com/accounts/AKDOL/subscriber/new> and selecting topics *LSS – Wage and Hour – Forms and Publications*, *LSS – Mechanical Inspection Regulations*, or *LSS – Wage and Hour Regulations*.

*Publications* are also available online at <http://labor.alaska.gov/lss/home.htm>

**DEBARMENT LIST**

**AS 36.05.090(b)** states that “the state disbursing officer or the local fiscal officer shall distribute to all departments of the state government and to all political subdivisions of the state a list giving the names of persons who have disregarded their obligations to employees.”

A person appearing on the following debarment list and a firm, corporation, partnership, or association in which the person has an interest may not work as a contractor or subcontractor on a public construction contract for the state or a political subdivision of the state for three years from the date of debarment.

Company Name

Debarment Expires

No companies are currently debarred.

# Laborers' & Mechanics' Minimum Rates of Pay

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other Benefits	THR
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## Boilermakers

\*See per diem note on last page

<b>A0101</b>	Boilermaker (journeyman)	46.97	8.57	18.08	1.90	VAC 4.25 SAF 0.34	80.11
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## Bricklayers & Blocklayers

\*See per diem note on last page

<b>A0201</b>	Blocklayer	42.01	9.00	10.20	0.62	L&M 0.20	62.03
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Bricklayer  
Marble or Stone Mason  
Refractory Worker (Firebrick, Plastic, Castable, and Gunitite Refractory Applications)  
Terrazzo Worker  
Tile Setter

<b>A0202</b>	Tuck Pointer Caulker	42.01	9.00	10.20	0.62	L&M 0.20	62.03
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Cleaner (PCC)

<b>A0203</b>	Marble & Tile Finisher	35.84	9.00	10.20	0.62	L&M 0.20	55.86
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Terrazzo Finisher

<b>A0204</b>	Torginal Applicator	35.84	9.00	10.20	0.62	L&M 0.20	55.86
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## Carpenters, Region I (North of 63 latitude)

\*See per diem note on last page

<b>N0301</b>	Carpenter (journeyman)	42.34	10.08	15.23	1.75	L&M 0.20 SAF 0.20	69.80
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Lather/Drywall/Acoustical

## Carpenters, Region II (South of N63 latitude)

\*See per diem note on last page

<b>S0301</b>	Carpenter (journeyman)	42.34	10.08	15.77	1.75	L&M 0.20 SAF 0.20	70.34
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Lather/Drywall/Acoustical

## Cement Masons

\*See per diem note on last page

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Cement Masons**  
 \*See per diem note on last page

<b>A0401</b>	Group I, including:	40.13	8.70	11.80	1.43		<b>L&amp;M</b> 0.10	62.16
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- Application of Sealing Compound
- Application of Underlayment
- Building, General
- Cement Finisher
- Cement Mason (journeyman)
- Concrete
- Concrete Paving
- Concrete Polishing
- Concrete Repair
- Curb & Gutter, Sidewalk
- Curing of All Concrete
- General Concrete Pour Tender
- Grouting & Caulking of Tilt-Up Panels
- Grouting of All Plates
- Patching Concrete
- Screed Pin Setter
- Screeder or Rodder
- Spackling/Skim Coating

<b>A0402</b>	Group II, including:	40.13	8.70	11.80	1.43		<b>L&amp;M</b> 0.10	62.16
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- Form Setter

<b>A0403</b>	Group III, including:	40.13	8.70	11.80	1.43		<b>L&amp;M</b> 0.10	62.16
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- Concrete Saw Cutter Operator (All Control Joints and Self-powered)
- Curb & Gutter Machine
- Floor Grinder
- Pneumatic Power Tools
- Power Chipping & Bushing
- Sand Blasting Architectural Finish
- Screed & Rodding Machine Operator
- Troweling Machine Operator (all concrete surfaces)

<b>A0404</b>	Group IV, including:	40.13	8.70	11.80	1.43		<b>L&amp;M</b> 0.10	62.16
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- Acoustical or Imitation Acoustical Finish
- Application of All Composition Mastic
- Application of All Epoxy Material
- Application of All Plastic Material
- Finish Colored Concrete
- Gunite Nozzleman
- Hand Powered Grinder

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
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**Cement Masons**  
\*See per diem note on last page

<b>A0404</b>	Group IV, including:	40.13	8.70	11.80	1.43		<b>L&amp;M</b> 0.10	62.16
	Preparing, scratching and browsing of all ceilings and walls, finished with terrazo or tile							
	Tunnel Worker							

<b>A0405</b>	Group V, including:	40.13	8.70	11.80	1.43		<b>L&amp;M</b> 0.10	62.16
	Casting and finishing							
	EIFS Systems							
	Finishing of all interior and exterior plastering							
	Fireproofing (Pryocrete, Cafco, Albi-Clad, sprayed fiberglass)							
	Gypsum, Portland Cement							
	Kindred material and products							
	Operation and control of all types of plastering machines, including power tools and floats, used by the industry							
	Overcoating and maintenance of interior/exterior plaster surfaces							
	Plasterer							
	Veneer plastering process (Rapid Plaster, U.S.G. "Imperial Systems", and Pabcoat Systems")							
	Venetian plaster and color-integrated Italian/Middle-Eastern line plaster							

**Culinary Workers**

<b>A0501</b>	Baker/Cook	28.37	7.31	7.56			<b>LEG</b>	43.24
<b>A0503</b>	General Helper	25.07	7.31	7.56			<b>LEG</b>	39.94
	Housekeeper							
	Janitor							
	Kitchen Helper							
<b>A0504</b>	Head Cook	28.97	7.31	7.56			<b>LEG</b>	43.84
<b>A0505</b>	Head Housekeeper	25.45	7.31	7.56			<b>LEG</b>	40.32
	Head Kitchen Help							

**Dredgemen**  
\*See per diem note on last page

<b>A0601</b>	Assistant Engineer	42.76	11.05	13.75	1.00		<b>L&amp;M</b> 0.10	0.05	68.71
	Craneman								

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	L&M	Other Benefits	THR
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**Dredgemen**  
\*See per diem note on last page

<b>A0601</b>	Assistant Engineer	42.76	11.05	13.75	1.00	0.10	0.05	68.71
	Electrical Generator Operator (primary pump/power barge/dredge)							
	Engineer							
	Welder							
<b>A0602</b>	Assistant Mate (deckhand)	41.60	11.05	13.75	1.00	0.10	0.05	67.55
<b>A0603</b>	Fireman	42.04	11.05	13.75	1.00	0.10	0.05	67.99
<b>A0605</b>	Leverman Clamshell	45.29	11.05	13.75	1.00	0.10	0.05	71.24
<b>A0606</b>	Leverman Hydraulic	43.53	11.05	13.75	1.00	0.10	0.05	69.48
<b>A0607</b>	Mate & Boatman	42.76	11.05	13.75	1.00	0.10	0.05	68.71
<b>A0608</b>	Oiler (dredge)	42.04	11.05	13.75	1.00	0.10	0.05	67.99

**Electricians**  
\*See per diem note on last page

<b>A0701</b>	Inside Cable Splicer	42.77	14.23	13.92	0.95	0.20	0.15	72.22
<b>A0702</b>	Inside Journeyman Wireman, including: Technicians (including use of drones in electrical construction)	42.44	14.23	14.16	0.95	0.20	0.15	72.13
<b>A0703</b>	Power Cable Splicer	63.04	14.23	19.08	0.95	0.25	0.15	97.70
<b>A0704</b>	Tele Com Cable Splicer	50.53	14.23	17.17	0.95	0.20	0.15	83.23
<b>A0705</b>	Power Journeyman Lineman, including: Power Equipment Operator Technician (including use of drones in electrical construction)	61.29	14.23	19.03	0.95	0.25	0.15	95.90
<b>A0706</b>	Tele Com Journeyman Lineman, including: Technician (including use of drones in telecommunications construction) Tele Com Equipment Operator	48.78	14.23	17.11	0.95	0.20	0.15	81.42

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
<b>Electricians</b>								
*See per diem note on last page								
A0707	Straight Line Installer - Repairman	48.78	14.23	17.11	0.95	L&M	LEG	81.42
A0708	Powderman	59.29	14.23	18.97	0.95	L&M	LEG	93.84
A0710	Material Handler	26.57	13.92	5.80	0.15	L&M	LEG	46.74
A0712	Tree Trimmer Groundman	29.12	14.23	13.35	0.15	L&M	LEG	57.15
A0713	Journeyman Tree Trimmer	38.05	14.23	13.62	0.15	L&M	LEG	66.35
A0714	Vegetation Control Sprayer	41.60	14.23	13.73	0.15	L&M	LEG	70.01
A0715	Inside Journeyman Communications CO/PBX	41.02	14.23	13.87	0.95	L&M	LEG	70.42
<b>Elevator Workers</b>								
*See per diem note on last page								
A0802	Elevator Constructor	44.21	16.02	20.21	0.65	L&M	VAC	86.59
A0803	Elevator Constructor Mechanic	63.16	16.02	20.21	0.65	L&M	VAC	107.65
<b>Heat &amp; Frost Insulators/Asbestos Workers</b>								
*See per diem note on last page								
A0902	Asbestos Abatement-Mechanical Systems	39.50	9.24	11.12	1.20	IAF	LML	61.25
A0903	Asbestos Abatement/General Demolition All Systems	39.50	9.24	11.12	1.20	IAF	LML	61.25
A0904	Insulator, Group II	39.50	9.24	11.12	1.20	IAF	LML	61.25
A0905	Fire Stop	39.50	9.24	11.12	1.20	IAF	LML	61.25
<b>IronWorkers</b>								
*See per diem note on last page								
A1101	Ironworkers, including:	40.82	9.51	24.28	0.76	L&M	IAF	75.81

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation



**IronWorkers**  
 \*See per diem note on last page

						L&M	IAF	
<b>A1101</b>	Ironworkers, including:	40.82	9.51	24.28	0.76	0.20	0.24	75.81
	Bender Operators							
	Bridge & Structural							
	Hangar Doors							
	Hollow Metal Doors							
	Industrial Doors							
	Machinery Mover							
	Ornamental							
	Reinforcing							
	Rigger							
	Sheeter							
	Signalman							
	Stage Rigger							
	Toxic Haz-Mat Work							
	Welder							

						L&M	IAF	
<b>A1102</b>	Helicopter	41.82	9.51	24.28	0.76	0.20	0.24	76.81
	Helicopter (used for rigging and setting)							
	Tower (energy producing windmill type towers to include nacelle and blades)							

						L&M	IAF	
<b>A1103</b>	Fence/Barrier Installer	37.32	9.51	24.28	0.76	0.20	0.24	72.31

						L&M	IAF	
<b>A1104</b>	Guard Rail Layout Man	38.06	9.51	24.28	0.76	0.20	0.24	73.05

						L&M	IAF	
<b>A1105</b>	Guard Rail Installer	38.32	9.51	24.28	0.76	0.20	0.24	73.31

**Laborers (The Alaska areas north of N63 latitude and east of W138 longitude)**  
 \*See per diem note on last page

						L&M	LEG	
<b>N1201</b>	Group I, including:	33.00	8.95	21.16	1.40	0.20	0.20	64.91
	Asphalt Worker (shovelman, plant crew)							
	Brush Cutter							
	Camp Maintenance Laborer							
	Carpenter Tender or Helper							
	Choke Setter, Hook Tender, Rigger, Signalman							
	Concrete Labor (curb & gutter, chute handler, curing, grouting, screeding)							
	Crusher Plant Laborer							
	Demolition Laborer							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Laborers (The Alaska areas north of N63 latitude and east of W138 longitude)**

\*See per diem note on last page

						<b>L&amp;M</b>	<b>LEG</b>	
<b>N1201</b>	Group I, including:	33.00	8.95	21.16	1.40	0.20	0.20	64.91
	Ditch Digger							
	Dumpman							
	Environmental Laborer (hazard/toxic waste, oil spill)							
	Fence Installer							
	Fire Watch Laborer							
	Flagman							
	Form Stripper							
	General Laborer							
	Guardrail Laborer, Bridge Rail Installer							
	Hydro-seeder Nozzleman							
	Laborer, Building							
	Landscaper or Planter							
	Laying of Mortarless Decorative Block (retaining walls, flowered decorative block 4 feet or less - highway or landscape work)							
	Material Handler							
	Pneumatic or Power Tools							
	Portable or Chemical Toilet Serviceman							
	Pump Man or Mixer Man							
	Railroad Track Laborer							
	Sandblast, Pot Tender							
	Saw Tender							
	Slurry Work							
	Steam Cleaner Operator							
	Steam Point or Water Jet Operator							
	Storm Water Pollution Protection Plan Worker (SWPPP Worker - erosion and sediment control Laborer)							
	Tank Cleaning							
	Utiliwalk & Utilidor Laborer							
	Watchman (construction projects)							
	Window Cleaner							

						<b>L&amp;M</b>	<b>LEG</b>	
<b>N1202</b>	Group II, including:	34.00	8.95	21.16	1.40	0.20	0.20	65.91
	Burning & Cutting Torch							
	Cement or Lime Dumper or Handler (sack or bulk)							
	Certified Erosion Sediment Control Lead (CESCL Laborer)							
	Choker Splicer							
	Chucktender (wagon, air-track & hydraulic drills)							
	Concrete Laborer (power buggy, concrete saws, pumpcrete nozzleman, vibratorman)							
	Culvert Pipe Laborer							
	Cured Inplace Pipelayer							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Laborers (The Alaska areas north of N63 latitude and east of W138 longitude)**

\*See per diem note on last page

<b>N1202</b>	Group II, including:	34.00	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	65.91
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- Environmental Laborer (asbestos, marine work)
- Floor Preparation, Core Drilling
- Foam Gun or Foam Machine Operator
- Green Cutter (dam work)
- Gunite Operator
- Hod Carrier
- Jackhammer/Chipping Gun or Pavement Breaker
- Laser Instrument Operator
- Laying of Mortarless Decorative Block (retaining walls, flowered decorative block over 4 feet - highway or landscape work)
- Mason Tender & Mud Mixer (sewer work)
- Pilot Car
- Pipelayer Helper
- Plasterer, Bricklayer & Cement Finisher Tender
- Powderman Helper
- Power Saw Operator
- Railroad Switch Layout Laborer
- Sandblaster
- Scaffold Building & Erecting
- Sewer Caulker
- Sewer Plant Maintenance Man
- Thermal Plastic Applicator
- Timber Faller, Chainsaw Operator, Filer
- Timberman

<b>N1203</b>	Group III, including:	34.90	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	66.81
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- Bit Grinder
- Camera/Tool/Video Operator
- Guardrail Machine Operator
- High Rigger & Tree Topper
- High Scaler
- Multiplate
- Plastic Welding
- Slurry Seal Squeegee Man
- Traffic Control Supervisor
- Welding Certified (in connection with laborer's work)

<b>N1204</b>	Group IIIA	38.18	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	70.09
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- Asphalt Raker, Asphalt Belly Dump Lay Down
- Drill Doctor (in the field)

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
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**Laborers (The Alaska areas north of N63 latitude and east of W138 longitude)**  
 \*See per diem note on last page

<b>N1204</b>	Group IIIA	38.18	8.95	21.16	1.40	L&M	LEG	70.09
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- Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)
- Pioneer Drilling & Drilling Off Tugger (all type drills)
- Pipelayers
- Powderman (Employee Possessor)
- Storm Water Pollution Protection Plan Specialist (SWPPP Specialist)
- Traffic Control Supervisor, DOT Qualified

<b>N1205</b>	Group IV	22.57	8.95	21.16	1.40	L&M	LEG	54.48
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- Final Building Cleanup
- Permanent Yard Worker

<b>N1206</b>	Group IIIB	41.97	6.24	21.16	1.40	L&M	LEG	71.17
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- Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)(over 5,000 hours)
- Federal Powderman (Responsible Person in Charge)
- Grade Checking (setting or transferring of grade marks, line and grade, GPS, drones)
- Pioneer Drilling & Drilling Off Tugger (all type drills)(over 5,000 hours)
- Stake Hopper

**Laborers (The area that is south of N63 latitude and west of W138 longitude)**  
 \*See per diem note on last page

<b>S1201</b>	Group I, including:	33.00	8.95	21.16	1.40	L&M	LEG	64.91
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- Asphalt Worker (shovelman, plant crew)
- Brush Cutter
- Camp Maintenance Laborer
- Carpenter Tender or Helper
- Choke Setter, Hook Tender, Rigger, Signalman
- Concrete Labor (curb & gutter, chute handler, curing, grouting, screeding)
- Crusher Plant Laborer
- Demolition Laborer
- Ditch Digger
- Dumpman
- Environmental Laborer (hazard/toxic waste, oil spill)
- Fence Installer
- Fire Watch Laborer
- Flagman

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Laborers (The area that is south of N63 latitude and west of W138 longitude)**

\*See per diem note on last page

						<b>L&amp;M</b>	<b>LEG</b>	
<b>S1201</b>	Group I, including:	33.00	8.95	21.16	1.40	0.20	0.20	64.91
	Form Stripper							
	General Laborer							
	Guardrail Laborer, Bridge Rail Installer							
	Hydro-seeder Nozzleman							
	Laborer, Building							
	Landscaper or Planter							
	Laying of Mortarless Decorative Block (retaining walls, flowered decorative block 4 feet or less - highway or landscape work)							
	Material Handler							
	Pneumatic or Power Tools							
	Portable or Chemical Toilet Serviceman							
	Pump Man or Mixer Man							
	Railroad Track Laborer							
	Sandblast, Pot Tender							
	Saw Tender							
	Slurry Work							
	Steam Cleaner Operator							
	Steam Point or Water Jet Operator							
	Storm Water Pollution Protection Plan Worker (SWPPP Worker - erosion and sediment control Laborer)							
	Tank Cleaning							
	Utiliwalk & Utilidor Laborer							
	Watchman (construction projects)							
	Window Cleaner							
<b>S1202</b>	Group II, including:	34.00	8.95	21.16	1.40	0.20	0.20	65.91
	Burning & Cutting Torch							
	Cement or Lime Dumper or Handler (sack or bulk)							
	Certified Erosion Sediment Control Lead (CESCL Laborer)							
	Choker Splicer							
	Chucktender (wagon, air-track & hydraulic drills)							
	Concrete Laborer (power buggy, concrete saws, pumpcrete nozzleman, vibratorman)							
	Culvert Pipe Laborer							
	Cured Inplace Pipelayer							
	Environmental Laborer (asbestos, marine work)							
	Floor Preparation, Core Drilling							
	Foam Gun or Foam Machine Operator							
	Green Cutter (dam work)							
	Gunite Operator							
	Hod Carrier							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Laborers (The area that is south of N63 latitude and west of W138 longitude)**  
 \*See per diem note on last page

<b>S1202</b>	Group II, including:	34.00	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	65.91
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- Jackhammer/Chipping Gun or Pavement Breaker
- Laser Instrument Operator
- Laying of Mortarless Decorative Block (retaining walls, flowered decorative block over 4 feet - highway or landscape work)
- Mason Tender & Mud Mixer (sewer work)
- Pilot Car
- Pipelayer Helper
- Plasterer, Bricklayer & Cement Finisher Tender
- Powderman Helper
- Power Saw Operator
- Railroad Switch Layout Laborer
- Sandblaster
- Scaffold Building & Erecting
- Sewer Caulker
- Sewer Plant Maintenance Man
- Thermal Plastic Applicator
- Timber Faller, Chainsaw Operator, Filer
- Timberman

<b>S1203</b>	Group III, including:	34.90	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	66.81
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- Bit Grinder
- Camera/Tool/Video Operator
- Guardrail Machine Operator
- High Rigger & Tree Topper
- High Scaler
- Multiplate
- Plastic Welding
- Slurry Seal Squeegee Man
- Traffic Control Supervisor
- Welding Certified (in connection with laborer's work)

<b>S1204</b>	Group IIIA	38.18	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	70.09
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- Asphalt Raker, Asphalt Belly Dump Lay Down
- Drill Doctor (in the field)
- Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)
- Pioneer Drilling & Drilling Off Tugger (all type drills)
- Pipelayers
- Powderman (Employee Possessor)
- Storm Water Pollution Protection Plan Specialist (SWPPP Specialist)

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
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**Laborers (The area that is south of N63 latitude and west of W138 longitude)**

\*See per diem note on last page

<b>S1204</b>	Group IIIA	38.18	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	70.09
	Traffic Control Supervisor, DOT Qualified					0.20	0.20	
<b>S1205</b>	Group IV	22.57	8.95	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	54.48
	Final Building Cleanup Permanent Yard Worker					0.20	0.20	
<b>S1206</b>	Group IIIB	41.97	6.24	21.16	1.40	<b>L&amp;M</b>	<b>LEG</b>	71.17
	Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)(over 5,000 hours) Federal Powderman (Responsible Person in Charge) Grade Checking (setting or transferring of grade marks, line and grade, GPS, drones) Pioneer Drilling & Drilling Off Tugger (all type drills)(over 5,000 hours) Stake Hopper					0.20	0.20	

**Millwrights**

\*See per diem note on last page

<b>A1251</b>	Millwright (journeyman)	44.00	10.08	12.28	1.10	<b>L&amp;M</b>		67.91
						0.40	0.05	
<b>A1252</b>	Millwright Welder	45.00	10.08	12.28	1.10	<b>L&amp;M</b>		68.91
						0.40	0.05	

**Painters, Region I (North of N63 latitude)**

\*See per diem note on last page

<b>N1301</b>	Group I, including:	34.25	8.85	15.10	1.08	<b>L&amp;M</b>		59.35
	Brush General Painter Hand Taping Hazardous Material Handler Lead-Based Paint Abatement Roll					0.07		
<b>N1302</b>	Group II, including:	34.77	8.85	15.10	1.08	<b>L&amp;M</b>		59.87
	Bridge Painter Epoxy Applicator General Drywall Finisher Hand/Spray Texturing Industrial Coatings Specialist					0.07		

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Painters, Region I (North of N63 latitude)**  
 \*See per diem note on last page

<b>N1302</b>	Group II, including:	34.77	8.85	15.10	1.08		<b>L&amp;M</b> 0.07	59.87
	Machine/Automatic Taping							
	Pot Tender							
	Sandblasting							
	Specialty Painter							
	Spray							
	Structural Steel Painter							
	Wallpaper/Vinyl Hanger							

<b>N1304</b>	Group IV, including:	41.16	8.85	18.21	1.05		0.05	69.32
	Glazier							
	Storefront/Automatic Door Mechanic							

<b>N1305</b>	Group V, including:	39.86	8.85	5.00	1.10		0.10	54.91
	Carpet Installer							
	Floor Coverer							
	Heat Weld/Cove Base							
	Linoleum/Soft Tile Installer							

<b>N1306</b>	Group VI, including:	48.17	9.90	5.00	1.10		0.10	64.27
	Traffic Control Striper							

**Painters, Region II (South of N63 latitude)**  
 \*See per diem note on last page

<b>S1301</b>	Group I, including :	31.39	8.85	15.95	1.08		<b>L&amp;M</b> 0.07	57.34
	Brush							
	General Painter							
	Hand Taping							
	Hazardous Material Handler							
	Lead-Based Paint Abatement							
	Roll							
	Spray							

<b>S1302</b>	Group II, including :	32.64	8.85	15.95	1.08		<b>L&amp;M</b> 0.07	58.59
	General Drywall Finisher							
	Hand/Spray Texturing							
	Machine/Automatic Taping							
	Wallpaper/Vinyl Hanger							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation



**Painters, Region II (South of N63 latitude)**

\*See per diem note on last page

						L&M	
<b>S1303</b>	Group III, including :	32.74	8.85	15.95	1.08	0.07	58.69
	Bridge Painter						
	Epoxy Applicator						
	Industrial Coatings Specialist						
	Pot Tender						
	Sandblasting						
	Specialty Painter						
	Structural Steel Painter						
<b>S1304</b>	Group IV, including:	41.37	8.85	17.25	1.08	0.07	68.62
	Glazier						
	Storefront/Automatic Door Mechanic						
<b>S1305</b>	Group V, including:	39.86	8.85	5.00	1.10	0.10	54.91
	Carpet Installer						
	Floor Coverer						
	Heat Weld/Cove Base						
	Linoleum/Soft Tile Installer						
<b>S1306</b>	Group VI, including:	48.17	9.90	5.00	1.10	0.10	64.27
	Traffic Control Striper						

**Piledrivers**

\*See per diem note on last page

						L&M	IAF	
<b>A1401</b>	Piledriver	42.34	10.08	15.23	1.75	0.20	0.20	69.80
	Assistant Dive Tender							
	Carpenter/Piledriver							
	Rigger							
	Sheet Stabber							
	Skiff Operator							
<b>A1402</b>	Piledriver-Welder/Toxic Worker	43.34	10.08	15.23	1.75	0.20	0.20	70.80
<b>A1403</b>	Remotely Operated Vehicle Pilot/Technician	46.65	10.08	15.23	1.75	0.20	0.20	74.11
	Single Atmosphere Suit, Bell or Submersible Pilot							
<b>A1404</b>	Diver (working) **See note on last page	86.45	10.08	15.23	1.75	0.20	0.20	113.91

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
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**Piledrivers**  
\*See per diem note on last page

<b>A1405</b>	Diver (standby) **See note on last page	46.65	10.08	15.23	1.75	L&M	IAF	74.11
<b>A1406</b>	Dive Tender **See note on last page	45.65	10.08	15.23	1.75	L&M	IAF	73.11
<b>A1407</b>	Welder (American Welding Society, Certified Welding Inspector)	47.90	10.08	15.23	1.75	L&M	IAF	75.36

**Plumbers, Region I (North of N63 latitude)**  
\*See per diem note on last page

<b>N1501</b>	Journeyman Pipefitter	42.91	11.75	17.45	1.50	L&M	S&L	74.26
	Plumber							
	Welder							

**Plumbers, Region II (South of N63 latitude)**  
\*See per diem note on last page

<b>S1501</b>	Journeyman Pipefitter	41.00	11.38	15.27	1.55	L&M		69.40
	Plumber							
	Welder							

**Plumbers, Region IIA (1st Judicial District)**  
\*See per diem note on last page

<b>X1501</b>	Journeyman Pipefitter	40.82	13.37	11.75	2.50	L&M		68.68
	Plumber							
	Welder							

**Power Equipment Operators**  
\*See per diem note on last page

<b>A1601</b>	Group I, including:	43.53	11.05	13.75	1.00	L&M		69.48
	Asphalt Roller: Breakdown, Intermediate, and Finish							
	Back Filler							
	Barrier Machine (Zipper)							
	Belcrete with Power Pack & similar conveyors							
	Bending Machine							
	Boat Coxswain							
	Bulldozer							
	Cableways, Highlines & Cablecars							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Power Equipment Operators**

\*See per diem note on last page

	<b>L&amp;M</b>						
<b>A1601</b> Group I, including:	43.53	11.05	13.75	1.00	0.10	0.05	69.48
Cleaning Machine							
Coating Machine							
Concrete Hydro Blaster							
Cranes (45 tons & under or 150 feet of boom & under (including jib & attachments))							
(a) Hydralifts or Transporters, (all track or truck type)							
(b) Derricks							
(c) Overhead							
Crushers							
Deck Winches, Double Drum							
Ditching or Trenching Machine (16 inch or over)							
Drag Scraper, Yarder, and similar types							
Drilling Machines, Core, Cable, Rotary and Exploration							
Finishing Machine Operator, Concrete Paving, Laser Screed, Sidewalk, Curb & Gutter Machine							
Grade Checker and/or Line and Grade including Drone							
Helicopters							
Hover Craft, Flex Craft, Loadmaster, Air Cushion, All-Terrain Vehicle, Rollagon, Bargecable, Nodwell, & Snow Cat							
Hydro Ax, Feller Buncher & similar							
Hydro Excavation (Vac-Truck and Similar)							
Loaders (2 1/2 yards through 5 yards, including all attachments):							
(a) Forklifts (with telescopic boom & swing attachment)							
(b) Front End & Overhead, (2-1/2 yards through 5 yards)							
(c) Loaders, (with forks or pipe clamp)							
(d) Loaders, (elevating belt type, Euclid & similar types)							
Material Transfer Vehicle (Elevating Grader, Pickup Machine, and similar types)							
Mechanic, Welder, Bodyman, Electrical, Camp & Maintenance Engineer							
Micro Tunneling Machine							
Mixers: Mobile type with hoist combination							
Motor Patrol Grader							
Mucking Machine: Mole, Tunnel Drill, Horizontal/Directional Drill Operator and/or Shield							
Off-Road Hauler (including Articulating and Haul Trucks)							
Operator on Dredges							
Piledriver Engineer, L.B. Foster, Puller or similar paving breaker							
Plant Operator (Asphalt & Concrete)							
Power Plant, Turbine Operator 200 k.w & over (power plants or combination of power units over 300 k.w.)							
Remote Controlled Equipment							
Scraper (through 40 yards)							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

<b>Power Equipment Operators</b>								
*See per diem note on last page								

		L&M						
<b>A1601</b>	Group I, including:	43.53	11.05	13.75	1.00	0.10	0.05	69.48
	Service Oiler/Service Engineer							
	Shot Blast Machine							
	Shovels, Backhoes, Excavators with all attachments, and Gradealls (3 yards & under)							
	Sideboom (under 45 tons)							
	Sub Grader (Gurries & similar types)							
	Tack Tractor							
	Truck Mounted Concrete Pump, Conveyor/Tele-belt, & Creter							
	Wate Kote Machine							

		L&M						
<b>A1602</b>	Group IA, including:	45.29	11.05	13.75	1.00	0.10	0.05	71.24
	Camera/Tool/Video Operator (Slipline)							
	Certified Welder, Electrical Mechanic, Camp Maintenance Engineer, Mechanic (over 10,000 hours)							
	Cranes (over 45 tons or 150 feet including jib & attachments)							
	(a) Clamshells & Draglines (over 3 yards)							
	(b) Tower Cranes							
	Licensed Water/Waste Water Treatment Operator							
	Loaders (over 5 yards)							
	Motor Patrol Grader, Dozer, Grade Tractor (finish: when finishing to final grade and/or to hubs, or for asphalt)							
	Power Plants (1000 k.w. & over)							
	Profiler, Reclaimer, and Roto-Mill							
	Quad							
	Scrapers (over 40 yards)							
	Screed							
	Shovels, Backhoes, Excavators with all attachments (over 3 yards)							
	Sidebooms (over 45 tons)							
	Slip Form Paver, C.M.I. & similar types							
	Topside (Asphalt Paver, Slurry machine, Spreaders, and similar types)							

		L&M						
<b>A1603</b>	Group II, including:	42.76	11.05	13.75	1.00	0.10	0.05	68.71
	Boiler - Fireman							
	Cement Hogs & Concrete Pump Operator							
	Conveyors (except those listed in Group I)							
	Hoists on Steel Erection, Towermobiles & Air Tuggers							
	Horizontal/Directional Drill Locator							
	Locomotives, Rod & Geared Engines							
	Mixers							
	Screening, Washing Plant							

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Power Equipment Operators**

\*See per diem note on last page

<b>A1603</b>	Group II, including:	42.76	11.05	13.75	1.00		<b>L&amp;M</b>	0.10	0.05	68.71
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- Sideboom (cradling rock drill, regardless of size)
- Skidder
- Trenching Machines (under 16 inches)
- Water/Waste Water Treatment Operator

<b>A1604</b>	Group III, including:	42.04	11.05	13.75	1.00		<b>L&amp;M</b>	0.10	0.05	67.99
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- "A" Frame Trucks, Deck Winches
- Bombardier (tack or tow rig)
- Boring Machine
- Brooms, Power (sweeper, elevator, vacuum, or similar)
- Bump Cutter
- Compressor
- Farm Tractor
- Forklift, Industrial Type
- Gin Truck or Winch Truck (with poles when used for hoisting)
- Hoists, Air Tuggers, Elevators
- Loaders:
  - (a) Elevating-Athey, Barber Greene & similar types
  - (b) Forklifts or Lumber Carrier (on construction job sites)
  - (c) Forklifts, (with tower)
  - (d) Overhead & Front End, (under 2-1/2 yards)
- Locomotives: Dinkey (air, steam, gas & electric) Speeders
- Mechanics, Light Duty
- Oil, Blower Distribution
- Posthole Digger, Mechanical
- Pot Fireman (power agitated)
- Power Plant, Turbine Operator, (under 200 k.w.)
- Pumps, Water
- Roller (other than Asphalt)
- Saws, Concrete
- Skid Hustler
- Skid Steer (with all attachments)
- Stake Hopper
- Straightening Machine
- Tow Tractor

<b>A1605</b>	Group IV, including:	35.83	11.05	13.75	1.00		<b>L&amp;M</b>	0.10	0.05	61.78
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- Crane Assistant Engineer/Rig Oiler
- Drill Helper
- Parts & Equipment Coordinator

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
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**Power Equipment Operators**

\*See per diem note on last page

<b>A1605</b>	Group IV, including:	35.83	11.05	13.75	1.00	<b>L&amp;M</b>		61.78
	Spotter					0.10	0.05	
	Steam Cleaner							
	Swamper (on trenching machines or shovel type equipment)							

**Roofers**

\*See per diem note on last page

<b>A1701</b>	Roofer & Waterproofer	44.62	13.75	3.91	0.81	<b>L&amp;M</b>		63.25
						0.10	0.06	

<b>A1702</b>	Roofer Material Handler	31.23	13.75	3.91	0.81	<b>L&amp;M</b>		49.86
						0.10	0.06	

**Sheet Metal Workers, Region I (North of N63 latitude)**

\*See per diem note on last page

<b>N1801</b>	Sheet Metal Journeyman	49.04	11.85	14.61	1.80	<b>L&amp;M</b>		77.42
						0.12		

- Air Balancing and duct cleaning of HVAC systems
- Brazing, soldering or welding of metals
- Demolition of sheet metal HVAC systems
- Fabrication and installation of exterior wall sheathing, siding, metal roofing, flashing, decking and architectural sheet metal work
- Fabrication and installation of heating, ventilation and air conditioning ducts and equipment
- Fabrication and installation of louvers and hoods
- Fabrication and installation of sheet metal lagging
- Fabrication and installation of stainless steel commercial or industrial food service equipment
- Manufacture, fabrication assembly, installation and alteration of all ferrous and nonferrous metal work
- Metal lavatory partitions
- Preparation of drawings taken from architectural and engineering plans required for fabrication and erection of sheet metal work
- Sheet Metal shelving
- Sheet Metal venting, chimneys and breaching
- Skylight installation

**Sheet Metal Workers, Region II (South of N63 latitude)**

\*See per diem note on last page

<b>S1801</b>	Sheet Metal Journeyman	43.75	11.85	14.39	1.68	<b>L&amp;M</b>		72.10
						0.43		

- Air Balancing and duct cleaning of HVAC systems

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Sheet Metal Workers, Region II (South of N63 latitude)**

\*See per diem note on last page

<b>S1801</b>	Sheet Metal Journeyman	43.75	11.85	14.39	1.68	<b>L&amp;M</b> 0.43	72.10
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- Brazing, soldering or welding of metals
- Demolition of sheet metal HVAC systems
- Fabrication and installation of exterior wall sheathing, siding, metal roofing, flashing, decking and architectural sheet metal work
- Fabrication and installation of heating, ventilation and air conditioning ducts and equipment
- Fabrication and installation of louvers and hoods
- Fabrication and installation of sheet metal lagging
- Fabrication and installation of stainless steel commercial or industrial food service equipment
- Manufacture, fabrication assembly, installation and alteration of all ferrous and nonferrous metal work
- Metal lavatory partitions
- Preparation of drawings taken from architectural and engineering plans required for fabrication and erection of sheet metal work
- Sheet Metal shelving
- Sheet Metal venting, chimneys and breaching
- Skylight installation

**Sprinkler Fitters**

\*See per diem note on last page

<b>A1901</b>	Sprinkler Fitter	49.10	10.55	18.15	0.52	<b>L&amp;M</b> 0.25	78.57
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**Surveyors**

\*See per diem note on last page

<b>A2001</b>	Chief of Parties	46.16	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	73.28
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<b>A2002</b>	Party Chief	44.57	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	71.69
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<b>A2003</b>	Line & Grade Technician/Office Technician/GPS, Drones	43.97	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	71.09
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<b>A2004</b>	Associate Party Chief (including Instrument Person & Head Chain Person)/Stake Hop/Grademan	41.85	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	68.97
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<b>A2006</b>	Chain Person (for crews with more than 2 people)	37.51	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	64.63
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Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Truck Drivers**  
 \*See per diem note on last page

<b>A2101</b>	Group I, including:	42.94	12.23	13.64	1.15		<b>L&amp;M</b> 0.10	70.06
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- Air/Sea Traffic Controllers
- Ambulance/Fire Truck Driver (EMT certified)
- Boat Coxswain
- Captains & Pilots (air & water)
- Deltas, Commanders, Rollagons, & similar equipment (when pulling sleds, trailers or similar equipment)
- Dump Trucks (including rockbuggy, side dump, belly dump, & trucks with pups) over 40 yards up to & including 60 yards
- Helicopter Transporter
- Liquid Vac Truck/Super Vac Truck
- Material Coordinator or Purchasing Agent
- Ready-mix (over 12 yards up to & including 15 yards) (over 15 yards to be negotiated)
- Semi with Double Box Mixer
- Tireman, Heavy Duty/Fueler
- Water Wagon (250 Bbls and above)

<b>A2102</b>	Group 1A including:	44.21	12.23	13.64	1.15		<b>L&amp;M</b> 0.10	71.33
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- Dump Trucks (including rockbuggy, side dump, belly dump & trucks with pups) over 60 yards up to & including 100 yards (over 100 yards to be negotiated)
- Jeeps (driver under load)
- Lowboys, including tractor attached trailers & jeeps, up to & including 12 axles (over 12 axles or 150 tons to be negotiated)

<b>A2103</b>	Group II, including:	41.68	12.23	13.64	1.15		<b>L&amp;M</b> 0.10	68.80
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- All Deltas, Commanders, Rollagons, & similar equipment
- Batch Trucks (8 yards & up)
- Batch Trucks (up to & including 7 yards)
- Boom Truck/Knuckle Truck (over 5 tons)
- Cacasco Truck/Heat Stress Truck
- Construction and Material Safety Technician
- Dump Trucks (including rockbuggy, side dump, belly dump, & trucks with pups) over 20 yards up to & including 40 yards
- Gin Pole Truck, Winch Truck, Wrecker (truck mounted "A" frame manufactured rating over 5 tons)
- Mechanics
- Oil Distributor Driver
- Partsman
- Ready-mix (up to & including 12 yards)
- Stringing Truck

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation



**Truck Drivers**

\*See per diem note on last page

<b>A2103</b>	Group II, including:	41.68	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	68.80
	Turn-O-Wagon or DW-10 (not self loading)						
<b>A2104</b>	Group III, including:	40.86	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	67.98
	Boom Truck/Knuckle Truck (up to & including 5 tons)						
	Dump Trucks (including rockbuggy, side dump, belly dump, & trucks with pups) over 10 yards up to & including 20 yards						
	Expeditor (electrical & pipefitting materials)						
	Gin Pole Truck, Winch Truck, Wrecker (truck mounted "A" frame manufactured rating 5 tons & under)						
	Greaser - Shop						
	Semi or Truck & Trailer						
	Thermal Plastic Layout Technician						
	Traffic Control Technician						
	Trucks/Jeeps (push or pull)						
<b>A2105</b>	Group IV, including:	40.28	12.23	13.64	1.15	<b>L&amp;M</b> 0.10	67.40
	Air Cushion or similar type vehicle						
	All Terrain Vehicle						
	Buggymobile						
	Bull Lift & Fork Lift, Fork Lift with Power Boom & Swing Attachment (over 5 tons)						
	Bus Operator (over 30 passengers)						
	Cement Spreader, Dry						
	Combination Truck-Fuel & Grease						
	Compactor (when pulled by rubber tired equipment)						
	Dump Trucks (including rockbuggy, side dump, belly dump, & trucks with pups) up to & including 10 yards						
	Dumpster						
	Expeditor (general)						
	Fire Truck/Ambulance Driver						
	Flat Beds, Dual Rear Axle						
	Foam Distributor Truck Dual Axle						
	Front End Loader with Fork						
	Grease Truck						
	Hydro Seeder, Dual Axle						
	Hyster Operators (handling bulk aggregate)						
	Loadmaster (air & water operations)						
	Lumber Carrier						
	Ready-mix, (up to & including 7 yards)						
	Rigger (air/water/oilfield)						
	Tireman, Light Duty						

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Truck Drivers**

\*See per diem note on last page

<b>A2105</b> Group IV, including:	40.28	12.23	13.64	1.15	<b>L&amp;M</b>		0.10	67.40
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- Track Truck Equipment
- Truck Vacuum Sweeper
- Warehouseperson
- Water Truck (Below 250 Bbls)
- Water Truck (straight)
- Water Wagon, Semi

<b>A2106</b> Group V, including:	39.52	12.23	13.64	1.15	<b>L&amp;M</b>		0.10	66.64
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- Buffer Truck
- Bull Lifts & Fork Lifts, Fork Lifts with Power Boom & Swing Attachments (up to & including 5 tons)
- Bus Operator (up to 30 passengers)
- Farm Type Rubber Tired Tractor (when material handling or pulling wagons on a construction project)
- Flat Beds, Single Rear Axle
- Foam Distributor Truck Single Axle
- Fuel Handler (station/bulk attendant)
- Gear/Supply Truck
- Gravel Spreader Box Operator on Truck
- Hydro Seeders, Single axle
- Pickups (pilot cars & all light-duty vehicles)
- Rigger/Swamper
- Tack Truck
- Team Drivers (horses, mules, & similar equipment)

**Tunnel Workers, Laborers (The Alaska areas north of N63 latitude and east of W138 longitude)**

\*See per diem note on last page

<b>N2201</b> Group I, including:	36.30	8.95	21.16	1.40	<b>L&amp;M</b>		0.20	<b>LEG</b>		0.20	68.21
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- Brakeman
- Mucker
- Nipper
- Storm Water Pollution Protection Plan Worker (SWPPP Worker - erosion and sediment control Laborer)
- Topman & Bull Gang
- Tunnel Track Laborer

<b>N2202</b> Group II, including:	37.40	8.95	21.16	1.40	<b>L&amp;M</b>		0.20	<b>LEG</b>		0.20	69.31
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- Burning & Cutting Torch
- Certified Erosion Sediment Control Lead (CESCL Laborer)

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Tunnel Workers, Laborers (The Alaska areas north of N63 latitude and east of W138 longitude)**  
 \*See per diem note on last page

<b>N2202</b> Group II, including:	37.40	8.95	21.16	1.40		<b>L&amp;M</b>	<b>LEG</b>	69.31
						0.20	0.20	

- Concrete Laborer
- Floor Preparation, Core Drilling
- Jackhammer/Chipping Gun or Pavement Breaker
- Laser Instrument Operator
- Nozzle men, Pumpcrete or Shotcrete
- Pipelayer Helper

<b>N2203</b> Group III, including:	38.39	8.95	21.16	1.40		<b>L&amp;M</b>	<b>LEG</b>	70.30
						0.20	0.20	

- Miner
- Retimberman

<b>N2204</b> Group IIIA, including:	42.00	8.95	21.16	1.40		<b>L&amp;M</b>	<b>LEG</b>	73.91
						0.20	0.20	

- Asphalt Raker, Asphalt Belly Dump Lay Down
- Drill Doctor (in the field)
- Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)
- Pioneer Drilling & Drilling Off Tugger (all type drills)
- Pipelayer
- Powderman (Employee Possessor)
- Storm Water Pollution Protection Plan Specialist (SWPPP Specialist)
- Traffic Control Supervisor, DOT Qualified

<b>N2206</b> Group IIIB, including:	46.17	6.24	21.16	1.40		<b>L&amp;M</b>	<b>LEG</b>	75.37
						0.20	0.20	

- Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)(over 5,000 hours)
- Federal Powderman (Responsible Person in Charge)
- Grade Checking (setting or transferring of grade marks, line and grade, GPS, drones)
- Pioneer Drilling & Drilling Off Tugger (all type drills)(over 5,000 hours)
- Stake Hopper

**Tunnel Workers, Laborers (The area that is south of N63 latitude and west of W138 longitude)**  
 \*See per diem note on last page

<b>S2201</b> Group I, including:	36.30	8.95	21.16	1.40		<b>L&amp;M</b>	<b>LEG</b>	68.21
						0.20	0.20	

- Brakeman
- Mucker
- Nipper
- Storm Water Pollution Protection Plan Worker (SWPPP Worker - erosion and sediment control Laborer)

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

**Tunnel Workers, Laborers (The area that is south of N63 latitude and west of W138 longitude)**  
 \*See per diem note on last page

						L&M	LEG	
<b>S2201</b>	Group I, including:	36.30	8.95	21.16	1.40	0.20	0.20	68.21
	Topman & Bull Gang							
	Tunnel Track Laborer							

						L&M	LEG	
<b>S2202</b>	Group II, including:	37.40	8.95	21.16	1.40	0.20	0.20	69.31
	Burning & Cutting Torch							
	Certified Erosion Sediment Control Lead (CESCL Laborer)							
	Concrete Laborer							
	Floor Preparation, Core Drilling							
	Jackhammer/Chipping Gun or Pavement Breaker							
	Laser Instrument Operator							
	Nozzlemen, Pumpcrete or Shotcrete							
	Pipelayer Helper							

						L&M	LEG	
<b>S2203</b>	Group III, including:	38.39	8.95	21.16	1.40	0.20	0.20	70.30
	Miner							
	Retimberman							

						L&M	LEG	
<b>S2204</b>	Group IIIA, including:	42.00	8.95	21.16	1.40	0.20	0.20	73.91
	Asphalt Raker, Asphalt Belly Dump Lay Down							
	Drill Doctor (in the field)							
	Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)							
	Pioneer Drilling & Drilling Off Tugger (all type drills)							
	Pipelayer							
	Powderman (Employee Possessor)							
	Storm Water Pollution Protection Plan Specialist (SWPPP Specialist)							
	Traffic Control Supervisor, DOT Qualified							

						L&M	LEG	
<b>S2206</b>	Group IIIB, including:	46.17	6.24	21.16	1.40	0.20	0.20	75.37
	Driller (including, but not limited to wagon drills, air-track drills, hydraulic drills)(over 5,000 hours)							
	Federal Powderman (Responsible Person in Charge)							
	Grade Checking (setting or transferring of grade marks, line and grade, GPS, drones)							
	Pioneer Drilling & Drilling Off Tugger (all type drills)(over 5,000 hours)							
	Stake Hopper							

**Tunnel Workers, Power Equipment Operators**  
 \*See per diem note on last page

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

Class Code	Classification of Laborers & Mechanics	BHR	H&W	PEN	TRN	Other	Benefits	THR
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**Tunnel Workers, Power Equipment Operators**

\*See per diem note on last page

<b>A2207</b>	Group I	47.88	11.05	13.75	1.00	L&M	0.10	0.05	73.83
<b>A2208</b>	Group IA	49.82	11.05	13.75	1.00	L&M	0.10	0.05	75.77
<b>A2209</b>	Group II	47.04	11.05	13.75	1.00	L&M	0.10	0.05	72.99
<b>A2210</b>	Group III	46.24	11.05	13.75	1.00	L&M	0.10	0.05	72.19
<b>A2211</b>	Group IV	39.41	11.05	13.75	1.00	L&M	0.10	0.05	65.36

\* Per diem is an established practice for this classification. This means that per diem is an allowable alternative to board and lodging if all criteria are met. See 8 AAC 30.051-08 AAC 30.056, and the per diem information on page vii of this Pamphlet.

\*\* Work in combination of classifications: Employees working in any combination of classifications within the diving crew (working diver, standby diver, and tender) in a shift are paid in the classification with the highest rate for a minimum of 8 hours per shift.

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

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### Shipyards Rates Addendum

This Addendum was developed to address the specialized industry of shipbuilding/repair in Alaska, as it relates to public works. For the purposes of providing rates for shipyard work the Department is adopting Shipyards rates from the state of Washington ( King County ). These rates only apply to work done in shipbuilding/repair in Alaska, under a public contract. This addendum will be updated two times a year to coincide with the corresponding Issue of *Laborers and Mechanics MINIMUM RATES OF PAY*.

Class Code	BHR H&W PEN TRN Other Benefits	THR
<b>Shipyards Workers</b> *See total hourly(THR) note below		
A2300	Ship Building/Repair Boilermaker	47.45
A2305	Ship Building/Repair Carpenter	47.35
A2310	Ship Building/Repair Crane Operator	45.06
A2315	Ship Building/Repair Electrician	48.92
A2320	Ship Building/Repair Heat & Frost Insulator	82.02
A2325	Ship Building/Repair Laborer	47.35
A2330	Ship Building/Repair Mechanist	47.35
A2335	Ship Building/Repair Operating Engineer	45.06
A2340	Ship Building/Repair Painter	47.35
A2345	Ship Building/Repair Pipefitter	47.35
A2350	Ship Building/Repair Rigger	47.45
A2355	Ship Building/Repair Sheet Metal	47.35
A2360	Ship Building/Repair Shipwright	47.35
A2365	Ship Building/Repair Warehouse	45.06

\*The THR includes the base hourly rate (BHR) and fringe benefits. Employers must pay a BHR and fringe benefit package that adds up to the THR. Fringe benefits included in the THR can be paid to employees in three ways; paid into a union trust fund, into an approved benefit plan, or paid directly on the paycheck as gross wages.

Wage benefits key: BHR=basic hourly rate; H&W=health and welfare; IAF=industry advancement fund; LEG=legal fund; L&M=labor/management fund; PEN=pension fund; SAF=safety; SUI=supplemental unemployment insurance; S&L=SUI & LEG combined; TRN=training; THR=total hourly rate; VAC=vacation

## SECTION 011000 - SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

##### A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Check that 000300 identified Substantial Completion and Final Completion
4. Access to site.
5. Coordination with occupants.
6. Work restrictions.
7. Specification and drawing conventions.
8. Miscellaneous Provisions.

##### B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

#### 1.3 PROJECT INFORMATION

- A. Project Identification: Treadwell Ice Arena, Consolidated Public Works, & Douglas Fire Station/Library –HVAC Controls Upgrades, CBJ Contract No. BE 22-272

##### 1. Project Location:

- a. 105 Savikko Rd, Douglas, AK 99824
- b. 7100 Glacier Hwy, Juneau, AK 99801
- c. 1016 3<sup>rd</sup> St, Douglas, AK 99824

##### B. Owner: City and Borough of Juneau.

1. Owner's Representative & CBJ Project Manager: Russell G. Shivers, (907) 586-0800 x4183.

##### C. Architect/Engineer: Jim Rehfeldt, Alaska Energy Engineering LLC. (907) 789-1226

#### 1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of, but is not limited to, the following:



## SECTION 011000 - SUMMARY

Provide DDC control systems at the Treadwell Ice Arena, the Consolidated Public Works Facility, and the Douglas Fire Station/Library. Connect the facilities via a VLAN to the CBJ network and host the DDC systems from a DDC server located in the Municipal Building.

Treadwell Ice Arena: Remove the Direct Digital Control (DDC) system, provide a new DDC system, and measure and balance the HRV-2 and HRV-3 supply, return, and exhaust airflows at the system level when in locker room unoccupied mode. See Sheet M201 for Treadwell Arena Scope of Work for details.

Consolidated Public Works Facility: Remove the DDC system and provide a new DDC system. Measure and set the minimum outside airflow and damper position for AHU-1, AHU-2, and AHU-3. Determine exhaust fan speeds to balance the supply and exhaust airflow for the range of outside air damper positions from minimum to full outside air during balancing. See Sheet M301 for Consolidated Public Works Scope of Work for details.

Douglas Fire Station/Library: Remove the pneumatic and electric control system and provide a new DDC system. AHU-1, AHU-2, and AHU-3: Measure and set the minimum outside airflow and damper position. Replace balance valves and balance the hydronic heating system. See Sheet M401 for Douglas Fire Station and Library Scope of Work for details

B. Type of Contract:

1. Project will be constructed under a single prime contract.

1.5 ACCESS TO SITE

A. General: Contractor shall have limited use of Project site for construction operations as indicated by requirements of this Section.

B. Use of Site: Limit use of premises to work areas and areas within the Contract limits indicated. Do not disturb portions of premises beyond areas in which the Work is indicated.

1. Contractor Staging Area and construction area: Owner shall make a portion of the work area available to the Contractor for material storage and parking as shown on the Drawings.
2. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Users, Owner, Owner's employees and emergency vehicles at all times.
3. Owner Occupancy: Allow for limited Owner occupancy of the premises during construction. Contractor shall develop a detailed plan to allow use of the building at all times in coordination with the Site Owner and CBJ Project Manager. Contractor shall clean work areas daily, or at a frequency determined by the Owner.
  - a. Treadwell Ice Arena: Contractor shall allow for Treadwell Arena Staff and Patron use and occupancy throughout the construction period.
  - b. Douglas Fire Station/Library: Contractor shall allow for Capital City Fire & Rescue (CCFR) Staff, Library Staff, and Library Patrons use and occupancy throughout the construction period of their respective authorized spaces.
  - c. Consolidated Public Works: Contractor shall allow for CBJ Public Works Staff use and occupancy throughout the construction period.

## SECTION 011000 - SUMMARY

- d. Municipal Building: Contractor shall allow for Municipal Building Staff and Patron use and occupancy throughout the construction period.
- 4. Construction Debris: Construction debris shall be stored in dumpster or similar container when stored on the premises.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weather-tight condition throughout construction period. Repair damage caused by construction operations.
- D. Site Security: The Contractor shall be responsible for building security and protecting the site from theft, vandalism, and unauthorized entry during the construction period.

### 1.6 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner may occupy the portions of site and adjacent existing structures during the construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations.
  - 1. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
- B. COVID Protocol: Adhere to all local COVID Mitigation Strategies. Current requirements can be found at <https://juneau.org/covid-19>

### 1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to 7:00 p.m., unless otherwise indicated. Confirm with Client Department. Reference CBJ Noise Ordinance hours – make sure in spec
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
  - 1. Notify Owner not less than 72 hours in advance of proposed utility interruptions.
  - 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Controlled Substances: Use of tobacco products and controlled substances on Project site is not permitted.

## SECTION 011000 - SUMMARY

### 1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
  - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.

### 1.9 MISCELLANEOUS PROVISIONS

- A. All references in specifications to Engineer and Architect shall be facilitated and coordinated with the CBJ Project Manager.
- B. All references in the specifications to Owner or Owner's representative shall mean CBJ Project Manager.

**SECTION 011000 - SUMMARY**

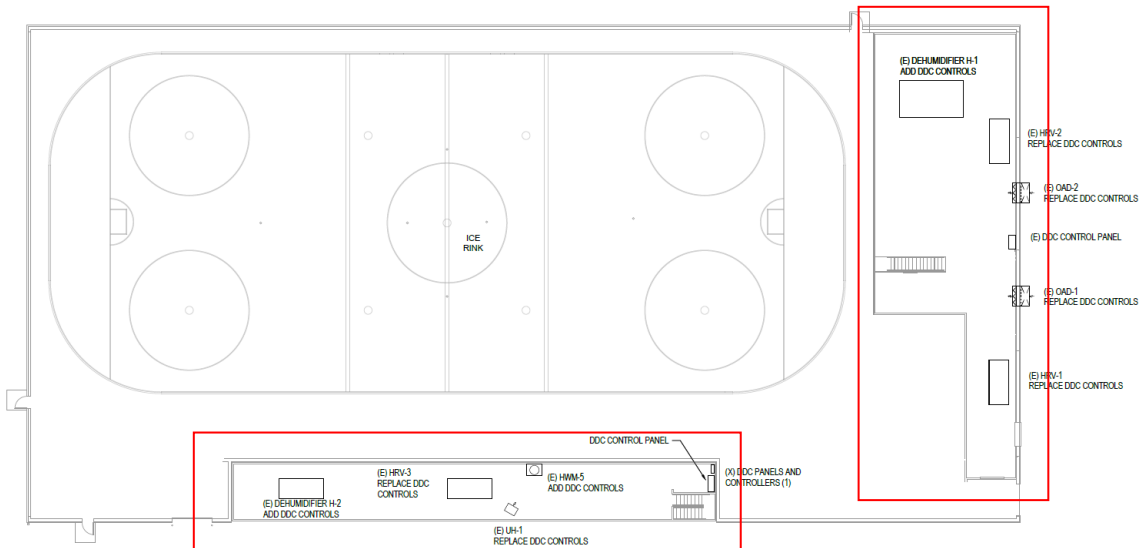
**PART 2 - PRODUCTS (Not Used)**  
**PART 3 - EXECUTION**

**3.1 LAYDOWN AREAS AND PARKING – TREADWELL ARENA**

**Parking: Available parking for contractors at Treadwell Arena (outlined in red)**



**Laydown: Equipment laydown areas at Treadwell Arena**



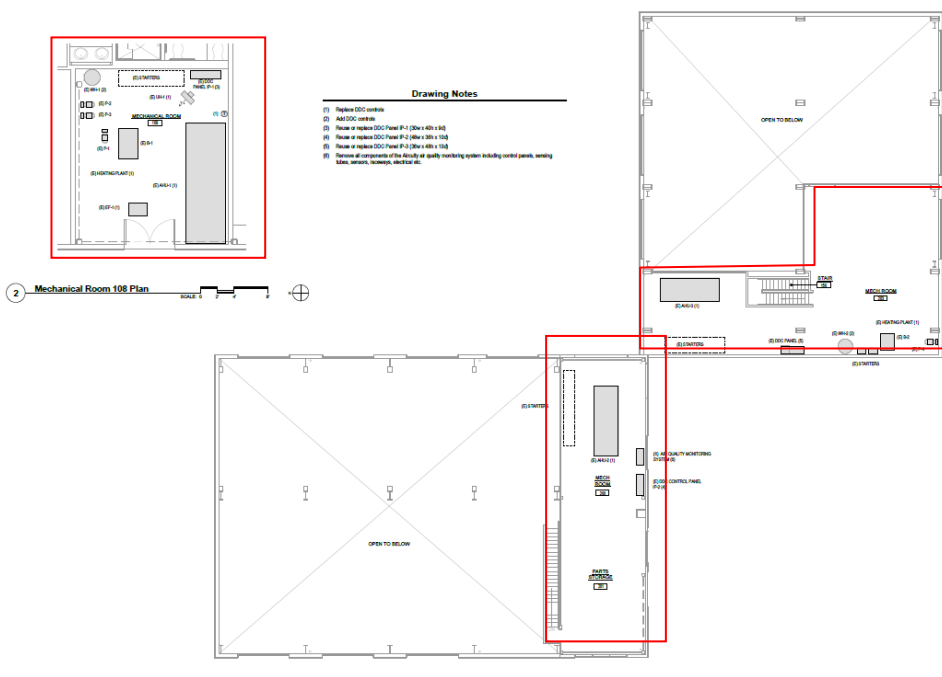
SECTION 011000 - SUMMARY

3.2 LAYDOWN AREAS AND PARKING – CONSOLIDATED PUBLIC WORKS FACILITY

Parking: Available contractor parking and staging at Consolidated PW Facility



Laydown: Equipment laydown areas at Consolidated PW Facility



**SECTION 011000 - SUMMARY**

**3.3 LAYDOWN AREAS AND PARKING – DOUGLAS FIRE STATION/LIBRARY**

**Parking: Available contractor parking and staging at Douglas Fire Station/Library**

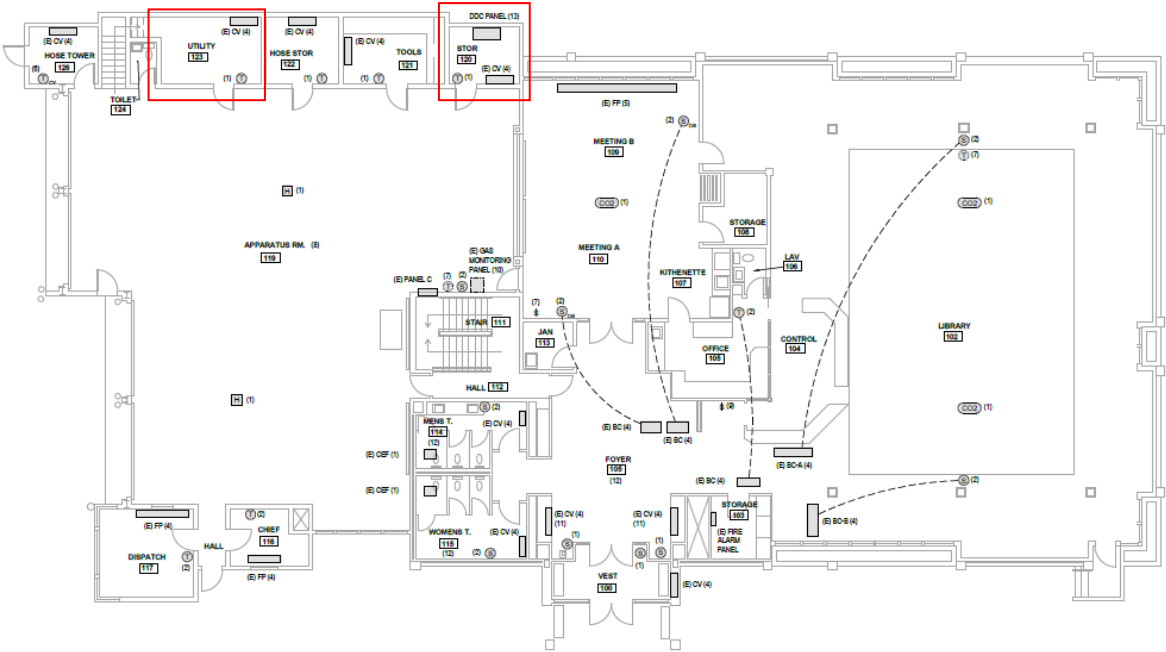


SECTION 011000 - SUMMARY

Laydown: Equipment laydown areas for DFS/Library



2 Mezzanine Plan



END OF SECTION

## SECTION 012300 - ALTERNATES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

#### 1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
  - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

#### 1.4 PROCEDURES

- A. All alternates will be Additive Alternates.
- B. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- C. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- D. Execute accepted alternates under the same conditions as other work of the Contract.
- E. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.



## SECTION 012300 - ALTERNATES

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION**

#### 3.1 SCHEDULE OF ADDITIVE ALTERNATES

- A. Alternate No. 1: Balance Douglas Fire Station and Library air-side and water-side systems as specified on Mechanical Drawing Sheet M401, Douglas Fire Station and Library Scope of Work, Section B: Additive Bid Item 1.
- B. Alternate No. 2: Balance Consolidated Public Works Facility HVAC air-side and water-side systems as specified on Mechanical Drawing Sheet M301, Consolidated Public Works Facility Scope of Work, Section B: Additive Bid Item 2.
- C. Alternate No. 3: Balance Treadwell Arena HVAC air-side and water-side systems as specified on Mechanical Drawing Sheet M201, Treadwell Arena Scope of Work, Section B: Additive Bid Item 3.

**END OF SECTION**

## SECTION 012500 - SUBSTITUTION PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Requirements:
  - 1. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.

#### 1.3 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
  - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
  - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

#### 1.4 ACTION SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
  - 1. Substitution Request Form: Use CSI Form 13.1A or a similar form
  - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
    - a. Statement indicating why specified product or fabrication or installation cannot be provided.
    - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
    - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific

## SECTION 012500 - SUBSTITUTION PROCEDURES

features and requirements indicated. Indicate deviations, if any, from the Work specified.

- d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
  - e. Samples, where applicable or requested.
  - f. Certificates and qualification data, where applicable or requested.
  - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
  - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
  - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
  - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - k. Cost information, including a proposal of change, if any, in the Contract Sum.
  - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
  - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 7 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
  - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

### 1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

### 1.6 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

## SECTION 012500 - SUBSTITUTION PROCEDURES

### PART 2 - PRODUCTS

#### 2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - b. Substitution request is fully documented and properly submitted.
    - c. Requested substitution will not adversely affect Contractor's construction schedule.
    - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - e. Requested substitution is compatible with other portions of the Work.
    - f. Requested substitution has been coordinated with other portions of the Work.
    - g. Requested substitution provides specified warranty.
    - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Architect will consider requests for substitution if received within 30 days after the Notice to Proceed. Requests received after that time will not be considered.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
    - b. Requested substitution does not require extensive revisions to the Contract Documents.
    - c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - d. Substitution request is fully documented and properly submitted.
    - e. Requested substitution will not adversely affect Contractor's construction schedule.
    - f. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - g. Requested substitution is compatible with other portions of the Work.
    - h. Requested substitution has been coordinated with other portions of the Work.

## **SECTION 012500 - SUBSTITUTION PROCEDURES**

- i. Requested substitution provides specified warranty.
- j. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

### **PART 3 - EXECUTION (Not Used)**

**END OF SECTION**

## SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.
- B. Related Requirements:
  - 1. Section 012500 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.
- C. Contractor fees shall not exceed fees defined in Section 00700 General Conditions, Article 11.4 Contractor Fees.

#### 1.3 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Owner's Representative will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
  - 1. Work Change Proposal Requests issued, are not instructions either to stop work in progress or to execute the proposed change.
  - 2. Within time specified in Proposal Request or 10 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
    - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
    - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
    - c. Include costs of labor and supervision directly attributable to the change.
    - d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
    - e. Quotation Form: Use forms acceptable to Architect.
- B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Owner's Representative.

## SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 012500 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Architect.

### 1.4 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Work Changes Proposal Request, Owner's Representative will issue a Change Order for signatures of Owner and Contractor.
- B. Owner will group approved Work Changes into a formal Change Order every three months for formal inclusion into the Construction Agreement.

### 1.5 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Owner's Representative may issue a Construction Change Directive on AIA Document G714 or a similar form. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
  1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
  1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION (Not Used)

END OF SECTION

## SECTION 012900 – PAYMENT PROCEDURES

### PART 1 - GENERAL

#### 1.1 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
    - a. Application for Payment forms with continuation sheets.
    - b. Submittal schedule.
    - c. Items required to be indicated as separate activities in Contractor's construction schedule.
  2. Submit the schedule of values to Architect at earliest possible date, but no later than 14 days before the date scheduled for submittal of initial Applications for Payment.
- B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
1. Identification: Include the following Project identification on the schedule of values:
    - a. Project name and location.
    - b. Name of Architect.
    - c. Architect's project number.
    - d. Contractor's name and address.
    - e. Date of submittal.
  2. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
    - a. Related Specification Section or Division.
    - b. Description of the Work.
    - c. Name of subcontractor, manufacturer, fabricator, or supplier.
    - d. Change Orders (numbers) that affect value.
    - e. Dollar value of the following, as a percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
      - 1) Labor.
      - 2) Materials.
      - 3) Equipment.
  3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents.
  4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.



## SECTION 012900 – PAYMENT PROCEDURES

5. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
    - a. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
  6. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
    - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
  7. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.
- C. Final Payment – Submit final Application for Payment in conjunction with other closeout documentation as noted in SECTION 017700 “Closeout Procedures”. Final payment shall be for no less than 5% of the contract total and will be released when all closeout documentation and actions are complete.

### 1.2 APPLICATION AND CERTIFICATION FOR PAYMENT

- A. Format and Content: Use AIA G702 Application and Certificate for Payment or equal.

### **PART 2 – PRODUCTS (Not Used)**

### **PART 3 – EXECUTION (Not Used)**

**END OF SECTION**

## SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
  - 1. Informational Submittals.
  - 2. General coordination procedures.
  - 3. Requests for Information (RFIs).
  - 4. Design clarifications (DC's)
  - 5. Project meetings.
  - 6. Project Management Software
- B. Each contractor shall participate in coordination requirements. Certain areas of responsibility are assigned to a specific contractor.
- C. Related Requirements:
  - 1. Section 013200 "Construction Progress Documentation" for preparing and submitting Contractor's construction schedule.
  - 2. Section 017300 "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
  - 3. Section 017700 "Closeout Procedures" for coordinating closeout of the Contract.

#### 1.3 DEFINITIONS

- A. RFI: Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.
- B. DC: Document issued by Design team providing clarification of design intent or interpretation of the Contract Documents.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
  - 1. Name, address, and telephone number of entity performing subcontract or supplying products.
  - 2. Number and title of related Specification Section(s) covered by subcontract.

## SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

- B. Key Personnel Names: Within 15 days of Notice To Proceed, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including office and cellular telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.
1. Post copies of list in project meeting room, in temporary field office, and by each temporary telephone once on site work commences. Keep list current at all times.

### 1.5 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.
1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
  3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
1. Preparation of Contractor's construction schedule.
  2. Preparation of the schedule of values.
  3. Installation and removal of temporary facilities and controls.
  4. Delivery and processing of submittals.
  5. Progress meetings.
  6. Preinstallation conferences.
  7. Project closeout activities.
  8. Startup and adjustment of systems.
- D. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designated as Owner's property.

## SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

### 1.6 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
  2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Project name.
  2. Project number.
  3. Date.
  4. Name of Contractor.
  5. Name of Architect.
  6. RFI number, numbered sequentially.
  7. RFI subject.
  8. Specification Section number and title and related paragraphs, as appropriate.
  9. Drawing number and detail references, as appropriate.
  10. Field dimensions and conditions, as appropriate.
  11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
  12. Contractor's signature.
  13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
    - a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
- C. RFI Forms: AIA Document G716 or other approved form.
1. Form and Attachments shall be electronic files in Adobe Acrobat PDF format.
- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI.
1. The following Contractor-generated RFIs will be returned without action:
    - a. Requests for approval of submittals.
    - b. Requests for approval of substitutions.
    - c. Requests for approval of Contractor's means and methods.
    - d. Requests for coordination information already indicated in the Contract Documents.
    - e. Requests for adjustments in the Contract Time or the Contract Sum.
    - f. Requests for interpretation of Architect's actions on submittals.
    - g. Incomplete RFIs or inaccurately prepared RFIs.

## SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
  3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."
    - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 5 days of receipt of the RFI response.
- E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly. Include the following:
1. Project name.
  2. RFI number including RFIs that were returned without action or withdrawn.
  3. RFI description.
  4. Date the RFI was submitted.
  5. Date Architect's response was received.
- F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within 5 days if Contractor disagrees with response.
- 1.7 DESIGN CLARIFICATIONS (DCs)
- A. On receipt of Design Clarification immediately distribute the DC to affected parties.
1. Architect's action on DCs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."
    - a. If Contractor believes the DC warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 7 days of receipt of the DC.
- 1.8 PROJECT MEETINGS
- A. General: Owner's representative to schedule and conduct meetings and conferences at Project site unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting.
  2. Agenda: Owner's representative to prepare the meeting agenda. Distribute the agenda to all invited attendees.
  3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.
- B. Preconstruction Conference: Owner's Representative will schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days of Notice to Proceed.

## SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

1. Conduct the conference to review responsibilities and personnel assignments.
  2. Attendees: Authorized representatives of Owner Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
  3. Agenda: Discuss items of significance that could affect progress, including the following:
    - a. Tentative construction schedule.
    - b. Critical work sequencing and long-lead items.
    - c. Designation of key personnel and their duties.
    - d. Lines of communications.
    - e. Procedures for processing field decisions and Change Orders.
    - f. Procedures for RFIs & DC's.
    - g. Procedures for testing and inspecting.
    - h. Procedures for processing Applications for Payment.
    - i. Distribution of the Contract Documents.
    - j. Submittal procedures.
    - k. Use of the premises and existing building.
    - l. Work restrictions.
    - m. Working hours.
    - n. Owner's occupancy requirements.
    - o. Responsibility for temporary facilities and controls.
    - p. Procedures for disruptions and shutdowns.
    - q. Construction waste management and recycling.
    - r. Parking availability.
    - s. Office, work, and storage areas.
    - t. Equipment deliveries and priorities.
    - u. First aid.
    - v. Security.
    - w. Progress cleaning.
- C. Pre-installation Conferences: Contractor shall conduct a pre-installation conference at Project site before each construction activity that requires coordination with other construction.
1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Owner's Representative, Architect, and Owner's Commissioning Authority of scheduled meeting dates.
  2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
    - a. Contract Documents.
    - b. Options.
    - c. Related RFIs & DC's.
    - d. Related Change Orders.
    - e. Submittals.
    - f. Possible conflicts.
    - g. Compatibility requirements.
    - h. Manufacturer's written instructions.

## SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

- i. Warranty requirements.
  - j. Compatibility of materials.
  - k. Acceptability of substrates.
  - l. Temporary facilities and controls.
  - m. Space and access limitations.
  - n. Regulations of authorities having jurisdiction.
  - o. Installation procedures.
  - p. Coordination with other work.
  - q. Protection of adjacent work.
3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
  4. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.
- D. Progress Meetings: Owner's representative to conduct progress meetings at weekly intervals.
1. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
  2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
    - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
      - 1) Review schedule for next period.
    - b. Review present and future needs of each entity present, including the following:
      - 1) Sequence of operations.
      - 2) Status of submittals.
      - 3) Status of correction of deficient items.
      - 4) Field observations.
      - 5) Status of RFIs & DC's.
      - 6) Status of proposal requests.
      - 7) Pending changes.
      - 8) Status of Change Orders.
      - 9) Pending claims and disputes.
      - 10) Documentation of information for payment requests.

## **SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION**

- c. **Schedule Updating:** Contractor shall revise construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule prior to next meeting.

### **1.9 PROJECT MANAGEMENT SOFTWARE**

- A. **General:** The Contractor's use of project management software for distribution, organization, and storage of project information is at the sole discretion of the Owner. The Owner has no obligation to permit the use of the Contractor's proposed project management software. Approval of all requests will be on a case-by-case basis. Electronic project documentation utilizing emails and PDF files will be the default unless Owner deems alternative software acceptable. Owner can rescind approval of Contractor's project management software without cause at any time during project.

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION (Not Used)**

**END OF SECTION**



## SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
  - 1. Contractor's construction schedule.
  - 2. Construction schedule updating reports.
  - 3. Daily construction reports.
  - 4. Site condition reports.
  - 5. Special reports.
- B. Related Requirements:
  - 1. Section 013300 "Submittal Procedures" for submitting schedules and reports.
  - 2. Section 014000 "Quality Requirements" for submitting a schedule of tests and inspections.

#### 1.3 DEFINITIONS

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.
  - 1. Critical Activity: An activity on the critical path that must start and finish on the planned early start and finish times.
  - 2. Predecessor Activity: An activity that precedes another activity in the network.
  - 3. Successor Activity: An activity that follows another activity in the network.
- B. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.
- C. Critical Path: The longest connected chain of interdependent activities through the network schedule that establishes the minimum overall Project duration and contains no float.
- D. Event: The starting or ending point of an activity.
- E. Float: The measure of leeway in starting and completing an activity.

## SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.
2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the successor activity.
3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.

### 1.4 INFORMATIONAL SUBMITTALS

- A. Format for Submittals: Submit required submittals in the following format:
  1. Working electronic copy of schedule file, where indicated.
  2. PDF electronic file.
- B. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.
- C. Construction Schedule Updating Reports: Submit with Applications for Payment.
- D. Daily Construction Reports: Submit at daily or weekly intervals.
- E. Site Condition Reports: Submit at time of discovery of differing conditions.
- F. Special Reports: Submit at time of unusual event.

## PART 2 - PRODUCTS

### 2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Time Frame: Extend schedule from date established for the Notice to Proceed to date of Substantial Completion and Final completion of project.
  1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
- B. Activities: At a minimum, provide a separate numbered activity for each specification section and main element of the Work. Comply with the following:
  1. Activity Duration: Define activities so no activity is longer than 10 days, unless specifically allowed by Architect.
  2. Activity Grouping: Group activities by separate project areas to provide a standalone schedule for each project area. Coordinate activities between project areas.
  3. Procurement Activities: Include procurement process activities for the following long lead items and major items requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.

## SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

4. Startup and Testing Time: Include no fewer than 5 days for startup and testing.
  5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.
  6. Punch List and Final Completion: Include not more than 10 days for completion of punch list items and final completion.
- C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
1. Construction Areas: Identify each major area of construction for each major portion or phase of the Work.
- D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion for each project area and dates of building occupancy.
- E. Recovery Schedule: When periodic update indicates the Work is 7 or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, and equipment required to achieve compliance, and date by which recovery will be accomplished.
- F. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.

### 2.2 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

- A. CPM Schedule: Prepare and submit Contractor's construction schedule no later than 28 days after date established for the Notice to Proceed.
1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities.
  2. Critical Path Activities: Identify critical path activities; scheduled start and completion dates shall be consistent with Contract milestone dates.
- B. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.

### 2.3 REPORTS

- A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:
1. List of subcontractors at Project site.
  2. List of separate contractors at Project site.
  3. Approximate count of personnel at Project site.
  4. Equipment at Project site.

## SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

5. Material deliveries.
6. High and low temperatures and general weather conditions, including presence of rain or snow.
7. Accidents.
8. Stoppages, delays, shortages, and losses.
9. Emergency procedures.
10. Orders and requests of authorities having jurisdiction.
11. Services connected and disconnected.
12. Equipment or system tests and startups.

- B. Site Condition Reports: Immediately on discovery of a difference between site conditions and the Contract Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

### 2.4 SPECIAL REPORTS

- A. General: Submit special reports directly to Owner within one day of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report.

## PART 3 - EXECUTION

### 3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Contractor's Construction Schedule Updating: At weekly intervals, update schedule to reflect actual construction progress and activities. Issue schedule two days before each regularly scheduled weekly progress meeting.
- B. Distribution: Distribute copies of approved schedule to Architect, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.

**END OF SECTION**

## SECTION 013300 - SUBMITTAL PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- B. Related Requirements:
  - 1. Section 013200 "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
  - 2. Section 017823 "Operation and Maintenance Data" for submitting operation and maintenance manuals.
  - 3. Section 017839 "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.

#### 1.3 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."
- C. File Transfer Protocol (FTP): Communications protocol that enables transfer of files to and from another computer over a network and that serves as the basis for standard Internet protocols. An FTP site is a portion of a network located outside of network firewalls within which internal and external users are able to access files.
- D. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

#### 1.4 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Owner for Contractor's use in preparing submittals.

## SECTION 013300 - SUBMITTAL PROCEDURES

1. Owner will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings.
  - a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows: 15 days for each review. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
- D. Paper Submittals: Place a permanent label or title block on each submittal item for identification.
  1. Indicate name of firm or entity that prepared each submittal on label or title block.
  2. Provide a space approximately 6 by 8 inches (150 by 200 mm) on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
  3. Include the following information for processing and recording action taken:
    - a. Project name.
    - b. Date.
    - c. Name of Contractor.
    - d. Name of subcontractor.
    - e. Name of supplier.
    - f. Name of manufacturer.
    - g. Submittal number or other unique identifier, including revision identifier.
      - 1) Submittal number shall use project number followed by Specification Section number followed by a decimal point and then a sequential number (e.g., 061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., 061000.01.A).
    - h. Number and title of appropriate Specification Section.
    - i. Drawing number and detail references, as appropriate.
    - j. Location(s) where product is to be installed, as appropriate.
    - k. Other necessary identification.
  4. Additional Paper Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.
  5. Transmittal for Paper Submittals: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will discard submittals received from sources other than Contractor.
    - a. Transmittal Form for Paper Submittals: Use AIA Document G810 or a similar document.

## SECTION 013300 - SUBMITTAL PROCEDURES

- E. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:
1. Provide a single Adobe Acrobat .PDF file for each specification section. Provide a transmittal form as first page of the submittal file. Provide bookmarks enabling navigation within the file to each submittal item. Incomplete submittals will be rejected.
  2. File name shall use Specification Section Number and Title. Resubmittals shall identify version of submittal by application of suffix "v" and the number of the resubmittal.
  3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
  4. Transmittal Form for Electronic Submittals: Use electronic form acceptable to Owner, containing the following information:
    - a. Project name.
    - b. Date.
    - c. Name of Contractor.
    - d. Name of firm or entity that prepared submittal.
    - e. Names of subcontractor, manufacturer, and supplier.
    - f. Category and type of submittal.
    - g. Submittal purpose and description.
- F. Options: Identify options requiring selection by Architect.
- G. Deviations and Additional Information: On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.
- H. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
1. Note date and content of previous submittal.
  2. Note date and content of revision in label or title block and clearly indicate extent of revision.
  3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.
  4. Resubmittals shall be complete and partial resubmittals of corrected or additional information will not be accepted. Resubmittals shall contain all submittal information required for the specification section.
- I. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- J. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

## SECTION 013300 - SUBMITTAL PROCEDURES

### PART 2 - PRODUCTS

#### 2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections or Drawings.
1. Post electronic submittals as PDF electronic files directly to designated site with automatic email notification to Architect or Submit electronic submittals via email as PDF electronic files.
    - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
  2. Action Submittals: Submit five paper copies of each submittal unless otherwise indicated. Architect will return two copies.
  3. Informational Submittals: Submit two paper copies of each submittal unless otherwise indicated. Architect will not return copies.
  4. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
    - a. Provide a notarized statement on original paper copy certificates and certifications where indicated.
- B. Product Data: Provide product data for all specified products.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale for all custom fabrication work. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
    - a. Identification of products.
    - b. Schedules.
    - c. Compliance with specified standards.
    - d. Notation of coordination requirements.
    - e. Notation of dimensions established by field measurement.
    - f. Relationship and attachment to adjoining construction clearly indicated.
    - g. Seal and signature of professional engineer if specified.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.



## SECTION 013300 - SUBMITTAL PROCEDURES

- a. Number of Samples: Submit one full set of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
2. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected.
  - a. Number of Samples: Submit three sets of Samples. Architect will retain one Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a project record sample.
- E. Coordination Drawing Submittals: Comply with requirements specified in Section 013100 "Project Management and Coordination."
- F. Contractor's Construction Schedule: Comply with requirements specified in Section 013200 "Construction Progress Documentation."
- G. Test and Inspection Reports and Schedule of Tests and Inspections Submittals: Comply with requirements specified in Section 014000 "Quality Requirements."
- H. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Section 017700 "Closeout Procedures."
- I. Maintenance Data: Comply with requirements specified in Section 017823 "Operation and Maintenance Data."
- J. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
- K. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.
- L. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
- M. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- N. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- O. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.

## SECTION 013300 - SUBMITTAL PROCEDURES

- P. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- Q. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
- R. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project.
- S. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
- T. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
- U. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
- V. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

### 2.2 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
  - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
  - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

## SECTION 013300 - SUBMITTAL PROCEDURES

### PART 3 - EXECUTION

#### 3.1 GENERAL

- A. The contractor is responsible to assure submittals are correct and complete prior to submission for review. A maximum of two reviews by the design team is expected to be adequate to obtain approval. At the owner's discretion, costs for additional submittal review (in excess of two reviews) may be charged to the contractor. Charges will be withheld from contractor payments.

#### 3.2 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Project Closeout and Maintenance Material Submittals: See requirements in Section 017700 "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

#### 3.3 ARCHITECT'S ACTION

- A. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- C. Partial submittals prepared for a portion of the Work will only be reviewed when use of partial submittals has received prior approval from Architect.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- E. Submittals not required by the Contract Documents may be returned by the Architect without action.
- F. Approval of a submittal that deviates from the Construction Documents does not relieve the Contractor of their responsibility to perform the Work in accordance with the Construction Documents.

**END OF SECTION**

**SECTION 013300 - SUBMITTAL PROCEDURES**

## SECTION 014000 - QUALITY REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
  - 1. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
  - 2. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
  - 3. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, Commissioning Authority, or authorities having jurisdiction are not limited by provisions of this Section.
  - 4. Specific test and inspection requirements are not specified in this Section.

#### 1.3 DEFINITIONS

- A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect or Owner's Representative.
- C. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- D. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.

## SECTION 014000 - QUALITY REQUIREMENTS

- E. Source Quality-Control Testing: Tests and inspections that are performed at the source, e.g., plant, mill, factory, or shop.
- F. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- G. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- H. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
  - 1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade(s).
- I. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

### 1.4 CONFLICTING REQUIREMENTS

- A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for a decision before proceeding.
- B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

### 1.5 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
  - 1. Date of issue.
  - 2. Project title and number.
  - 3. Name, address, and telephone number of testing agency.
  - 4. Dates and locations of samples and tests or inspections.
  - 5. Names of individuals making tests and inspections.
  - 6. Description of the Work and test and inspection method.
  - 7. Identification of product and Specification Section.

## SECTION 014000 - QUALITY REQUIREMENTS

8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

- B. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

### 1.6 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- F. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- G. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

## SECTION 014000 - QUALITY REQUIREMENTS

- H. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
1. Contractor responsibilities include the following:
    - a. Provide test specimens representative of proposed products and construction.
    - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
    - c. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
    - d. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
    - e. When testing is complete, remove test specimens, assemblies, and mockups; do not reuse products on Project.
  2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect and Commissioning Authority, through Owner's Representative, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

### 1.7 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
  2. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
  2. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
  3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.
  4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.



## SECTION 014000 - QUALITY REQUIREMENTS

5. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
  6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- D. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses.
1. Distribution: Distribute schedule to Owner, Architect, Commissioning Authority, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

### 1.8 SPECIAL TESTS AND INSPECTIONS

- A. Special Tests and Inspections: Unless otherwise noted, the Owner will engage a qualified special inspector to conduct special tests and inspections required by authorities having jurisdiction as follows:
1. Notifying Architect and Contractor through Owner's Representative promptly of irregularities and deficiencies observed in the Work during performance of its services.
  2. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect through Owner's Representative with copy to Contractor and to authorities having jurisdiction.
  3. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
  4. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
  5. Retesting and reinspecting corrected work.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### 3.1 TEST AND INSPECTION LOG

- A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:
1. Date test or inspection was conducted.
  2. Description of the Work tested or inspected.
  3. Date test or inspection results were transmitted to Architect.
  4. Identification of testing agency or special inspector conducting test or inspection.

## SECTION 014000 - QUALITY REQUIREMENTS

- B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

### 3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
  - 1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Section 017300 "Execution."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

**END OF SECTION**

## SECTION 014200 - REFERENCES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Conforms to Design": When used to convey Architect's action on Contractor's submittals, applications, and requests, "conforms to design" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- D. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."
- E. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- F. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- G. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- H. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- I. "Provide": Furnish and install, complete and ready for the intended use.
- J. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

#### 1.3 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if

## SECTION 014200 - REFERENCES

bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.
- C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
  - 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

### 1.4 ABBREVIATIONS AND ACRONYMS

- A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Thomson Gale's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."
- B. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.
- C. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.
- D. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.
- E. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION (Not Used)

END OF SECTION

**SECTION 014200 - REFERENCES**

## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Requirements:
  - 1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.

#### 1.3 USE CHARGES

- A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Architect, occupants of Project, testing agencies, and authorities having jurisdiction.
- B. Electric Power Service: Contractor shall provide power for construction operations and temporary facilities. Contractor responsible for cost of power until final completion of Project.
- C. Water and Sewer Service: Contractor shall provide water and sewer service for construction operations and temporary facilities. Contractor responsible for cost of water and sewer service until final completion of Project.
- D. Fuel: Contractor shall provide temporary heat as required for construction operations and temporary facilities. Contractor responsible for fuel cost associated all construction operations and use of temporary facilities.

#### 1.4 SUBMITTALS

- A. Site Plan: Provide a site plan that shows locations of temporary facilities, utility connections, staging areas, and parking areas for construction personnel. Should construction sequencing or phasing alter the locations of the above, then secondary plans showing revised locations are required. Coordinate this site plan with the Contract Drawings.

#### 1.5 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

- B. Tests, Permits, & Inspections: Obtain required permits, tests, and inspections from authorities having jurisdiction for each temporary utility prior to use.

### 1.6 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Installer of each permanent service shall assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Portable Chain-Link Fencing: Minimum 2-inch, 0.148-inch- thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts; minimum 2-3/8-inch- OD line posts and 2-7/8-inch- OD corner and pull posts, with 1-5/8-inch- OD top and bottom rails. Provide galvanized-steel bases for supporting posts.

### 2.2 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
- B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
  - 1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
  - 2. Heating Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
  - 3. Permanent HVAC System: Use of permanent HVAC systems during construction is prohibited. Isolated short term use can occur if approved in writing by the Owners representative. If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean HVAC system as required in Section 017700 "Closeout Procedures".
- C. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.

## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

### 2.3 TEMPORARY FACILITIES

- A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal office-use loading. Conform to local building codes. Field office must be available and fully operational within 45 days of Contract Award.
- B. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
  - 1. Store combustible materials apart from building and field offices.

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

### 3.2 TEMPORARY UTILITY INSTALLATION

- A. General: Install temporary service or connect to existing service.
  - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
  - 1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.
- D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities. Provide hot and cold water to all sanitary facilities.
- E. Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
- F. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on



## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.

- G. Electric Power Service: Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
- H. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
  - 1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

### 3.3 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
  - 1. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Traffic Controls: Comply with requirements of authorities having jurisdiction.
  - 1. Maintain access for fire-fighting equipment and access to fire hydrants.
- C. Parking: Limit parking to areas designated as contractor staging areas.
- D. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 017300 "Execution."

### 3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Environmental Protection: Comply with requirements specified in Division 31 Section "Temporary Environmental Controls."
  - 1. Comply with work restrictions specified in Division 1 Section "Summary."
- B. Temporary Erosion and Sedimentation Control: Comply with requirements specified in Division 31 Section "Erosion Control."
- C. Stormwater Control: Comply with authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- D. Site Enclosure Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.

## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

1. Extent of Fence: As shown on construction drawings and/or surrounding Contractor staging areas to provide separation from those areas and public spaces.
- E. Security Enclosure and Lockup: Install substantial temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security.
- F. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- G. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
  1. Where heating or cooling is needed and permanent enclosure is not complete, insulate temporary enclosures.
- H. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241.
  1. Prohibit smoking in construction areas.
  2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
  3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.
  4. Provide temporary standpipes and hoses for fire protection. Hang hoses with a warning sign stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles.
- I. Protection of Existing Facilities: Protect existing, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.

### 3.5 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
  1. Protect porous materials from water damage.
  2. Protect stored and installed material from flowing or standing water.
  3. Keep porous and organic materials from coming into prolonged contact with concrete.
  4. Remove standing water from decks.
  5. Keep deck openings covered or dammed.

## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

### 3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
  - 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
  - 2. Maintain Owner's onsite field office as required to allow full use of the facility for the duration of the project.
- C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
  - 1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
  - 2. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

**END OF SECTION**

## SECTION 016000 - PRODUCT REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
- B. Related Requirements:
  - 1. Section 012500 "Substitution Procedures" for requests for substitutions.

#### 1.3 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
  - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, that is current as of date of the Contract Documents.
  - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
  - 3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

#### 1.4 ACTION SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

## SECTION 016000 - PRODUCT REQUIREMENTS

1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
  2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor through Owner's Representative of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
    - a. Form of Approval: As specified in Section 013300 "Submittal Procedures."
    - b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.
- B. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 013300 "Submittal Procedures." Show compliance with requirements.

### 1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
- B. Delivery and Handling:
1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
  2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
  3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
  4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
- C. Storage:
1. Store products to allow for inspection and measurement of quantity or counting of units.
  2. Store materials in a manner that will not endanger Project structure.
  3. Store products that are subject to damage by the elements, under cover in a weather tight enclosure above ground, with ventilation adequate to prevent condensation.
  4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
  5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
  6. Protect stored products from damage and liquids from freezing.

## SECTION 016000 - PRODUCT REQUIREMENTS

### 1.6 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
  - 1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
  - 2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.
- B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.
  - 1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
  - 2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
  - 3. See other Sections for specific content requirements and particular requirements for submitting special warranties.
- C. Submittal Time: Comply with requirements in Section 017700 "Closeout Procedures."

## PART 2 - PRODUCTS

### 2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
  - 1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
  - 2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
  - 3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
  - 4. Where products are accompanied by the term "as selected," Architect will make selection.
  - 5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
  - 6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
- B. Product Selection Procedures:

## SECTION 016000 - PRODUCT REQUIREMENTS

1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  3. Products:
    - a. Restricted List: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
    - b. Nonrestricted List: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product.
  4. Manufacturers:
    - a. Restricted List: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
    - b. Nonrestricted List: Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.
  5. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.
- C. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Section 012500 "Substitution Procedures" for proposal of product.
- D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

## SECTION 016000 - PRODUCT REQUIREMENTS

### 2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
  2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
  3. Evidence that proposed product provides specified warranty.
  4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
  5. Samples, if requested.

### PART 3 - EXECUTION (Not Used)

**END OF SECTION**



## SECTION 017300 - EXECUTION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
  - 1. Installation of the Work.
  - 2. Cutting and patching.
  - 3. Progress cleaning.
  - 4. Starting and adjusting.
  - 5. Protection of installed construction.
  - 6. Correction of the Work.
- B. Related Requirements:
  - 1. Section 011000 "Summary" for limits on use of Project site.

#### 1.3 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other work.
- B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

### PART 2 - PRODUCTS

#### 2.1 MATERIALS

- A. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
  - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.

## SECTION 017300 - EXECUTION

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems, and other construction affecting the Work.
  - 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer and water-service piping and other utilities.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
  - 1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
  - 2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
  - 3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- C. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

#### 3.2 PREPARATION

- A. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work. Where construction schedule does not allow field measurement prior to fabrication layout work according to coordination drawings allowing tolerances needed to assure proper fit of Work.
- B. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- C. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Section 013100 "Project Management and Coordination."

## SECTION 017300 - EXECUTION

### 3.3 INSTALLATION

- A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
  - 1. Make vertical work plumb and make horizontal work level.
  - 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
  - 3. Conceal pipes, ducts, conduit and wiring in finished areas unless otherwise indicated.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
- E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
- F. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
  - 1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
  - 2. Allow for building movement, including thermal expansion and contraction.
  - 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
- J. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

## SECTION 017300 - EXECUTION

### 3.4 CUTTING AND PATCHING

- A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
  - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Temporary Support: Provide temporary support of work to be cut.
- C. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- D. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 011000 "Summary."
- E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.
- F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  - 3. Concrete: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  - 4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
  - 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  - 6. Proceed with patching after construction operations requiring cutting are complete.
- G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
  - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
  - 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.

## SECTION 017300 - EXECUTION

- a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
  - b. Restore damaged pipe covering to its original condition.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
    - a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
  4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
  5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weather tight condition and ensures thermal and moisture integrity of building enclosure.
- H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

### 3.5 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
  2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
  3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
    - a. Use containers intended for holding waste materials of type to be stored.
  4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
  2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

## SECTION 017300 - EXECUTION

- D. **Installed Work:** Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- E. **Concealed Spaces:** Remove debris from concealed spaces before enclosing the space.
- F. **Exposed Surfaces in Finished Areas:** Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. **Waste Disposal:** Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 015000 "Temporary Facilities and Controls."
- H. **During handling and installation,** clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. **Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period.** Adjust and lubricate operable components to ensure operability without damaging effects.
- J. **Limiting Exposures:** Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

### 3.6 PROTECTION OF INSTALLED CONSTRUCTION

- A. **Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.**
- B. **Provide protection and maintain conditions that ensure existing finishes are without damage or deterioration at time of Substantial Completion.**
- C. **Comply with manufacturer's written instructions for temperature and relative humidity.**

**END OF SECTION**

## SECTION 017700 - CLOSEOUT PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
  - 1. Substantial Completion procedures.
  - 2. Final completion procedures.
  - 3. Warranties.
  - 4. Final cleaning.
  - 5. Repair of the Work.
- B. Related Requirements:
  - 1. Section 017300 "Execution" for progress cleaning of Project site.
  - 2. Section 017823 "Operation and Maintenance Data" for operation and maintenance manual requirements.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For cleaning agents.
- B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- C. Certified List of Incomplete Items: Final submittal at Final Completion.

#### 1.4 FINAL ACCEPTANCE

- A. Before requesting inspection for certification of final acceptance and final payment, complete and submit the following:
  - 1. Submit final payment request.
  - 2. Submit a final Change Order request.
  - 3. Submit a copy of the final inspection list stating that each item has been completed or otherwise resolved for acceptance.
  - 4. Submit final meter readings for utilities, a record of stored fuel, and similar data as of Substantial Completion.
  - 5. Submit consent of surety to final payment.
  - 6. Submit evidence of continuing insurance coverage complying with insurance requirements.
  - 7. Written guarantees where required.

## SECTION 017700 - CLOSEOUT PROCEDURES

8. Maintenance stock items; spare parts; special tools, where required.
9. Certificates of final inspection and acceptance by local governing agencies having jurisdiction.
10. Completed CBJ Certificate of Compliance and Release form attached with this section.
11. Final Subcontractor list complete with final subcontract amounts and include all equipment rentals (with operators).
12. Alaska Department of Revenue Corporate Income Tax Clearance letter for the CONTRACTOR.
13. Before final payment can be made, the CONTRACTOR shall supply a copy of the "Notice of Completion of Public Works" form approved by Wage and Hour Administration of the Labor Standards and Safety Division of the Alaska Department of Labor and Workforce Development.
14. Alaska Department of Labor Employment Security Tax Clearance letter for the CONTRACTOR and all Subcontractors, a copy of which is located at the end of Section 00800 – Supplementary General Conditions.
15. Submit original items 11, 12, 13 and 14 to Contracts Administrator, CBJ Engineering.

### 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.

### 1.6 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating all Work that is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 5 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
  1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
  2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information for each phase.
  3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Owner's Representative. Label with manufacturer's name and model number where applicable.
  5. Submit test/adjust/balance records.
  6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.



## SECTION 017700 - CLOSEOUT PROCEDURES

- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 5 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
  2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
  3. Complete startup and testing of systems and equipment.
  4. Perform preventive maintenance on equipment used prior to Substantial Completion.
  5. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  6. Complete final cleaning requirements, including touchup painting.
  7. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 5 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect and Owner's Representative will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
  2. Results of completed inspection will form the basis of requirements for final completion.

### 1.7 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
1. Submit a final Application for Payment according to Section 012900 "Payment Procedures."
  2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
  3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect and Owner's Representative will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

## SECTION 017700 - CLOSEOUT PROCEDURES

### 1.8 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
  2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
  3. Include the following information at the top of each page:
    - a. Project name.
    - b. Date.
    - c. Name of Architect.
    - d. Name of Contractor.
    - e. Page number.
  4. Submit list of incomplete items in the following format:
    - a. PDF electronic file. Architect through Owner's Representative will return annotated file.

### 1.9 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.
1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (215-by-280-mm) paper.
  2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
  3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
  4. Provide electronic PDF copy of all warranty documents.
- D. Provide additional copies of each warranty to include in operation and maintenance manuals.

## SECTION 017700 - CLOSEOUT PROCEDURES

### PART 2 - PRODUCTS

#### 2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.
  - 1. Use cleaning products that comply with Green Seal's GS-37, or if GS-37 is not applicable, use products that comply with the California Code of Regulations maximum allowable VOC levels.

### PART 3 - EXECUTION

#### 3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
  - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
    - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
    - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
    - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
    - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
    - e. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
    - f. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
    - g. Sweep concrete floors broom clean in unoccupied spaces.
    - h. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean according to manufacturer's recommendations if visible soil or stains remain.
    - i. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish mirrors and glass, taking care not to scratch surfaces.

## SECTION 017700 - CLOSEOUT PROCEDURES

- j. Remove labels that are not permanent.
  - k. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
  - l. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
  - m. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
  - n. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter on inspection.
    - 1) Clean HVAC system in compliance with NADCA Standard 1992-01. Provide written report on completion of cleaning.
  - o. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency.
  - p. Leave Project clean and ready for occupancy.
- C. Construction Waste Disposal: Comply with waste disposal requirements in Section 015000 "Temporary Facilities and Controls."

### 3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
  - 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.
  - 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that already show evidence of repair or restoration.
    - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
  - 3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
  - 4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

**SECTION 017700 - CLOSEOUT PROCEDURES**

**COMPLIANCE CERTIFICATE AND RELEASE FORM**

PROJECT: TREADWELL, PW STREETS, & DOUGLAS FS/LIBRARY-HVAC CONTROL UPGRADES  
CONTRACT NO: BE 22-272

The **CONTRACTOR** must complete and submit this form to the Contract Administrator with respect to the entire contract and submit completed Subcontractor Compliance forms for each Subcontractor used on the Contract and listed on the Subcontractor report.

Completed forms shall be submitted upon completion of the Project. All requirements and submittals must be met before final payment will be made to the **CONTRACTOR**.

*I certify that the following and any referenced attachments are true:*

- All WORK has been performed, materials supplied, and requirements met in accordance with the applicable Drawings, Specifications, and Contract Documents.
- All payments to Subcontractors and Suppliers have been made in accordance with Alaska Statute 36.90.210. If not, please provide written explanation, for each case, why and the specific mutual payment agreement reached with the Supplier or Subcontractor.
- CHECK ONE:
  - All Suppliers and Subcontractors have been paid in full with no claims for labor, materials or other services outstanding.
  - The following Suppliers and Subcontractors are due final payment which will be made upon the release of the final payment by the CBJ. List the Suppliers and Subcontractors and the amount they are due below (attach separate sheet if necessary) :

	Supplier or Subcontractor	Amount Owed
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$
6.		\$
7.		\$

**SECTION 017700 - CLOSEOUT PROCEDURES**

- All employees have been paid not less than the current prevailing wage rates set by the State of Alaska (or U.S. Department of Labor, as applicable).
- All equal employment opportunity, certified payroll and other reports have been filed in accordance with the prime contract.
- The attached list of Subcontractors is complete (required from CONTRACTOR). The City Engineer was advised and approved of all Subcontractors before WORK was performed and has approved any substitutions of Subcontractors.
- All DBE firms listed as a precondition of the prime contract award must have performed a commercially useful function in order for the WORK to count to a DBE goal. All DBE firms performed the WORK stated and have received at least the amount claimed for credit in the Contract Documents.
- All DBE Subcontractors must attach a signed statement of the payment amount received, the nature of WORK performed, whether any balance is outstanding, and indicate that no rebates are involved.
- If the amount paid is less than the amount originally claimed for DBE credit, the CONTRACTOR has attached approval from the City Engineer for underutilization.

*I understand it is unlawful to misrepresent information in order to receive a payment which would otherwise be withheld if these conditions were not met. I am an authorized agent of this firm and sign this freely and voluntarily. The foregoing statements are true and apply to the following project contractor.*

\_\_\_\_\_ Capacity: CONTRACTOR  
Firm Name

\_\_\_\_\_  
Signed Printed Name and Title Date

Return completed form to: Engineering Contracts Division, City and Borough of Juneau, 155 South Seward Street, Juneau, AK 99801 or by email to: [contracts@juneau.org](mailto:contracts@juneau.org)

Call (907) 586-0800 x4196 if we can be of further assistance or if you have any questions.

**SECTION 017700 - CLOSEOUT PROCEDURES**

**SUBCONTRACTOR COMPLIANCE CERTIFICATE AND RELEASE FORM**

PROJECT: TREADWELL, PW STREETS, & DOUGLAS FS/LIBRARY-HVAC CONTROL UPGRADES  
 CONTRACT NO: BE 22-272

Each **SUBCONTRACTOR** must complete and submit this form to the Contract Administrator, through the General Contractor, with respect to the entire contract.

Completed forms shall be submitted upon completion of the Project. All requirements and submittals must be met before final payment will be made to the CONTRACTOR.

*I certify that the following and any referenced attachments are true:*

- All WORK has been performed, materials supplied, and requirements met in accordance with the applicable Drawings, Specifications, and Contract Documents.
- \_\_\_\_\_ (name of firm) has been paid by the Contractor in accordance with Alaska Statute 36.90.210. (If not, please provide written explanation on an attached sheet, for each case. Provide specific details why payment was not made and the specific mutual payment agreement reached with the Contractor if it is still unresolved.)
- CHECK ONE:
  - I / WE have been paid in full by the Contractor, with no claims for labor, materials or other services outstanding.
  - I / WE are due the following amount from the Contractor which is included in the Contractors Request for Final Payment. WE are due a total of \$ \_\_\_\_\_ for the following individual items that have yet to be paid (attach separate sheet if necessary).

	Outstanding Payment Item	Outstanding Amount Owed
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$
6.		\$
7.		\$

**SECTION 017700 - CLOSEOUT PROCEDURES**

- All employees have been paid not less than the current prevailing wage rates set by the State of Alaska (or U.S. Department of Labor, as applicable).
- All equal employment opportunity, certified payroll and other reports have been filed in accordance with the prime contract.

*I understand it is unlawful to misrepresent information in order to receive a payment which would otherwise be withheld if these conditions were not met. I am an authorized agent of this firm and sign this freely and voluntarily. The foregoing statements are true and apply to the following project contractor.*

\_\_\_\_\_  
Firm Name Capacity: SUBCONTRACTOR

\_\_\_\_\_  
Sign Printed Name and Title Date

Return completed form to: Engineering Contracts Division, City and Borough of Juneau, 155 South Seward Street, Juneau, AK 99801 or by email to: [contracts@juneau.org](mailto:contracts@juneau.org)

Call (907) 586-0800 x4196 if we can be of further assistance or if you have any questions.



## SECTION 017823 - OPERATION AND MAINTENANCE DATA

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
  - 1. Operation and maintenance documentation directory.
  - 2. Operation manuals for systems, subsystems, and equipment.
  - 3. Product maintenance manuals.
- B. Related Requirements:
  - 1. Section 013300 "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.

#### 1.3 DEFINITIONS

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Manual Content: Operations and maintenance manual for each item specified in individual Specification Sections. Submit operations and maintenance manual content formatted and organized as required by this Section.
- B. Format: Submit operations and maintenance manuals in both of the following formats:
  - 1. Adobe Acrobat .PDF electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Architect. Provide review submittals in PDF format and final corrected submittal in PDF format.
    - a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.
    - b. Enable inserted reviewer comments on draft submittals.
  - 2. Two paper copies. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves. Provide paper copies for final submittal only.

## SECTION 017823 - OPERATION AND MAINTENANCE DATA

- C. Initial Manual Submittal: Submit draft copy of each manual at least 15 days before commencing demonstration and training. Architect and Commissioning Agent will comment on whether general scope and content of manual are acceptable.
- D. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Final Completion and at least 10 days before commencing demonstration and training. Architect and Commissioning Agent will return copy with comments.
  - 1. Correct or revise each manual to comply with Architect's and Commissioning Authority's comments. Submit copies of each corrected manual within 10 days of receipt of Architect's and Commissioning Agent's comments and prior to commencing demonstration and training.

### PART 2 - PRODUCTS

#### 2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

- A. Directory: Prepare a single, comprehensive directory of emergency, operation, and maintenance data and materials, listing items and their location to facilitate ready access to desired information. Include a section in the directory for each of the following:
  - 1. List of documents.
  - 2. List of systems.
  - 3. List of equipment.
  - 4. Table of contents.
- B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.
- C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.
- D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.
- E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

#### 2.2 REQUIREMENTS FOR OPERATION, AND MAINTENANCE MANUALS

- A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:
  - 1. Title page.

## SECTION 017823 - OPERATION AND MAINTENANCE DATA

2. Table of contents.
  3. Manual contents.
- B. Title Page: Include the following information:
1. Subject matter included in manual.
  2. Name and address of Project.
  3. Name and address of Owner.
  4. Date of submittal.
  5. Name and contact information for Contractor.
  6. Name and contact information for Construction Manager.
  7. Name and contact information for Architect.
  8. Name and contact information for Commissioning Authority.
  9. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
  10. Cross-reference to related systems in other operation and maintenance manuals.
- C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.
- D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
- E. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.
1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
  2. File Names and Bookmarks: Enable bookmarking of individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.
- F. Manuals, Paper Copy: Submit manuals in the form of hard copy, bound and labeled volumes.
1. Binders: Heavy-duty, three-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.

## SECTION 017823 - OPERATION AND MAINTENANCE DATA

- a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
  - b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, and subject matter of contents. Indicate volume number for multiple-volume sets.
2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
  3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment.
  4. Supplementary Text: Prepared on 8-1/2-by-11-inch white bond paper.
  5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.
    - a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
    - b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

### 2.3 OPERATION MANUALS

- A. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:
  1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
  2. Performance and design criteria if Contractor has delegated design responsibility.
  3. Operating standards.
  4. Operating procedures.
  5. Operating logs.
  6. Wiring diagrams.
  7. Control diagrams.
  8. Piped system diagrams.
  9. Precautions against improper use.
  10. License requirements including inspection and renewal dates.
- B. Descriptions: Include the following:
  1. Product name and model number. Use designations for products indicated on Contract Documents.
  2. Manufacturer's name.
  3. Equipment identification with serial number of each component.
  4. Equipment function.
  5. Operating characteristics.
  6. Limiting conditions.

## SECTION 017823 - OPERATION AND MAINTENANCE DATA

7. Performance curves.
  8. Engineering data and tests.
  9. Complete nomenclature and number of replacement parts.
- C. Operating Procedures: Include the following, as applicable:
1. Startup procedures.
  2. Equipment or system break-in procedures.
  3. Routine and normal operating instructions.
  4. Regulation and control procedures.
  5. Instructions on stopping.
  6. Normal shutdown instructions.
  7. Seasonal and weekend operating instructions.
  8. Required sequences for electric or electronic systems.
  9. Special operating instructions and procedures.
- D. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.
- E. Piped Systems: Diagram piping as installed, and identify color-coding where required for identification.

### 2.4 PRODUCT MAINTENANCE MANUALS

- A. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.
- B. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
- C. Product Information: Include the following, as applicable:
1. Product name and model number.
  2. Manufacturer's name.
  3. Color, pattern, and texture.
  4. Material and chemical composition.
  5. Reordering information for specially manufactured products.
- D. Maintenance Procedures: Include manufacturer's written recommendations and the following:
1. Inspection procedures.
  2. Types of cleaning agents to be used and methods of cleaning.
  3. List of cleaning agents and methods of cleaning detrimental to product.
  4. Schedule for routine cleaning and maintenance.
  5. Repair instructions.

## SECTION 017823 - OPERATION AND MAINTENANCE DATA

- E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.
- F. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
  - 1. Include procedures to follow and required notifications for warranty claims.

### PART 3 - EXECUTION

#### 3.1 MANUAL PREPARATION

- A. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.
- B. Operation and Maintenance Manuals: Assemble a complete set of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.
  - 1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
  - 2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
- C. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.
  - 1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
- D. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.
  - 1. Do not use original project record documents as part of operation and maintenance manuals.
  - 2. Comply with requirements of newly prepared record Drawings in Section 017839 "Project Record Documents."
- E. Comply with Section 017700 "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

**END OF SECTION**

**SECTION 017823 - OPERATION AND MAINTENANCE DATA**

## SECTION 017839 - PROJECT RECORD DOCUMENTS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents, including the following:
  - 1. Record Drawings.
  - 2. Record Specifications.
  - 3. Record Product Data.
- B. Related Requirements:
  - 1. Section 017823 "Operation and Maintenance Data" for operation and maintenance manual requirements.

#### 1.2 CLOSEOUT SUBMITTALS

- A. Record Drawings: Comply with the following:
  - 1. Number of Copies: Submit copies of record Drawings as follows:
    - a. Initial Submittal:
      - 1) Submit one paper-copy set(s) of marked-up record prints.
      - 2) Submit PDF electronic files of scanned marked-up record prints.
      - 3) Architect will review for completeness and accuracy.
    - b. Final Submittal:
      - 1) Submit one paper-copy set(s) of marked-up record prints.
      - 2) Submit PDF electronic files of scanned marked-up record prints.
- B. Record Specifications: Submit one paper copy of Project's Specifications, including addenda and contract modifications.
- C. Record Product Data: Submit one paper copy of each submittal.

### PART 2 - PRODUCTS

#### 2.1 RECORD DRAWINGS

- A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised Drawings as modifications are issued.
  - 1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.



## SECTION 017839 - PROJECT RECORD DOCUMENTS

- a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
  - b. Record data as soon as possible after obtaining it.
  - c. Record and check the markup before enclosing concealed installations.
2. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
  3. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
  4. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
- B. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Record Prints: Organize record prints and newly prepared record Drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
  2. Format: Annotated PDF electronic file with comment function enabled.
  3. Record Digital Data Files: Organize digital data information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each digital data file.
  4. Identification: As follows:
    - a. Project name.
    - b. Date.
    - c. Designation "PROJECT RECORD DRAWINGS."
    - d. Name of Architect.
    - e. Name of Contractor.

### 2.2 RECORD SPECIFICATIONS

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
  2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
  3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
  4. Note related Change Orders, record Product Data, and record Drawings where applicable.
- B. Format: Submit record Specifications as annotated PDF electronic file or paper copy.

## SECTION 017839 - PROJECT RECORD DOCUMENTS

### 2.3 MISCELLANEOUS RECORD SUBMITTALS

- A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.
- B. Format: Submit miscellaneous record submittals as PDF electronic file & paper copy.

### **PART 3 - EXECUTION**

### 3.1 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project.
- B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

**END OF SECTION**

## SECTION 019133 - COMMISSIONING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 COMMISSIONING PLAN

- A. Systems: Commission the following equipment, systems, and work.
  - 1. HVAC Systems
    - a. Hydronic heating equipment and systems
    - b. Fuel oil equipment and systems
    - c. Air handling equipment and systems
    - d. Cooling equipment and systems
    - e. Domestic hot water equipment and systems
    - f. Testing, Adjusting and Balancing
    - g. Building automation system and controls
- B. Commissioning Tasks
  - 1. Prerequisites: Submit the following to the CxA.
    - a. Schedule of commissioning activities
    - b. Approved O&M Manuals
    - c. Settings list
    - d. TAB report
    - e. 7-day DDC trend report
    - f. Screen shots of all DDC graphic displays
    - g. Updated control drawings, sequences, and calibration report
  - 2. Functional Performance Tests: Provide a final commissioning verification process site visit to verify the functional performance of the systems.
    - a. Demonstrate the performance of the equipment and systems to the Commissioning Authority (CxA). The scope of functional performance testing covers the entire installation, from central equipment through distribution of services to each space. It includes measured capacities, effectiveness of operation, and all control functions.
  - 3. Training Verification: The CxA will track and verify that the Owner has the proper documentation and training to operate the systems.
    - a. Submit an agenda for each training session to the CxA 7 days prior to the functional performance tests.
    - b. Submit a training attendance form for each training session within 7 days of completing the respective training session.
- C. Commissioning Activities Schedule
  - 1. Prerequisites: Complete all items and submit to the CxA within 7 days of the functional verification testing. Include the following in the construction schedule:

## SECTION 019133 - COMMISSIONING

<b>Prerequisites</b>	<b>Schedule</b>
DDC installation, testing and verification	Prior to TAB work
TAB work	Prior to DDC trend reports
Approved O&M manuals	Submit to CxA 7-days before SI inspections
DDC graphic screenshots	Submit to CxA 7-days before SI inspections
7-day DDC trend report	Submit to CxA 7-days before SI inspections
TAB report	Submit to CxA 7-days before SI inspections

2. Functional Performance Tests: Schedule the tests to occur when all work is complete.

<b>Functional Performance Tests</b>	<b>Schedule</b>
Punch list / functional verification deficiencies	Corrected
Systems	100% complete and operational
Final TAB Report	Approved by Mechanical Engineer Submit to CxA 7-days prior to FPTs
DDC Control System	100% Complete
DDC Documentation	Final documents approved by Mechanical Engineer Submit to CxA 7-days prior to FPTs
DDC Graphical Screenshots	Submit to CxA 7-days prior to FPTs
7-day DDC Trend Data	Submit to CxA 7-days prior to FPTs

3. Training: Schedule training after all systems are fully operational and all deficiencies have been corrected. Schedule the training at a time suitable to the Owner a minimum of 14 days in advance.

D. Retesting: If the systems do not satisfactorily pass the functional performance tests the first time for any reason, including but not limited to, equipment failure, incorrect programming or setup, lack of qualified technicians, failure of all parties to attend the testing, omission, error, incomplete startup or verification of systems, and/or failure of the functional performance tests:

1. The contractor will pay all of the Owner's costs for retesting the systems—including the CxA's expenses for tracking, coordinating, preparing, attending and directing additional tests—as many times as necessary until all items pass the functional performance tests.
2. The Owner may deduct the retesting costs from the payments due the contractor.

### 1.3 COMMISSIONING INTENT

- A. Commissioning is a verification process. This specification provides the commissioning plan and functional testing procedures for verifying the work.
- B. Completeness of the work prior to commissioning activities is vital to a successful commissioning process; the contractor is required to fully complete all work prior to the scheduled commissioning activities.

## SECTION 019133 - COMMISSIONING

- C. This work includes, but is not limited to:
1. Coordinating the commissioning effort with the Owner's Commissioning Authority (CxA).
  2. Scheduling the commissioning activities with specific dates coordinated with the overall construction schedule.
  3. Completing critical items in the commissioning process so that the next operation can proceed.
  4. Coordinating with the designers and Owner on the operation of the systems. All settings shall be coordinated and set according to the Owner's preference.
  5. Following step-by-step procedures for testing systems, subsystems, and equipment with descriptions for methods of verifying relevant data, recording the results obtained, and listing parties involved in performing and verifying tests.
  6. Operation and maintenance manuals.
  7. Training, including required training materials.

### 1.4 DEFINITIONS

- A. CxA: Commissioning Authority.
- B. Systems, Subsystems, Equipment, and Components: Where these terms are used together or separately, they shall mean "as-built" systems, subsystems, equipment, and components.

### 1.5 COMMISSIONING TEAM

- A. Members Appointed by Contractor(s): Individuals, each having the authority to act on behalf of the entity he or she represents, explicitly organized to implement the commissioning process through coordinated action. The commissioning team shall consist of, but not be limited to, representatives of Contractor, including Project superintendent and subcontractors, installers, suppliers, and specialists deemed appropriate by the CxA.
- B. Members Appointed by Owner:
1. CxA: The designated person, company, or entity that plans, schedules, and coordinates the commissioning team to implement the commissioning process.
  2. Representatives of the facility user and operation and maintenance personnel.
  3. Architect and engineering design professionals.

### 1.6 OWNER'S RESPONSIBILITIES

- A. Assign operation and maintenance personnel and schedule them to participate in commissioning team activities.

### 1.7 CONTRACTOR'S RESPONSIBILITIES

- A. Contractor shall support the CxA in coordinating and implementing the commissioning plan.

## SECTION 019133 - COMMISSIONING

- B. Contractor shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:
- C. Collaborate with the CxA to coordinate commissioning activities.
- D. Evaluate performance deficiencies identified in test reports and, in collaboration with entity responsible for system and equipment installation, recommend corrective action.
- E. Provide trending data for CxA review and comment prior to functional testing.
- F. Provide commissioning process test procedures.
- G. Cooperate with the CxA for resolution of issues recorded in the Issues Log.
- H. Attend commissioning team meetings.
- I. Integrate and coordinate commissioning process activities with construction schedule.
- J. Review and accept commissioning functional test procedures provided by the CxA.
- K. Apply the Owner's settings preferences to the equipment and systems.
- L. Provide modifications to the control sequences and settings to improve the operation or efficiency of the systems.
- M. Review and accept commissioning process test procedures provided by the Commissioning Authority.
- N. Complete commissioning process test procedures.
- O. Provide the materials, equipment, and labor to fine-tune the operation of the systems as directed by the CxA.

### 1.8 COMMISSIONING AUTHORITIES RESPONSIBILITIES

- A. Organize and lead the commissioning team.
- B. Convene commissioning team meetings.
- C. Provide a list of Owner's settings and preferences for use in setting up equipment and systems.
- D. Provide functional testing procedures.
- E. Witness systems, assemblies, equipment, and component startup.

## SECTION 019133 - COMMISSIONING

- F. Verify the execution of commissioning process activities using random sampling. The sampling rate may vary from 1 to 100 percent. Verification will include, but is not limited to, equipment submittals, training, operating and maintenance data, tests, and test reports to verify compliance with the OPR. When a random sample does not meet the requirement, the CxA will report the failure in the Issues Log.
- G. Direct modifications to the control sequences and settings to improve the operation or efficiency of the systems.
- H. Prepare and maintain the Issues Log.
- I. Compile test data, inspection reports, and certificates; include them in the systems manual and commissioning process report.

### **PART 2 - PRODUCTS (NOT USED)**

### **PART 3 - EXECUTION**

#### 3.1 PREREQUISITES

- A. General: Perform and document the following prerequisites prior to performing verification tests. For each task, submit a statement certifying that the work has been completed and equipment and systems are operational in accordance with contract documents. A certification document is provided at the end of this section.
- B. O&M Manuals: Submit the approved O&M manual to the CxA.
  - 1. Include the manufacturer's installation, startup and checkout data in the O&M Manuals.
  - 2. Provide the approved submittal documentation to the CxA for all operating equipment.
- C. Settings List: Set all equipment and system settings in accordance with the Owners preferences. These include, but are not limited to:
  - 1. Room temperature setpoints (occupied and unoccupied)
  - 2. Occupied and unoccupied schedules
  - 3. HVAC control setpoints including, but not limited to:
    - a. Boiler operating temperatures
    - b. Minimum outside air settings
    - c. Supply air temperature settings
    - d. CO2 sensor settings
  - 4. Testing, Adjusting, and Balancing (TAB): Confirm that testing, adjusting, and balancing procedures have been completed. Submit TAB report.
  - 5. Building Automation and Automatic Control Systems
    - a. Perform static and dynamic point-to-point tests of the system.
    - b. Check operation of all valve and damper actuators.
    - c. Confirm that the automatic control systems have been completed and calibrated and are operating in accordance with contract documents.
    - d. Submit updated control drawings and sequences, calibration reports, point-to-point test reports, screen shots of each graphic display, 7-day trend report and certification to the CxA.

## SECTION 019133 - COMMISSIONING

### 3.2 DDC TRENDING DATA

- A. Trend all building automation system points which are control points at five-minute intervals. These include, but are not limited to:
  - 1. Temperatures
  - 2. Pressures
  - 3. Humidity
  - 4. CO<sub>2</sub> levels
  - 5. Fan and pump status and speeds
  - 6. Valve positions
  - 7. Damper positions
  - 8. Equipment status and modulation
- B. Submit a continuous seven-day data set to the CxA for review.
- C. Continue to trend the data prior to the functional tests, during the functional tests, and for a week after the functional tests.
- D. Submit electronic copies of the monitored data in usable format as selected by the CxA.
- E. Graphical output is required for all output, if the system can produce it. If the system is incapable of graphical output, provide data in a columnar format with time down the left column and at least 5 columns of point values on the same page.

### 3.3 FUNCTIONAL PERFORMANCE TESTING AND TESTING PROCEDURES

- A. General
  - 1. Perform functional performance tests on all of the equipment associated with the HVAC, lighting, and special systems. The systems and equipment that will be functional tested includes, but is not limited to, the systems listed in this section.
  - 2. The CxA will oversee, witness, and document the functional testing of all equipment and systems according to the Specifications. The contractor executes the tests to verify proper operation of the systems. The functional test requirements provide a guideline for performance of the tests.
  - 3. Verify the operation of the systems under all potential operating modes. This will include varying setpoints and conditions to demonstrate operation of the systems under normally expected conditions throughout the system life.
  - 4. Submit data on the procedure to be used for any tests that require temporary modifications to control functions to simulate desired load conditions up to design load conditions. Include measuring instruments and logging devices to record the test data for the required test period. The instrumentation shall meter and record all operating conditions to allow for complete evaluation of the test results.
  - 5. Functional performance testing will progress from the central equipment and systems to the individual components of the systems that distribute throughout the building.
  - 6. During functional performance testing of a system, a failure in performance of a part of the system or of a component may be revealed. Any performance deficiencies must be evaluated to determine the cause and whether they are part of the contractual obligations. After necessary corrective measures are completed, repeat the necessary functional performance tests.



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- B. Functional Testing Procedures
1. Purpose
    - a. This section describes the intended testing procedures that will be used to verify system operation during the functional performance tests. The typical methodology will be to verify operation by changing inputs and setpoints to simulate and assess normal system response to load variations and weather.
    - b. The test procedures are not limited to only these procedures; other procedures will be applied as required to fully verify the system operation.
    - c. Functional testing procedures will include all tests necessary to verify the full and complete operation of the systems under expected operation conditions.
  2. General Verification Procedures
    - a. Starter testing will involve manually positioning the starter to all positions and verifying proper response.
    - b. The equipment will be tested for proper operation.
    - c. Control sequence testing will occur at the DDC graphic screens and the DDC front end, where applicable.
    - d. Safety testing will occur by triggering the safety device and/or overriding values within the DDC system.
    - e. Alarms will be verified by changing settings or operations outside of acceptable ranges to trigger the alarm.
    - f. Local controls will be tested from the controllers by changing setpoints and triggering a response.
    - g. The manufacturer's recommended startup and checkout test procedures will be used where applicable.
- C. Starter Operation: Tests of equipment starters include, but are not limited to:
1. Variable Frequency Drives
    - a. Hand: Manual control of motor speed
    - b. Bypass: Manual operation of motor at 100% speed
    - c. Auto: Automatic control and modulation of speed
  2. Magnetic Starters
    - a. Hand: Manual control
    - b. Auto: Automatic control
- D. Fuel System – Verify the following:
1. Day Tank
    - a. Monitoring
      - 1) Low fuel level alarm: draw down tank level to trigger alarm.
  2. Acceptance Criteria: For the conditions, sequences and modes tested, the components and related equipment respond to changing conditions and parameters appropriately as expected, as specified and according to acceptable operating practice.
- E. Hydronic Heating System – Verify the following:
1. Miscellaneous
    - a. Minimum Flow Control: Reduce heating load so flow is below minimum and observe response.
  2. Fuel Oil Boiler
    - a. Safeties: Calibration and operation of the operating thermostat, high limit thermostat, extra high limit thermostat, and low-water cutoff.

## SECTION 019133 - COMMISSIONING

- b. Manual Mode: Boiler aquastat enables and modulates burner on each boiler to maintain setpoint. Boiler pump operates when burner operates.
  - c. Automatic Mode
    - 1) Remote enabling of boiler by the DDC system or boiler control panel.
    - 2) Plant will maintain the heating supply setpoint while the load is increased from minimum to peak design load.
      - a) Proper lead/lag/lag/standby operation of all heating equipment (boilers, heat pumps, etc.) and primary pumps. Test each possible lead/lag/standby combination.
      - b) Proper burner on/off or modulation, including synchronous modulation when two or more boilers are enabled.
  - 3. Pumps: Pump operates properly and modulates in response to load by changing inputs and setpoints.
  - 4. Terminal Units: Reheat Coils, Booster Coils, Radiant Panels, Finned Tube, Cabinet Unit Heaters, Cabinet Fan Heaters, Unit Heaters, Convectors: Change inputs or setpoints and observe proper response.
  - 5. Radiant Slab Heating System: Change inputs or setpoints and observe proper system response.
  - 6. Calibration Tests
    - a. Sensor and actuator calibration by comparing BAS readout against hand-held calibrated instruments. Readout must be within 0.5°F for temps. or within a tolerance equal to 10% of the pressure setpoint, with a test gage.
    - b. Flow meter calibration using pump curves or other method.
  - 7. Acceptance Criteria
    - a. For the conditions, sequences and modes tested, the boilers, integral components and related equipment respond to varying loads and changing conditions and parameters appropriately as expected, as specified and according to acceptable operating practice.
    - b. Boiler shall maintain the supply water setpoint to within +/- 1.0F of setpoint deadband without excessive hunting.
    - c. Pumping system and controls shall maintain the current desired pressure setpoint to within an amount equal to 10% of the setpoint value either side of the deadband without excessive hunting.
- F. Heat Trace System – Verify the following:
- 1. Heat Trace: Verify alarm function.
  - 2. Acceptance Criteria: For the conditions, sequences and modes tested, the components and related equipment respond to changing conditions and parameters appropriately as expected, as specified and according to acceptable operating practice.
- G. Domestic Hot Water System – Verify the following:
- 1. Hot Water Recirculating Pump: Changing inputs and setpoints and observe proper system response.
  - 2. Acceptance Criteria: For the conditions, sequences and modes tested, the components and related equipment respond to changing conditions and parameters appropriately as expected, as specified and according to acceptable operating practice.
- H. Ventilating Systems – Verify the following:
- 1. Air Handling Units
    - a. Change inputs or setpoints and observe proper system response.

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- b. Air Flow Monitoring Stations: TAB contractor will measure airflow over the range of expected airflows and compare to the readings.
  - c. Minimum Outside Air Flow: TAB contractor will measure the minimum outside airflow to validate proper settings.
  - d. CO2 Sensors: Provide test gas or separate recently calibrated meter to verify readings.
2. Heat Recovery Units and Ventilators: Change inputs or setpoints and observe proper system response.
  3. Terminal Units (VAV, Dual Duct, Reheat Coils): Change inputs or setpoints and observe proper system response.
  4. Exhaust Fans: Change inputs or setpoints and observe proper system response.
  5. Acceptance Criteria: The systems, integral components and related equipment respond as specified and according to acceptable operating practice.
- I. Air-conditioning Systems – Verify the following:
1. Control: Verify the packaged controls by changing inputs and setpoints and observe proper system response.
  2. Monitoring: Verify that all points are accurate, properly displayed and identified.
  3. Acceptance Criteria: The systems, integral components and related equipment respond as specified and according to acceptable operating practice.
- J. Power Monitoring – Verify the following:
1. Monitoring: Verify that all points are accurate, properly displayed and identified.
  2. Acceptance Criteria: The systems, integral components and related equipment respond as specified and according to acceptable operating practice.
- K. Test, Adjustment, and Balancing (TAB) – Verify the following:
1. Purpose. The purpose of this test is to spot check the TAB work to verify that it was done in accordance with the contract documents and acceptable practice and that the TAB report is accurate.
  2. The following tests and checks will be conducted. The following testing requirements are in addition to and do not replace any testing requirements elsewhere in the contract documents.
    - a. A random sample of up to 50% of the TAB report data shall be selected for verification (air velocity, air or water flow rate, pressure differential, electrical or sound measurement, etc.). The original TAB contractor will execute the checks, witnessed by the CxA. The TAB contractor will use the same test instruments as used in the original TAB work.
      - 1) A failure of more than 10% of the selected items of a given system shall result in the failure of acceptance of the system TAB report. The TAB contractor shall be responsible to rebalance the system, provide a new system TAB report, and repeat random verifications of the new TAB report.
    - b. Verify that final settings of all valves, splitters, dampers and other adjustment devices have been permanently marked by the TAB Contractor.
    - c. Verification that the air system is being controlled to the lowest possible static pressure while still meeting design loads, less diversity. This shall include a review of TAB methods, control setpoints established by TAB and a physical verification of at least one leg from fan to diffuser having all balancing dampers wide open and that during full cooling of all TUs taking off downstream of the static pressure sensor, the TU on the critical leg has its damper 90% or more open.

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- d. Verification that the water system is being controlled to the lowest possible pressure while still meeting design loads, less diversity. This shall include a review of TAB methods, control setpoints established by TAB and a physical verification of at least one leg from the pump to the coil having all balancing valves wide open and that during full heating or cooling the respective heating or cooling coil valve of that leg is 90% or more open.
- e. Definitions
  - 1) Examples of a “system” are: the air distribution system served by one air handler or the hydronic chilled water supply system served by a chiller or the condenser water system. Systems can be defined smaller if inaccuracies in TAB work within the smaller defined system will have little or no impact on connected systems.
  - 2) Cooling season, Heating season or Both. “Design” means within 5° of season design (ASHRAE 2 1/2%), or 95% of loading design. A blank cell denotes no special seasonal test is required and that test can be executed during any season, if condition simulation is appropriate.
- 3. Acceptance Criteria: Failure of an item is defined as follows:
  - a. For airflow of supply and return: a deviation of more than 10% of instrument reading.
  - b. Minimum Outside Air and Air Flow Monitoring Stations: 10% of instrument reading.
  - c. For temperatures: a deviation of more than 1°F
  - d. For air and water pressures: a deviation of more than 10% of full scale of test instrument reading.
  - e. For sound pressures: a deviation of more than 3 decibels. (Variations in background noise must be considered).
- L. Control Systems – Verify the following:
  - 1. A significant part of the control system functional testing requirements is the successful completion of the functional tests of equipment and systems. Uncompleted equipment functional tests or outstanding deficiencies in those tests lend the required controls functional testing incomplete.
  - 2. DDC Controls
    - a. Graphics: Screens are neatly arranged, equipment image and system layout is accurate, all points are displayed, information is accurate, text sizes and colors are accurate, and the layout is organized and understandable to a new person on the Owner’s operations staff.
    - b. Monitoring
      - 1) All points are accurate, properly displayed and identified.
      - 2) User capability to change all setpoints is provided.
    - c. Alarms
      - 1) Trigger by changing setpoints at the device to trigger an alarm. If this is not feasible, trigger an alarm by changing the alarm setpoint.
      - 2) Annunciate alarms and provide a central alarm log.
    - d. Verify accuracy of control documentation
  - 3. Integral or stand-alone controls are functionally tested with the equipment they are attached to, including any interlocks with other equipment or systems.

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### 3.4 TRAINING

- A. Scope: Provide training of the following equipment and systems:
  - 1. VFD drives
  - 2. Control Systems
    - a. Direct digital control system
    - b. Local and automatic controls
- B. Agenda: For each training session, submit a form describing the subjects to be covered during training, along with the name and qualifications of the trainer(s).
- C. Training Record: Document each training session (duration and general subjects covered). The trainer signs for the session and obtains the signature of each trainee.

## SECTION 230519 - METERS AND GAGES FOR HVAC PIPING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Light-activated thermometers.
  - 2. Thermowells.
  - 3. Flowmeters.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For meters and gages to include in operation and maintenance manuals.

### PART 2 - PRODUCTS

#### 2.1 LIGHT-ACTIVATED THERMOMETERS

- A. Direct-Mounted, Light-Activated Thermometers:
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
    - a. Trelice, H. O. Co.
    - b. Weiss Instruments, Inc.
    - c. Weksler Glass Thermometer Corp.
  - 2. Case: Plastic or metal; 7-inch nominal size unless otherwise indicated.
  - 3. Scale(s): Deg F.
  - 4. Case Form: Adjustable angle.
  - 5. Connector: 1-1/4 inches, with ASME B1.1 screw threads.
  - 6. Stem: Aluminum and of length to suit installation.
    - a. Design for Air-Duct Installation: With ventilated shroud.
    - b. Design for Thermowell Installation: Bare stem.
  - 7. Display: Digital.
  - 8. Accuracy: Plus or minus 2 deg F

#### 2.2 THERMOWELLS

- A. Thermowells:
  - 1. Standard: ASME B40.200.
  - 2. Description: Pressure-tight, socket-type fitting made for insertion in piping tee fitting.

## SECTION 230519 - METERS AND GAGES FOR HVAC PIPING

3. Material for Use with Copper Tubing: Copper Nickle
4. Material for Use with Steel Piping: Steel
5. Type: Stepped shank unless straight or tapered shank is indicated.
6. External Threads: NPS 1/2, NPS 3/4, or NPS 1 ASME B1.20.1 pipe threads.
7. Internal Threads: 1/2, 3/4, and 1 inch, with ASME B1.1 screw threads.
8. Bore: Diameter required to match thermometer bulb or stem.
9. Insertion Length: Length required to match thermometer bulb or stem.
10. Lagging Extension: Include on thermowells for insulated piping and tubing.
11. Bushings: For converting size of thermowell's internal screw thread to size of thermometer connection.

B. Heat-Transfer Medium: Mixture of graphite and glycerin

### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. Install thermowells with socket extending one-third of pipe diameter and in vertical position in piping tees.
- B. Install thermowells of sizes required to match thermometer connectors. Include bushings if required to match sizes.
- C. Install thermowells with extension on insulated piping.
- D. Fill thermowells with heat-transfer medium.
- E. Install direct-mounted thermometers in thermowells and adjust vertical and tilted positions.

#### 3.2 ADJUSTING

- A. Adjust faces of meters and gages to proper angle for best visibility.

#### 3.3 THERMOMETER SCALE-RANGE SCHEDULE

- A. Scale Range for Heating, Hot-Water Piping: 30 to 240 deg F

END OF SECTION 230519

## SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Testing, Adjusting, and Balancing of Air Systems:
    - a. Constant-volume air systems.
    - b. Variable-air-volume systems.
  - 2. Testing, Adjusting, and Balancing of Hydronic Piping Systems:
    - a. Constant-flow hydronic systems.
    - b. Variable-flow hydronic systems.
    - c. Primary-secondary hydronic systems.
  - 3. Testing, adjusting, and balancing of existing HVAC systems and equipment.
  - 4. HVAC-control system verification.

#### 1.3 DEFINITIONS

- A. AABC: Associated Air Balance Council.
- B. NEBB: National Environmental Balancing Bureau.
- C. TAB: Testing, adjusting, and balancing.
- D. TABB: Testing, Adjusting, and Balancing Bureau.
- E. TAB Specialist: An independent entity meeting qualifications to perform TAB work.
- F. TDH: Total dynamic head.
- G. UFAD: Underfloor air distribution.

#### 1.4 PRE-WORK MEETING

- A. Conference: Conduct a TAB conference to discuss the TAB plan for for each building. Provide a minimum of 14 days' advance notice of scheduled meeting time and location.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: Within 30 days of Contractor's Notice to Proceed, submit documentation that the TAB specialist and this Project's TAB team members meet the qualifications specified in "Quality Assurance" Article.
- B. Strategies and Procedures Plan: Within 30 days of Contractor's Notice to Proceed, submit TAB strategies and step-by-step procedures, as specified in "Preparation" Article.



## SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

- C. Examination Report: Submit a summary report of the examination review required in "Examination" Article.
- D. Certified TAB reports.
- E. Instrument calibration reports, to include the following:
  - 1. Instrument type and make.
  - 2. Serial number.
  - 3. Application.
  - 4. Dates of use.
  - 5. Dates of calibration.

### 1.6 QUALITY ASSURANCE

- A. TAB Specialists Qualifications, Certified by AABC:
  - 1. TAB Field Supervisor: Employee of the TAB specialist and certified by AABC.
  - 2. TAB Technician: Employee of the TAB specialist and certified by AABC.
- B. TAB Specialists Qualifications, Certified by NEBB:
  - 1. TAB Field Supervisor: Employee of the TAB specialist and certified by NEBB.
  - 2. TAB Technician: Employee of the TAB specialist and certified by NEBB.
- C. Instrumentation Type, Quantity, Accuracy, and Calibration: Comply with requirements in ASHRAE 111, Section 4, "Instrumentation."
- D. Code and AHJ Compliance: TAB is required to comply with governing codes and requirements of authorities having jurisdiction.

### 1.7 FIELD CONDITIONS

- A. Full Owner Occupancy: Owner will occupy the site and existing building during entire TAB period. Cooperate with Owner during TAB operations to minimize conflicts with Owner's operations.

## **PART 2 - PRODUCTS (Not Applicable)**

## **PART 3 - EXECUTION**

### 3.1 EXAMINATION

- A. Examine the Contract Documents to become familiar with Project requirements and to discover conditions in systems designs that may preclude proper TAB of systems and equipment.
- B. Examine installed systems for balancing devices, such as test ports, gauge cocks, thermometer wells, flow-control devices, balancing valves and fittings, and manual volume dampers. Verify that locations of these balancing devices are applicable for intended purpose and are accessible.
- C. Examine the approved submittals for HVAC systems and equipment.
- D. Examine ceiling plenums and underfloor air plenums used for HVAC to verify that they are properly separated from adjacent areas and sealed.

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- E. Examine equipment performance data, including fan and pump curves.
  - 1. Relate performance data to Project conditions and requirements, including system effects that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system.
  - 2. Calculate system-effect factors to reduce performance ratings of HVAC equipment when installed under conditions different from the conditions used to rate equipment performance. To calculate system effects for air systems, use tables and charts found in AMCA 201, "Fans and Systems," or in SMACNA's "HVAC Systems - Duct Design." Compare results with the design data and installed conditions.
- F. Examine system and equipment installations and verify that field quality-control testing, cleaning, and adjusting specified in individual Sections have been performed.
- G. Examine test reports specified in individual system and equipment Sections.
- H. Examine HVAC equipment and verify that bearings are greased, belts are aligned and tight, filters are clean, and equipment with functioning controls is ready for operation.
- I. Examine terminal units, such as variable-air-volume boxes, and verify that they are accessible and their controls are connected and functioning.
- J. Notify the Owner to clean strainers prior to balancing.
- K. Examine control valves for proper installation for their intended function of isolating, throttling, diverting, or mixing fluid flows.
- L. Examine heat-transfer coils for correct piping connections and for clean and straight fins.
- M. Examine system pumps to ensure absence of entrained air in the suction piping.
- N. Examine operating safety interlocks and controls on HVAC equipment.
- O. Examine control dampers for proper installation for their intended function of isolating, throttling, diverting, or mixing air flows.
- P. Report deficiencies discovered before and during performance of TAB procedures. Observe and record system reactions to changes in conditions. Record default set points if different from indicated values.

### 3.2 PREPARATION

- A. Prepare a TAB plan that includes the following:
  - 1. Equipment and systems to be tested.
  - 2. Strategies and step-by-step procedures for balancing the systems.
  - 3. Instrumentation to be used.
  - 4. Sample forms with specific identification for all equipment.
- B. Perform system-readiness checks of HVAC systems and equipment to verify system readiness for TAB work. Include, at a minimum, the following:
  - 1. Airside:
    - a. Volume, smoke, and fire dampers are open and functional.

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- b. Clean filters are installed.
  - c. Fans are operating, free of vibration, and rotating in correct direction.
  - d. Variable-frequency controllers' startup is complete and safeties are verified.
  - e. Automatic temperature-control systems are operational.
  - f. Ceilings are installed.
  - g. Windows and doors are installed.
  - h. Suitable access to balancing devices and equipment is provided.
2. Hydronics:
- a. Systems are flushed, filled, and air purged.
  - b. Strainers are pulled and cleaned.
  - c. Control valves are functioning in accordance with the sequence of operation.
  - d. Shutoff and balance valves have been verified to be 100 percent open.
  - e. Pumps are started and proper rotation is verified.
  - f. Variable-frequency controllers' startup is complete and safeties are verified.
  - g. Suitable access to balancing devices and equipment is provided.

### 3.3 GENERAL PROCEDURES FOR TESTING AND BALANCING

- A. Perform testing and balancing procedures on each system in accordance with the procedures contained in AABC's "National Standards for Total System Balance" and in this Section.
- B. Cut insulation, ducts, pipes, and equipment casings for installation of test probes to the minimum extent necessary for TAB procedures.
  1. After testing and balancing, install test ports and duct access doors that comply with requirements in Section 233300 "Air Duct Accessories."
  2. Where holes for probes are required in piping or hydronic equipment, install pressure and temperature test plugs to seal systems.
  3. Install and join new insulation that matches removed materials.
- C. Mark equipment and balancing devices, including damper-control positions, valve position indicators, fan-speed-control levers, and similar controls and devices, with paint or other suitable, permanent identification material to show final settings.
- D. Take and report testing and balancing measurements in inch-pound (IP) units.

### 3.4 TESTING, ADJUSTING, AND BALANCING OF HVAC EQUIPMENT

- A. Test, adjust, and balance HVAC equipment indicated on Drawings.

### 3.5 GENERAL PROCEDURES FOR BALANCING AIR SYSTEMS

- A. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Crosscheck the summation of required outlet volumes with required fan volumes.
- B. Prepare schematic diagrams of systems' Record drawings duct layouts.
- C. For variable-air-volume systems, develop a plan to simulate diversity.
- D. Determine the best locations in main and branch ducts for accurate duct-airflow measurements.

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- E. Check airflow patterns from the outdoor-air louvers and dampers and the return- and exhaust-air dampers through the supply-fan discharge and mixing dampers.
- F. Locate start-stop and disconnect switches, electrical interlocks, and motor starters.
- G. Verify that motor starters are equipped with properly sized thermal protection.
- H. Check dampers for proper position to achieve desired airflow path.
- I. Check for airflow blockages.
- J. Check condensate drains for proper connections and functioning.
- K. Check for proper sealing of air-handling-unit components.

### 3.6 PROCEDURES FOR CONSTANT-VOLUME AIR SYSTEMS

- A. Adjust fans to deliver total indicated airflows within the maximum allowable fan speed listed by fan manufacturer.
  - 1. Measure total airflow.
    - a. Set outside-air, return-air, and relief-air dampers for proper position that simulates minimum outdoor-air conditions.
    - b. Where duct conditions allow, measure airflow by main Pitot-tube traverse. If necessary, perform multiple Pitot-tube traverses close to the fan and prior to any outlets, to obtain total airflow.
    - c. Where duct conditions are unsuitable for Pitot-tube traverse measurements, a coil traverse may be acceptable.
  - 2. Measure fan static pressures as follows:
    - a. Measure static pressure directly at the fan outlet or through the flexible connection.
    - b. Measure static pressure directly at the fan inlet or through the flexible connection.
    - c. Measure static pressure across each component that makes up the air-handling system.
    - d. Report artificial loading of filters at the time static pressures are measured.
  - 3. Do not make fan-speed adjustments that result in motor overload. Consult equipment manufacturers about fan-speed safety factors. Modulate dampers and measure fan-motor amperage to ensure that no overload occurs. Measure amperage in full-cooling, full-heating, economizer, and any other operating mode to determine the maximum required brake horsepower.
- B. Adjust volume dampers for main duct, submain ducts, and major branch ducts to indicated airflows.
  - 1. Measure airflow of submain and branch ducts.
  - 2. Adjust submain and branch duct volume dampers for specified airflow.
  - 3. Re-measure each submain and branch duct after all have been adjusted.
- C. Adjust air inlets and outlets for each space to indicated airflows.
  - 1. Set airflow patterns of adjustable outlets for proper distribution without drafts.
  - 2. Measure inlets and outlets airflow.
  - 3. Adjust each inlet and outlet for specified airflow.
  - 4. Re-measure each inlet and outlet after they have been adjusted.
- D. Verify final system conditions.

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1. Re-measure and confirm that minimum outdoor, return, and relief airflows are within design. Readjust to design if necessary.
2. Re-measure and confirm that total airflow is within design.
3. Re-measure all final fan operating data, speed, volts, amps, and static profile.
4. Mark all final settings.
5. Test system in economizer mode. Verify proper operation and adjust if necessary.
6. Measure and record all operating data.
7. Record final fan-performance data.

### 3.7 PROCEDURES FOR VARIABLE-AIR-VOLUME SYSTEMS

- A. Adjust the variable-air-volume systems as follows:
  1. Verify that the system static pressure sensor is located two-thirds of the distance down the duct from the fan discharge.
  2. Verify that the system is under static pressure control.
  3. Select the terminal unit that is most critical to the supply-fan airflow. Measure inlet static pressure, and adjust system static pressure control set point so the entering static pressure for the critical terminal unit is not less than the sum of the terminal-unit manufacturer's recommended minimum inlet static pressure plus the static pressure needed to overcome terminal-unit discharge system losses.
  4. Calibrate and balance each terminal unit for maximum and minimum design airflow as follows:
    - a. Adjust controls so that terminal is calling for maximum airflow. Some controllers require starting with minimum airflow. Verify calibration procedure for specific project.
    - b. Measure airflow and adjust calibration factor as required for design maximum airflow. Record calibration factor.
    - c. When maximum airflow is correct, balance the air outlets downstream from terminal units.
    - d. Adjust controls so that terminal is calling for minimum airflow.
    - e. Measure airflow and adjust calibration factor as required for design minimum airflow. Record calibration factor. If no minimum calibration is available, note any deviation from design airflow.
    - f. On constant volume terminals, in critical areas where room pressure is to be maintained, verify that the airflow remains constant over the full range of full cooling to full heating. Note any deviation from design airflow or room pressure.
  5. After terminals have been calibrated and balanced, test and adjust system for total airflow. Adjust fans to deliver total design airflows within the maximum allowable fan speed listed by fan manufacturer.
    - a. Set outside-air, return-air, and relief-air dampers for proper position that simulates minimum outdoor-air conditions.
    - b. Set terminals for maximum airflow. If system design includes diversity, adjust terminals for maximum and minimum airflow, so that connected total matches fan selection and simulates actual load in the building.
    - c. Where duct conditions allow, measure airflow by main Pitot-tube traverse. If necessary, perform multiple Pitot-tube traverses close to the fan and prior to any outlets, to obtain total airflow.
    - d. Where duct conditions are unsuitable for Pitot-tube traverse measurements, a coil traverse may be acceptable.
  6. Measure fan static pressures as follows:
    - a. Measure static pressure directly at the fan outlet or through the flexible connection.

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- b. Measure static pressure directly at the fan inlet or through the flexible connection.
- c. Measure static pressure across each component that makes up the air-handling system.
- d. Report any artificial loading of filters at the time static pressures are measured.
7. Set final return and outside airflow to the fan while operating at maximum return airflow and minimum outdoor airflow.
  - a. Balance the return-air ducts and inlets.
  - b. Verify that terminal units are meeting design airflow under system maximum flow.
8. Re-measure the inlet static pressure at the most critical terminal unit, and adjust the system static pressure set point to the most energy-efficient set point to maintain the optimum system static pressure. Record set point and give to controls Contractor.
9. Verify final system conditions as follows:
  - a. Re-measure and confirm that minimum outdoor, return, and relief airflows are within design. Readjust to match design if necessary.
  - b. Re-measure and confirm that total airflow is within design.
  - c. Re-measure final fan operating data, speed, volts, amps, and static profile.
  - d. Mark final settings.
  - e. Test system in economizer mode. Verify proper operation and adjust if necessary. Measure and record all operating data.
  - f. Verify tracking between supply and return fans.

### 3.8 GENERAL PROCEDURES FOR HYDRONIC SYSTEMS

- A. Prepare test reports for pumps, coils, and other equipment. Obtain approved submittals and manufacturer-recommended testing procedures. Crosscheck the summation of required coil and equipment flow rates with pump design flow rate.
- B. Prepare schematic diagrams of systems' Record drawings piping layouts.
- C. In addition to requirements in "Preparation" Article, prepare hydronic systems for testing and balancing as follows:
  1. Check expansion tank for proper setting.
  2. Check highest vent for adequate pressure.
  3. Check flow-control valves for proper position.
  4. Locate start-stop and disconnect switches, electrical interlocks, and motor controllers.
  5. Verify that motor controllers are equipped with properly sized thermal protection.
  6. Check that air has been purged from the system.
- D. Measure and record upstream and downstream pressure of each piece of equipment.
- E. Measure and record upstream and downstream pressure of pressure-reducing valves.
- F. Check settings and operation of automatic temperature-control valves, self-contained control valves, and pressure-reducing valves. Record final settings.
  1. Check settings and operation of each safety valve. Record settings.

### 3.9 PROCEDURES FOR CONSTANT-FLOW HYDRONIC SYSTEMS

- A. Adjust pumps to deliver total design flow.
  1. Measure total water flow.
    - a. Position valves for full flow through coils.

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- b. Measure flow by main flow meter, if installed.
  - c. If main flow meter is not installed, determine flow by pump TDH or known equipment pressure drop.
  2. Measure pump TDH as follows:
    - a. Measure discharge pressure directly at the pump outlet flange or in discharge pipe prior to any valves.
    - b. Measure inlet pressure directly at the pump inlet flange or in suction pipe prior to any valves or strainers.
    - c. Convert pressure to head and correct for differences in gauge heights.
    - d. Verify pump impeller size by measuring the TDH with the discharge valve closed. Note the point on manufacturer's pump curve at zero flow, and verify that the pump has the intended impeller size.
    - e. With valves open, read pump TDH. Adjust pump discharge valve until design water flow is achieved. If excessive throttling is required to achieve desired flow, recommend pump impellers be trimmed to reduce excess throttling.
  3. Monitor motor performance during procedures, and do not operate motor in an overloaded condition.
- B. Adjust flow-measuring devices installed in mains and branches to design water flows.
1. Measure flow in main and branch pipes.
  2. Adjust main and branch balance valves for design flow.
  3. Re-measure each main and branch after all have been adjusted.
- C. Adjust flow-measuring devices installed at terminals for each space to design water flows.
1. Measure flow at terminals.
  2. Adjust each terminal to design flow.
  3. Re-measure each terminal after it is adjusted.
  4. Position control valves to bypass the coil, and adjust the bypass valve to maintain design flow.
  5. Perform temperature tests after flows have been balanced.
- D. For systems with pressure-independent valves at terminals:
1. Measure differential pressure and verify that it is within manufacturer's specified range.
  2. Perform temperature tests after flows have been verified.
- E. For systems without pressure-independent valves or flow-measuring devices at terminals:
1. Measure and balance coils by either coil pressure drop or temperature method.
  2. If balanced by coil pressure drop, perform temperature tests after flows have been verified.
- F. Verify final system conditions as follows:
1. Re-measure and confirm that total water flow is within design.
  2. Re-measure final pumps' operating data, TDH, volts, amps, and static profile.
  3. Mark final settings.
- G. Verify that memory stops have been set.
- 3.10 PROCEDURES FOR VARIABLE-FLOW HYDRONIC SYSTEMS
- A. Balance systems with automatic two- and three-way control valves by setting systems at maximum flow through heat-exchange terminals, and proceed as specified above for hydronic systems.

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- B. Adjust the variable-flow hydronic system as follows:
  - 1. Verify that the pressure-differential sensor(s) is located as indicated.
  - 2. Determine whether there is diversity in the system.
- C. For systems with no flow diversity:
  - 1. Adjust pumps to deliver total design flow.
    - a. Measure total water flow.
      - 1) Position valves for full flow through coils.
      - 2) Measure flow by main flow meter, if installed.
      - 3) If main flow meter is not installed, determine flow by pump TDH or known equipment pressure drop.
    - b. Measure pump TDH as follows:
      - 1) Measure discharge pressure directly at the pump outlet flange or in discharge pipe prior to any valves.
      - 2) Measure inlet pressure directly at the pump inlet flange or in suction pipe prior to any valves or strainers.
      - 3) Convert pressure to head and correct for differences in gauge heights.
      - 4) Verify pump impeller size by measuring the TDH with the discharge valve closed. Note the point on manufacturer's pump curve at zero flow, and verify that the pump has the intended impeller size.
      - 5) With valves open, read pump TDH. Adjust pump discharge valve or speed until design water flow is achieved. If excessive throttling is required to achieve desired flow, recommend pump impellers be trimmed to reduce excess throttling.
    - c. Monitor motor performance during procedures, and do not operate motor in an overloaded condition.
  - 2. Adjust flow-measuring devices installed in mains and branches to design water flows.
    - a. Measure flow in main and branch pipes.
    - b. Adjust main and branch balance valves for design flow.
    - c. Re-measure each main and branch after all have been adjusted.
  - 3. Prior to verifying final system conditions, determine the system pressure-differential set point(s).
  - 4. Mark final settings and verify that all memory stops have been set.
  - 5. Verify final system conditions as follows:
    - a. Re-measure and confirm that total flow is within design.
    - b. Re-measure final pumps' operating data, TDH, volts, amps, speed, and static profile.
    - c. Mark final settings.

### 3.11 PROCEDURES FOR PRIMARY-SECONDARY HYDRONIC SYSTEMS

- A. Balance the primary circuit flow first.
- B. Balance the secondary circuits after the primary circuits are complete.
- C. Adjust pumps to deliver total design flow.
  - 1. Measure total water flow.
    - a. Position valves for full flow through coils.
    - b. Measure flow by main flow meter, if installed.
    - c. If main flow meter is not installed, determine flow by pump TDH or known equipment pressure drop.
  - 2. Measure pump TDH as follows:



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- a. Measure discharge pressure directly at the pump outlet flange or in discharge pipe prior to any valves.
  - b. Measure inlet pressure directly at the pump inlet flange or in suction pipe prior to any valves or strainers.
  - c. Convert pressure to head and correct for differences in gauge heights.
  - d. Verify pump impeller size by measuring the TDH with the discharge valve closed. Note the point on manufacturer's pump curve at zero flow, and verify that the pump has the intended impeller size.
  - e. With valves open, read pump TDH. Adjust pump discharge valve or speed until design water flow is achieved. If excessive throttling is required to achieve desired flow, recommend pump impellers be trimmed to reduce excess throttling.
3. Monitor motor performance during procedures, and do not operate motor in an overloaded condition.

D. Adjust flow-measuring devices installed in mains and branches to design water flows.

1. Measure flow in main and branch pipes.
2. Adjust main and branch balance valves for design flow.
3. Re-measure each main and branch after all have been adjusted.

E. Verify final system conditions as follows:

1. Re-measure and confirm that total water flow is within design.
2. Re-measure final pumps' operating data, TDH, volts, amps, speed, and static profile.
3. Mark final settings.

F. Verify that memory stops have been set.

### 3.12 PROCEDURES FOR MOTORS

A. Motors 1/2 HP and Larger: Test at final balanced conditions and record the following data:

1. Manufacturer's name, model number, and serial number.
2. Motor horsepower rating.
3. Motor rpm.
4. Phase and hertz.
5. Nameplate and measured voltage, each phase.
6. Nameplate and measured amperage, each phase.
7. Starter size and thermal-protection-element rating.
8. Service factor and frame size.

B. Motors Driven by Variable-Frequency Controllers: Test manual bypass of controller to prove proper operation.

### 3.13 PROCEDURES FOR BOILERS

A. Hydronic Boilers:

1. Measure and record water flow.
2. Measure and record pressure drop.

### 3.14 PROCEDURES FOR HEAT-TRANSFER COILS

A. Measure, adjust, and record the following data for each hydronic coil:

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1. Water flow rate.
2. Water pressure drop.

### 3.15 PROCEDURES FOR EXHAUST HOODS

- A. Canopy Hoods: Measure and record the following:
1. Airflow by duct traverse where duct distribution will allow accurate measurement, and calculate hood average face velocity.
  2. Measure velocity across hood face and calculate hood airflow.
    - a. Clearly indicate the direction of flow at each point of measurement.
    - b. Measure velocity across opening on not less than 12-inch (300-mm) centers. Record velocity at each measurement, and calculate average velocity.

### 3.16 HVAC CONTROLS VERIFICATION

- A. In conjunction with system balancing, perform the following:
1. Verify HVAC control system is operating within the design limitations.
  2. Confirm that the sequences of operation are in compliance with Contract Documents.
  3. Verify that controllers are calibrated and function as intended.
  4. Verify that controller set points are as indicated.
  5. Verify the operation of valve and damper actuators.
  6. Verify that controlled devices are properly installed and connected to correct controller.
  7. Verify that controlled devices travel freely and are in position indicated by controller: open, closed, or modulating.
  8. Verify location and installation of sensors to ensure that they sense only intended temperature, humidity, or pressure.
- B. Reporting: Include a summary of verifications performed, remaining deficiencies, and variations from indicated conditions.

### 3.17 PROCEDURES FOR TESTING, ADJUSTING, AND BALANCING EXISTING SYSTEMS

- A. Perform a preconstruction inspection of existing equipment that is to remain and be reused.
1. Measure and record the operating speed, airflow, and static pressure of each fan and equipment with fan(s).
  2. Measure and record flows, temperatures, and pressures of each piece of equipment in each hydronic system. Compare the values to design or nameplate information, where information is available.
  3. Measure motor voltage and amperage. Compare the values to motor nameplate information.
  4. Check the condition of filters.
  5. Check the condition of coils.
  6. Check the operation of the drain pan and condensate-drain trap.
  7. Check bearings and other lubricated parts for proper lubrication.
  8. Report on the operating condition of the equipment and the results of the measurements taken. Report deficiencies.
- B. TAB After Construction: Before performing testing and balancing of renovated existing systems, inspect existing equipment that is to remain and be reused to verify that existing equipment has been cleaned and refurbished in accordance with renovation scope indicated by Contract Documents. Verify the following:

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1. New filters are installed.
2. Strainers are clean.
3. Coils are clean and fins combed.
4. Drain pans are clean.
5. Fans are clean.
6. Bearings and other parts are properly lubricated.
7. Deficiencies noted in the preconstruction report are corrected.

### 3.18 TOLERANCES

- A. Set HVAC system's airflow rates and water flow rates within the following tolerances:
  1. Supply, Return, and Exhaust Fans and Equipment with Fans: Plus or minus 10 percent. If design value is less than 100 cfm (47 L/s), within 10 cfm (4.7 L/s).
  2. Air Outlets and Inlets: Plus or minus 10 percent. If design value is less than 100 cfm (47 L/s), within 10 cfm (4.7 L/s).
  3. Heating-Water Flow Rate: Plus or minus 5 percent. If design value is less than 10 gpm (0.63 L/s), within 10 percent.
- B. Maintaining pressure relationships as designed shall have priority over the tolerances specified above.

### 3.19 FINAL REPORT

- A. General: Prepare a certified written report; tabulate and divide the report into separate sections for tested systems and balanced systems.
  1. Include a certification sheet at the front of the report's binder, signed and sealed by the certified testing and balancing engineer.
  2. Include a list of instruments used for procedures, along with proof of calibration.
  3. Certify validity and accuracy of field data.
- B. Final Report Contents: In addition to certified field-report data, include the following:
  1. Pump curves.
  2. Fan curves.
  3. Manufacturers' test data.
  4. Field test reports prepared by system and equipment installers.
  5. Other information relative to equipment performance; do not include Shop Drawings and Product Data.
- C. General Report Data: In addition to form titles and entries, include the following data:
  1. Title page.
  2. Name and address of the TAB specialist.
  3. Project name.
  4. Project location.
  5. Architect's name and address.
  6. Engineer's name and address.
  7. Contractor's name and address.
  8. Report date.
  9. Signature of TAB supervisor who certifies the report.
  10. Table of Contents with the total number of pages defined for each section of the report. Number each page in the report.

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11. Summary of contents, including the following:
    - a. Indicated versus final performance.
    - b. Notable characteristics of systems.
    - c. Description of system operation sequence if it varies from the Contract Documents.
  12. Nomenclature sheets for each item of equipment.
  13. Data for terminal units, including manufacturer's name, type, size, and fittings.
  14. Notes to explain why certain final data in the body of reports vary from indicated values.
  15. Test conditions for fans performance forms, including the following:
    - a. Settings for outdoor-, return-, and exhaust-air dampers.
    - b. Conditions of filters.
    - c. Cooling coil, wet- and dry-bulb conditions.
    - d. Heating coil, dry-bulb conditions.
    - e. Face and bypass damper settings at coils.
    - f. Fan drive settings, including settings and percentage of maximum pitch diameter.
    - g. Variable-frequency controller settings for variable-air-volume systems.
    - h. Settings for pressure controller(s).
    - i. Other system operating conditions that affect performance.
  16. Test conditions for pump performance forms, including the following:
    - a. Variable-frequency controller settings for variable-flow hydronic systems.
    - b. Settings for pressure controller(s).
    - c. Other system operating conditions that affect performance.
- D. Air-Handling-Unit Test Reports: For air-handling units, include the following:
1. Unit Data:
    - a. Unit identification.
    - b. Location.
    - c. Make and type.
    - d. Model number and unit size.
    - e. Manufacturer's serial number.
    - f. Unit arrangement and class.
    - g. Discharge arrangement.
    - h. Sheave make, size in inches (mm), and bore.
    - i. Center-to-center dimensions of sheave and amount of adjustments in inches (mm).
    - j. Number, make, and size of belts.
    - k. Number, type, and size of filters.
  2. Motor Data:
    - a. Motor make, and frame type and size.
    - b. Horsepower and speed.
    - c. Volts, phase, and hertz.
    - d. Full-load amperage and service factor.
    - e. Sheave make, size in inches (mm), and bore.
    - f. Center-to-center dimensions of sheave and amount of adjustments in inches (mm).
  3. Test Data (Indicated and Actual Values):
    - a. Total airflow rate in cfm (L/s).
    - b. Total system static pressure in inches wg (Pa).
    - c. Fan speed.
    - d. Inlet and discharge static pressure in inches wg (Pa).
    - e. For each filter bank, filter static-pressure differential in inches wg (Pa).
    - f. Preheat-coil static-pressure differential in inches wg (Pa).
    - g. Cooling-coil static-pressure differential in inches wg (Pa).
    - h. Heating-coil static-pressure differential in inches wg (Pa).

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- i. List for each internal component with pressure-drop, static-pressure differential in inches wg (Pa).
  - j. Outdoor airflow in cfm (L/s).
  - k. Return airflow in cfm (L/s).
  - l. Outdoor-air damper position.
  - m. Return-air damper position.
  - n. [Vortex damper position].
- E. Apparatus-Coil Test Reports:
1. Coil Data:
    - a. System identification.
    - b. Location.
  2. Test Data (Indicated and Actual Values):
    - a. Airflow rate in cfm (L/s).
    - b. Air pressure drop in inches wg (Pa).
    - c. Water flow rate in gpm (L/s).
    - d. Water pressure differential in feet of head or psig (kPa).
    - e. Refrigerant expansion valve and refrigerant types.
    - f. Refrigerant suction pressure in psig (kPa).
    - g. Refrigerant suction temperature in deg F (deg C).
- F. Gas- and Oil-Fired Heat Apparatus Test Reports: In addition to manufacturer's factory startup equipment reports, include the following:
1. Unit Data:
    - a. System identification.
    - b. Location.
    - c. Make and type.
    - d. Model number and unit size.
    - e. Manufacturer's serial number.
    - f. Fuel type in input data.
    - g. Output capacity in Btu/h (kW).
    - h. Ignition type.
    - i. Burner-control types.
    - j. Motor horsepower and speed.
    - k. Motor volts, phase, and hertz.
    - l. Motor full-load amperage and service factor.
- G. Fan Test Reports: For supply, return, and exhaust fans, include the following:
1. Fan Data:
    - a. System identification.
    - b. Location.
    - c. Make and type.
    - d. Model number and size.
    - e. Manufacturer's serial number.
    - f. Arrangement and class.
    - g. Sheave make, size in inches (mm), and bore.
    - h. Center-to-center dimensions of sheave and amount of adjustments in inches (mm).
  2. Motor Data:
    - a. Motor make, and frame type and size.
    - b. Horsepower and speed.
    - c. Volts, phase, and hertz.

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- d. Full-load amperage and service factor.
- e. Sheave make, size in inches (mm), and bore.
- f. Center-to-center dimensions of sheave and amount of adjustments in inches (mm).
- g. Number, make, and size of belts.
3. Test Data (Indicated and Actual Values):
  - a. Total airflow rate in cfm (L/s).
  - b. Total system static pressure in inches wg (Pa).
  - c. Fan speed.
  - d. Discharge static pressure in inches wg (Pa).
  - e. Suction static pressure in inches wg (Pa).
- H. Round, Flat-Oval, and Rectangular Duct Traverse Reports: Include a diagram with a grid representing the duct cross-section and record the following:
  1. Report Data:
    - a. System fan and air-handling-unit number.
    - b. Location and zone.
    - c. Duct size in inches (mm).
    - d. Duct area in sq. ft. (sq. m).
    - e. Actual airflow rate in cfm (L/s).
    - f. Actual average velocity in fpm (m/s).
- I. Air-Terminal-Device Reports:
  1. Unit Data:
    - a. System and air-handling unit identification.
    - b. Location and zone.
    - c. Apparatus used for test.
    - d. Area served.
    - e. Make.
    - f. Number from system diagram.
    - g. Type and model number.
    - h. Size.
    - i. Effective area in sq. ft. (sq. m).
  2. Test Data (Indicated and Actual Values):
    - a. Airflow rate in cfm (L/s).
    - b. Air velocity in fpm (m/s).
    - c. Preliminary airflow rate as needed in cfm (L/s).
    - d. Preliminary velocity as needed in fpm (m/s).
    - e. Final airflow rate in cfm (L/s).
    - f. Final velocity in fpm (m/s).
    - g. Space temperature in deg F (deg C).
- J. System-Coil Reports: For reheat coils and water coils of terminal units, include the following:
  1. Unit Data:
    - a. System and air-handling-unit identification.
    - b. Location and zone.
    - c. Room or riser served.
    - d. Coil make and size.
    - e. Flowmeter type.
  2. Test Data (Indicated and Actual Values):
    - a. Airflow rate in cfm (L/s).
    - b. Entering-water temperature in deg F (deg C).

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- c. Leaving-water temperature in deg F (deg C).
  - d. Water pressure drop in feet of head or psig (kPa).
  - e. Entering-air temperature in deg F (deg C).
  - f. Leaving-air temperature in deg F (deg C).
- K. Pump Test Reports: Calculate impeller size by plotting the shutoff head on pump curves, and include the following:
- 1. Unit Data:
    - a. Unit identification.
    - b. Location.
    - c. Service.
    - d. Make and size.
    - e. Model number and serial number.
    - f. Water flow rate in gpm (L/s).
    - g. Water pressure differential in feet of head or psig (kPa).
    - h. Required net positive suction head in feet of head or psig (kPa).
    - i. Pump speed.
    - j. Impeller diameter in inches (mm).
    - k. Motor make and frame size.
    - l. Motor horsepower and rpm.
    - m. Voltage at each connection.
    - n. Amperage for each phase.
    - o. Full-load amperage and service factor.
    - p. Seal type.
  - 2. Test Data (Indicated and Actual Values):
    - a. Static head in feet of head or psig (kPa).
    - b. Pump shutoff pressure in feet of head or psig (kPa).
    - c. Actual impeller size in inches (mm).
    - d. Full-open flow rate in gpm (L/s).
    - e. Full-open pressure in feet of head or psig (kPa).
    - f. Final discharge pressure in feet of head or psig (kPa).
    - g. Final suction pressure in feet of head or psig (kPa).
    - h. Final total pressure in feet of head or psig (kPa).
    - i. Final water flow rate in gpm (L/s).
    - j. Voltage at each connection.
    - k. Amperage for each phase.
- L. Instrument Calibration Reports:
- 1. Report Data:
    - a. Instrument type and make.
    - b. Serial number.
    - c. Application.
    - d. Dates of use.
    - e. Dates of calibration.

### 3.20 VERIFICATION OF TAB REPORT

- A. The TAB specialist's test and balance engineer shall conduct the inspection in the presence of Commissioning Authority.

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- B. Commissioning Authority shall randomly select measurements, documented in the final report, to be rechecked. Rechecking shall be limited to the lesser of either 10 percent of the total measurements recorded.
- C. If rechecks yield measurements that differ from the measurements documented in the final report by more than the tolerances allowed, the measurements shall be noted as "FAILED."
- D. If the number of "FAILED" measurements is greater than 10 percent of the total measurements checked during the final inspection, the TAB shall be considered incomplete and shall be rejected.
- E. If recheck measurements find the number of failed measurements noncompliant with requirements indicated, proceed as follows:
  - 1. TAB specialists shall recheck all measurements and make adjustments. Revise the final report and balancing device settings to include all changes; resubmit the final report and request a second final inspection. All changes shall be tracked to show changes made to previous report.
  - 2. If the second final inspection also fails, Owner may pursue others Contract options to complete TAB work.
- F. Prepare test and inspection reports.

END OF SECTION 230593



## SECTION 230923 - DIRECT DIGITAL CONTROL (DDC) SYSTEM FOR HVAC

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. DDC system for monitoring and controlling of HVAC systems.

#### 1.3 DEFINITIONS

- A. Algorithm: A logical procedure for solving a recurrent mathematical problem. A prescribed set of well-defined rules or processes for solving a problem in a finite number of steps.
- B. Analog: A continuously varying signal value, such as current, flow, pressure, or temperature.
- C. BACnet Specific Definitions:
  - 1. BACnet: Building Automation Control Network Protocol, ASHRAE 135. A communications protocol allowing devices to communicate data over and services over a network.
  - 2. BACnet Interoperability Building Blocks (BIBBs): BIBB defines a small portion of BACnet functionality that is needed to perform a particular task. BIBBs are combined to build the BACnet functional requirements for a device.
  - 3. BACnet/IP: Defines and allows 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.
  - 4. BACnet Testing Laboratories (BTL): Organization responsible for testing products for compliance with ASHRAE 135, operated under direction of BACnet International.
  - 5. PICS (Protocol Implementation Conformance Statement): Written document that identifies the particular options specified by BACnet that are implemented in a device.
- D. Binary: Two-state signal where a high signal level represents ON" or "OPEN" condition and a low signal level represents "OFF" or "CLOSED" condition. "Digital" is sometimes used interchangeably with "Binary" to indicate a two-state signal.
- E. Controller: Generic term for any standalone, microprocessor-based, digital controller residing on a network, used for local or global control. Three types of controllers are indicated: Network Controller, Programmable Application Controller, and Application-Specific Controller.
- F. Control System Integrator: An entity that assists in expansion of existing enterprise system and support of additional operator interfaces to I/O being added to existing enterprise system.
- G. COV: Changes of value.
- H. DDC System Provider: Authorized representative of, and trained by, DDC system manufacturer and responsible for execution of DDC system Work indicated.

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- I. Distributed Control: Processing of system data is decentralized and control decisions are made at subsystem level. System operational programs and information are provided to remote subsystems and status is reported back. On loss of communication, subsystems shall be capable of operating in a standalone mode using the last best available data.
- J. DOCSIS: Data-Over Cable Service Interface Specifications.
- K. E/P: Voltage to pneumatic.
- L. Gateway: Bidirectional protocol translator that connects control systems that use different communication protocols.
- M. HLC: Heavy load conditions.
- N. I/O: System through which information is received and transmitted. I/O refers to analog input (AI), binary input (BI), analog output (AO) and binary output (BO). Analog signals are continuous and represent control influences such as flow, level, moisture, pressure, and temperature. Binary signals convert electronic signals to digital pulses (values) and generally represent two-position operating and alarm status. "Digital," (DI and (DO), is sometimes used interchangeably with "Binary," (BI) and (BO), respectively.
- O. I/P: Current to pneumatic.
- P. LAN: Local area network.
- Q. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.
- R. Mobile Device: A data-enabled phone or tablet computer capable of connecting to a cellular data network and running a native control application or accessing a web interface.
- S. Modbus TCP/IP: An open protocol for exchange of process data.
- T. MS/TP: Master-slave/token-passing, IEE 8802-3. Datalink protocol LAN option that uses twisted-pair wire for low-speed communication.
- U. MTBF: Mean time between failures.
- V. Network Controller: Digital controller, which supports a family of programmable application controllers and application-specific controllers, that communicates on peer-to-peer network for transmission of global data.
- W. Network Repeater: Device that receives data packet from one network and rebroadcasts it to another network. No routing information is added to protocol.
- X. Peer to Peer: Networking architecture that treats all network stations as equal partners.
- Y. POT: Portable operator's terminal.
- Z. PUE: Performance usage effectiveness.

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- AA. RAM: Random access memory.
- BB. RF: Radio frequency.
- CC. Router: Device connecting two or more networks at network layer.
- DD. Server: Computer used to maintain system configuration, historical and programming database.
- EE. TCP/IP: Transport control protocol/Internet protocol.
- FF. UPS: Uninterruptible power supply.
- GG. USB: Universal Serial Bus.
- HH. User Datagram Protocol (UDP): This protocol assumes that the IP is used as the underlying protocol.
- II. VAV: Variable air volume.
- JJ. WLED: White light emitting diode.

### 1.4 PREINSTALLATION MEETING

- A. Preinstallation Conference: Attend a preconstruction conference at the CBJ Engineering Office to discuss DDC system integration with the CBJ Network and Server.

### 1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product include the following:
  1. Construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  2. Operating characteristics, electrical characteristics, and furnished accessories indicating process operating range, accuracy over range, control signal over range, default control signal with loss of power, calibration data specific to each unique application, electrical power requirements, and limitations of ambient operating environment, including temperature and humidity.
  3. Product description with complete technical data, performance curves, and product specification sheets.
  4. Installation, operation and maintenance instructions including factors effecting performance.
  5. Bill of materials of indicating quantity, manufacturer, and extended model number for each unique product.
    - a. Gateways.
    - b. Routers.
    - c. Protocol analyzers.
    - d. DDC controllers.
    - e. Enclosures.
    - f. Electrical power devices.
    - g. UPS units.
    - h. Accessories.
    - i. Instruments.

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- j. Control dampers and actuators.
  - k. Control valves and actuators.
  - 6. When manufacturer's product datasheets apply to a product series rather than a specific product model, clearly indicate and highlight only applicable information.
  - 7. Each submitted piece of product literature shall clearly cross reference specification and drawings that submittal is to cover.
- B. Software Submittal:
- 1. Cross-referenced listing of software to be loaded on each operator workstation, server, gateway, and DDC controller.
  - 2. Description and technical data of all software provided, and cross-referenced to products in which software will be installed.
  - 3. Operating system software, operator interface and programming software, color graphic software, DDC controller software, maintenance management software, and third-party software.
  - 4. Include a flow diagram and an outline of each subroutine that indicates each program variable name and units of measure.
  - 5. Listing and description of each engineering equation used with reference source.
  - 6. Listing and description of each constant used in engineering equations and a reference source to prove origin of each constant.
  - 7. Description of operator interface to alphanumeric and graphic programming.
  - 8. Description of each network communication protocol.
  - 9. Description of system database, including all data included in database, database capacity and limitations to expand database.
  - 10. Description of each application program and device drivers to be generated, including specific information on data acquisition and control strategies showing their relationship to system timing, speed, processing burden and system throughout.
  - 11. Controlled Systems: Instrumentation list with element name, type of device, manufacturer, model number, and product data. Include written description of sequence of operation including schematic diagram.
- C. Shop Drawings:
- 1. General Requirements:
    - a. Include cover drawing with Project name, location, Owner, Architect, Contractor and issue date with each Shop Drawings submission.
    - b. Include a drawing index sheet listing each drawing number and title that matches information in each title block.
    - c. Drawings Size: 11x17
  - 2. Include plans, elevations, sections, and mounting details where applicable.
  - 3. Include details of product assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
  - 4. Detail means of vibration isolation and show attachments to rotating equipment.
  - 5. Plan Drawings indicating the following:
    - a. Screened backgrounds of walls, structural grid lines, HVAC equipment, ductwork, and piping.
    - b. Room names and numbers with coordinated placement to avoid interference with control products indicated.
    - c. Each desktop workstation, server, gateway, router, DDC controller, control panel instrument connecting to DDC controller, and damper and valve connecting to DDC controller, if included in Project.

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- d. Exact placement of products in rooms, ducts, and piping to reflect proposed installed condition.
- e. Network communication cable and raceway routing.
- f. Proposed routing of wiring, cabling, conduit, and tubing, coordinated with building services for review before installation.
6. Schematic drawings for each controlled HVAC system indicating the following:
  - a. I/O points labeled with point names shown. Indicate instrument range, normal operating set points, and alarm set points. Indicate fail position of each damper and valve, if included in Project.
  - b. I/O listed in table format showing point name, type of device, manufacturer, model number, and cross-reference to product data sheet number.
  - c. A graphic showing location of control I/O in proper relationship to HVAC system.
  - d. Wiring diagram with each I/O point having a unique identification and indicating labels for all wiring terminals.
  - e. Unique identification of each I/O that shall be consistently used between different drawings showing same point.
  - f. Elementary wiring diagrams of controls for HVAC equipment motor circuits including interlocks, switches, relays, and interface to DDC controllers.
  - g. Narrative sequence of operation.
  - h. Graphic sequence of operation, showing all inputs and output logical blocks.
7. Control panel drawings indicating the following:
  - a. Panel dimensions, materials, size, and location of field cable, raceways, and tubing connections.
  - b. Interior subpanel layout, drawn to scale and showing all internal components, cabling and wiring raceways, nameplates, and allocated spare space.
  - c. Front, rear, and side elevations and nameplate legend.
  - d. Unique drawing for each panel.
8. DDC system network riser diagram indicating the following:
  - a. Each device connected to network with unique identification for each.
  - b. Interconnection of each different network in DDC system.
  - c. For each network, indicate communication protocol, speed and physical means of interconnecting network devices, such as copper cable type, or optical fiber cable type. Indicate raceway type and size for each.
  - d. Each network port for connection of an operator workstation or other type of operator interface with unique identification for each.
9. DDC system electrical power riser diagram indicating the following:
  - a. Each point of connection to field power with requirements (volts/phase/hertz/amperes/connection type) listed for each.
  - b. Each control power supply including, as applicable, transformers, power-line conditioners, transient voltage suppression and high filter noise units, DC power supplies, and UPS units with unique identification for each.
  - c. Each product requiring power with requirements (volts/phase/hertz/amperes/connection type) listed for each.
  - d. Power wiring type and size, race type, and size for each.
10. Monitoring and control signal diagrams indicating the following:
  - a. Control signal cable and wiring between controllers and I/O.
  - b. Point-to-point schematic wiring diagrams for each product.
  - c. Control signal tubing to sensors, switches, and transmitters.
  - d. Process signal tubing to sensors, switches, and transmitters.
11. Color graphics indicating the following:
  - a. Itemized list of color graphic displays to be provided.

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- b. For each display screen to be provided, a true color copy showing layout of pictures, graphics, and data displayed.
  - c. Intended operator access between related hierarchical display screens.
- D. System Description:
1. Full description of DDC system architecture, network configuration, operator interfaces and peripherals, servers, controller types and applications, gateways, routers and other network devices, and power supplies.
  2. Complete listing and description of each report, log and trend for format and timing, and events which initiate generation.
  3. System and product operation under each potential failure condition including, but not limited to, the following:
    - a. Loss of power.
    - b. Loss of network communication signal.
    - c. Loss of controller signals to inputs and outputs.
    - d. Operator workstation failure.
    - e. Server failure.
    - f. Gateway failure.
    - g. Network failure
    - h. Controller failure.
    - i. Instrument failure.
    - j. Control damper and valve actuator failure.
  4. Complete bibliography of documentation and media to be delivered to Owner.
  5. Description of testing plans and procedures.
  6. Description of Owner training.

### 1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data:
1. Systems Provider Qualification Data:
    - a. Resume of project manager assigned to Project.
    - b. Resumes of application engineering staff assigned to Project.
    - c. Resumes of installation and programming technicians assigned to Project.
    - d. Resumes of service technicians assigned to Project.
    - e. Brief description of past project including physical address, floor area, number of floors, building system cooling and heating capacity, and building's primary function.
    - f. Description of past project DDC system, noting similarities to Project scope and complexity indicated.
    - g. Names of staff assigned to past project that will also be assigned to execute work of this Project.
    - h. Owner contact information for past project including name, phone number, and e-mail address.
    - i. Contractor contact information for past project including name, phone number, and e-mail address.
    - j. Engineer contact information for past project including name, phone number, and e-mail address.
  2. Manufacturer's qualification data.
  3. Testing agency's qualifications data.
- B. Product Certificates:

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1. Data Communications Protocol Certificates: Certifying that each proposed DDC system component complies with ASHRAE 135.

C. Field quality-control reports.

D. Sample Warranty: For manufacturer's warranty.

### 1.7 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For DDC system to include in emergency, operation, and maintenance manuals.

1. In addition to items specified in Section 017823 "Operation and Maintenance Data," include the following:

- a. Project Record Drawings of as-built versions of submittal Shop Drawings provided in electronic PDF format.
- b. Testing and commissioning reports and checklists of completed final versions of reports, checklists, and trend logs.
- c. As-built versions of submittal Product Data.
- d. Names, addresses, e-mail addresses, and 24-hour telephone numbers of Installer and service representatives for DDC system and products.
- e. Operator's manual with procedures for operating control systems including logging on and off, handling alarms, producing point reports, trending data, overriding computer control, and changing set points and variables.
- f. Programming manuals with description of programming language and syntax, of statements for algorithms and calculations used, of point database creation and modification, of program creation and modification, and of editor use.
- g. Engineering, installation, and maintenance manuals that explain how to:
  - 1) Design and install new points, panels, and other hardware.
  - 2) Perform preventive maintenance and calibration.
  - 3) Debug hardware problems.
  - 4) Repair or replace hardware.
- h. Documentation of all programs created using custom programming language including set points, tuning parameters, and object database.
- i. Backup copy of graphic files, programs, and database on electronic media such as DVDs.
- j. List of recommended spare parts with part numbers and suppliers.
- k. Complete original-issue documentation, installation, and maintenance information for furnished third-party hardware including computer equipment and sensors.
- l. Complete original-issue copies of furnished software, including operating systems, custom programming language, operator workstation software, and graphics software.
- m. Licenses, guarantees, and warranty documents.
- n. Recommended preventive maintenance procedures for system components, including schedule of tasks such as inspection, cleaning, and calibration; time between tasks; and task descriptions.
- o. Owner training materials.

### 1.8 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials and parts that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

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- B. Furnish quantity indicated of matching product(s) in Project inventory for each unique size and type of following:
  - 1. Programmable Application Controller: If the existing Microzone controllers are upgraded, furnish one spare upgrade board for each Microzone controller.

### 1.9 QUALITY ASSURANCE

- A. DDC System Manufacturer Qualifications:
  - 1. Nationally recognized manufacturer of DDC systems and products.
  - 2. DDC systems with similar requirements to those indicated for a continuous period of five years within time of bid.
  - 3. DDC systems and products that have been successfully tested and in use on at least three similar past projects.
  - 4. Having complete published catalog literature, installation, operation, and maintenance manuals for all products intended for use.
  - 5. Having full-time in-house employees for the following:
    - a. Product research and development.
    - b. Product and application engineering.
    - c. Product manufacturing, testing, and quality control.
    - d. Technical support for DDC system installation training, commissioning, and troubleshooting of installations.
    - e. Owner operator training.
- B. DDC System Provider Qualifications:
  - 1. Authorized representative of, and trained by, DDC system manufacturer.
  - 2. In-place facility located within the State of Alaska.
  - 3. Demonstrated past experience with installation of DDC system products being installed for period within five consecutive years before time of bid.
  - 4. Demonstrated past experience on five projects of similar complexity, scope, and value.
  - 5. Each person assigned to Project shall have demonstrated past experience.
  - 6. Staffing resources of competent and experienced full-time employees that are assigned to execute work according to schedule.
  - 7. Service and maintenance staff assigned to support Project during warranty period.
  - 8. Product parts inventory to support on-going DDC system operation for a period of not less than 5 years after Substantial Completion.
  - 9. DDC system manufacturer's backing to take over execution of Work, if necessary, to comply with requirements indicated. Include Project-specific written letter, signed by manufacturer's corporate officer, if requested.

### 1.10 WARRANTY

- A. Manufacturer's Warranty: Manufacturer and Installer agree to repair or replace products that fail in materials or workmanship within specified warranty period.
  - 1. Failures shall be adjusted, repaired, or replaced at no additional cost or reduction in service to Owner.
  - 2. Include updates or upgrades to software and firmware, if necessary, to resolve deficiencies. Install updates only after receiving Owner's written authorization.
  - 3. Warranty service shall occur during normal business hours and commence within 24 hours of Owner's warranty service request.
  - 4. Warranty Period: One year(s) from date of Substantial Completion.



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### PART 2 - PRODUCTS

#### 2.1 DDC SYSTEM MANUFACTURERS

- A. Approved Manufacturers:
1. Automated Logic: Provided by Meridian Systems Inc.  
401 W International Airport Rd, Suite 13, Anchorage, AK 99518
  2. LONG Building Automation: Provided by LONG Building Technologies, Inc.  
5660 B St, Anchorage, Alaska 99518
  3. Delta Controls: Provided by Alaska Integrated Services  
383 Industrial Way Ste. 100, Anchorage, Alaska 99501
  4. Siemens Controls: Provided by Siemens Industry, Inc.  
5333 Fairbanks St., Ste. B, Anchorage, AK 99518
  5. Johnson Controls: Provided by Johnson Controls Inc.  
5430 Fairbanks Street Ste. 7 Anchorage AK 99518
  6. Alerton and Delta Controls: Provided by Convergent Technologies  
139 East 51<sup>st</sup> Avenue, Anchorage, Alaska 99503

#### 2.2 DDC SYSTEM DESCRIPTION

- A. Microprocessor-based monitoring and control including analog/digital conversion and program logic. A control loop or subsystem in which digital and analog information is received and processed by a microprocessor, and digital control signals are generated based on control algorithms and transmitted to field devices to achieve a set of predefined conditions.
1. DDC system shall consist of a high-speed, peer-to-peer network of distributed DDC controllers, other network devices, operator interfaces, and software.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

#### 2.3 WEB ACCESS

- A. DDC system shall be web compatible.
1. Web-Compatible Access to DDC System:
    - a. CBJ server shall perform overall system supervision and configuration, graphical user interface, management report generation, and alarm annunciation.
    - b. DDC system shall support web browser access to building data. Operator using a standard web browser shall be able to access control graphics and change adjustable set points.
    - c. Web access shall be password protected.

#### 2.4 PERFORMANCE REQUIREMENTS

- A. Surface-Burning Characteristics: Products installed in ducts, equipment, and return-air paths shall comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
1. Flame-Spread Index: 25 or less.
  2. Smoke-Developed Index: 50 or less.
- B. DDC System Speed:

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1. Response Time of Connected I/O:
    - a. AI point values connected to DDC system shall be updated at least every two seconds for use by DDC controllers. Points used globally shall also comply with this requirement.
    - b. BI point values connected to DDC system shall be updated at least every two seconds for use by DDC controllers. Points used globally shall also comply with this requirement.
    - c. AO points connected to DDC system shall begin to respond to controller output commands within one second(s). Global commands shall also comply with this requirement.
    - d. BO point values connected to DDC system shall respond to controller output commands within one second(s). Global commands shall also comply with this requirement.
  2. Display of Connected I/O:
    - a. Analog point COV connected to DDC system shall be updated and displayed at least every five seconds for use by operator.
    - b. Binary point COV connected to DDC system shall be updated and displayed at least every five seconds for use by operator.
    - c. Alarms of analog and digital points connected to DDC system shall be displayed within 15 seconds of activation or change of state.
    - d. Graphic display refresh shall update within four seconds.
    - e. Point change of values and alarms displayed from workstation to workstation when multiple operators are viewing from multiple workstations shall not exceed graphic refresh rate indicated.
- C. Network Bandwidth: Design each network of DDC system to include at least 30 percent available spare bandwidth with DDC system operating under normal and heavy load conditions indicated. Calculate bandwidth usage, and apply a safety factor to ensure that requirement is satisfied when subjected to testing under worst case conditions.
- D. DDC System Data Storage: Include capability to continuously archive data on the CBJ Network for all I/O points connected to system, including alarms, event histories, transaction logs, trends and other information indicated.
- E. DDC Data Access:
1. When logged into the system, operator shall be able to also interact with any DDC controller connected to DDC system as required for functional operation of DDC system.
  2. System(s) shall be used for application configuration; for archiving, reporting and trending of data; for operator transaction archiving and reporting; for network information management; for alarm annunciation; and for operator interface tasks and controls application management.
- F. Input Point Displayed Accuracy: Input point displayed values shall meet following end-to-end overall system accuracy, including errors associated with meter, sensor, transmitter, lead wire or cable, and analog to digital conversion.
1. Flow:
    - a. Air: Within 5 percent of design flow rate.
    - b. Air (Terminal Units): Within 10 percent of design flow rate.
    - c. Water: Within 5 percent of design flow rate.
  2. Gas:
    - a. Carbon Dioxide: Within 50 ppm.
    - b. Carbon Monoxide: Within 5 percent of reading.

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3. Moisture (Relative Humidity):
    - a. Air: Within 5 percent RH.
    - b. Space: Within 5 percent RH.
    - c. Outdoor: Within 5 percent RH.
  4. Pressure:
    - a. Air, Ducts and Equipment: 1 percent of instrument range.
    - b. Space: Within 1 percent of instrument range.
    - c. Water: Within 1 percent of instrument range.
  5. Temperature, Dew Point:
    - a. Air: Within 0.5 deg F.
    - b. Space: Within 0.5 deg F.
    - c. Outdoor: Within 2 deg F.
  6. Temperature, Dry Bulb:
    - a. Air: Within 0.5 deg F.
    - b. Space: Within 0.5 deg F.
    - c. Outdoor: Within 1 deg F.
    - d. Heating Hot Water: Within 0.5 deg F.
    - e. Temperature Difference: Within 0.25 deg F
- G. Precision of I/O Reported Values: Values reported in database and displayed shall have following precision:
1. Current
    - a. Milliamperes: Nearest 1/100th of a milliampere.
    - b. Amperes: Nearest 1/10th of an ampere up to 100 A; nearest ampere for 100 A and more.
  2. Flow:
    - a. Air: Nearest cfm.
    - b. Water: Nearest gpm.
  3. Moisture (Relative Humidity): Nearest 1 percent.
  4. Position, Dampers and Valves (Percentage Open): Nearest 1 percent.
  5. Pressure:
    - a. Air, Ducts and Equipment: Nearest 1/10th in. w.c.
    - b. Space: Nearest 1/100th in. w.c.
    - c. Water: Nearest 1/10 psig through 100 psig; nearest psig above 100 psig
  6. Temperature:
    - a. Air, Ducts and Equipment: Nearest 1/10th of a degree.
    - b. Outdoor: Nearest 1/10<sup>th</sup> degree.
    - c. Space: Nearest 1/10th of a degree.
    - d. Heating Hot Water: Nearest degree.
- H. Environmental Conditions for Controllers, Gateways, and Routers:
1. Products shall operate without performance degradation under ambient environmental temperature, pressure and humidity conditions encountered for installed location.
    - a. If product alone cannot comply with requirement, install product in a protective enclosure that is isolated and protected from conditions impacting performance. Enclosure shall be internally insulated, electrically heated, cooled and ventilated as required by product and application.
  2. Products shall be protected with enclosures satisfying the following minimum requirements unless more stringent requirements are indicated. Products not available with integral enclosures complying with requirements indicated shall be housed in protective secondary enclosures. Installed location shall dictate the following NEMA 250 enclosure requirements:

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- a. Outdoors, Protected: Type 3
  - b. Outdoors, Unprotected: Type 4X.
  - c. Indoors, Heated with Filtered Ventilation: Type 1
  - d. Indoors, Heated with Non-Filtered Ventilation: Type 2
  - e. Indoors, Heated and Air Conditioned: Type 1
  - f. Mechanical Equipment Rooms:
    - 1) Chiller and Boiler Rooms: Type 12
    - 2) Air-Moving Equipment Rooms: Type 1
  - g. Within Duct Systems and Air-Moving Equipment Not Exposed to Possible Condensation: Type 2
  - h. Within Duct Systems and Air-Moving Equipment Exposed to Possible Condensation: Type 4X
- I. Environmental Conditions for Instruments and Actuators:
1. Instruments and actuators shall operate without performance degradation under the ambient environmental temperature, pressure, humidity, and vibration conditions specified and encountered for installed location.
    - a. If instruments and actuators alone cannot comply with requirement, install instruments and actuators in protective enclosures that are isolated and protected from conditions impacting performance. Enclosure shall be internally insulated, electrically heated, and ventilated as required by instrument and application.
  2. Instruments, actuators and accessories shall be protected with enclosures satisfying the following minimum requirements unless more stringent requirements are indicated. Instruments and actuators not available with integral enclosures complying with requirements indicated shall be housed in protective secondary enclosures. Installed location shall dictate the following NEMA 250 enclosure requirements:
    - a. Outdoors, Protected: Type 2
    - b. Outdoors, Unprotected: Type 4
    - c. Indoors, Heated with Filtered Ventilation: Type 1
    - d. Indoors, Heated with Non-Filtered Ventilation: Type 2
    - e. Indoors, Heated and Air-conditioned: Type 1
    - f. Mechanical Equipment Rooms:
      - 1) Chiller and Boiler Rooms: Type 12
      - 2) Air-Moving Equipment Rooms: Type 1
    - g. Localized Areas Exposed to Washdown: Type 4
    - h. Within Duct Systems and Air-Moving Equipment Not Exposed to Possible Condensation: Type 2
    - i. Within Duct Systems and Air-Moving Equipment Exposed to Possible Condensation: Type 4X
    - j. Hazardous Locations: Explosion-proof rating for condition.
- J. UPS: DDC system products powered by UPS units shall include the following:
1. DDC controllers
  2. Gateways
  3. Network Switches
  4. Transformers
  5. HMI Device
- K. Continuity of Operation after Electric Power Interruption:
1. Equipment and associated factory-installed controls, field-installed controls, electrical equipment, and power supply connected to building normal and backup power systems shall

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automatically return equipment and associated controls to operating state occurring immediately before loss of normal power, without need for manual intervention by operator when power is restored either through backup power source or through normal power if restored before backup power is brought online.

### 2.5 HUMAN-MACHINE INTERFACE

- A. Description: Computer-based panel for displaying DDC graphic screens.
  - 1. Touch Panel: LED backlit, minimum 10" diagonal, minimum 800600 resolution; aspect ratio 4:3
  - 2. Operating System: Windows 10
  - 3. CPU: Minimum dual core 1.86 GHz
  - 4. Memory: 2 GB minimum
  - 5. Video Card: 128/224 MB of shared memory

### 2.6 CBJ DDC SYSTEM OPERATOR INTERFACES

- A. Operator Means of System Access: Operator shall be able to access entire DDC system through any of multiple means, including, but not limited to, the following:
  - 1. Desktop and portable workstation with hardwired connection through LAN port.
  - 2. Portable operator terminal with hardwired connection through LAN port.
  - 3. Portable operator workstation with wireless connection through LAN router.
  - 4. Mobile device and application with secured wireless connection through LAN router or cellular data service.
  - 5. Remote connection through web access.
- B. Access to system, regardless of operator means used, shall be transparent to operator.
- C. Network Ports: For hardwired connection of desktop or portable workstation. Network port shall be easily accessible, properly protected, clearly labeled, and installed at the following locations:
  - 1. Each control panel.
- D. Portable Workstations:
  - 1. Connect to DDC system Level one LAN through a communications port directly on LAN or through a communications port on a DDC controller.
  - 2. Able to communicate with any device located on any DDC system LAN.
  - 3. Connect to DDC system Level two or Level three LAN through a communications port on an application-specific controller, or a room temperature sensor connected to an application-specific controller.
  - 4. Connect to system through a wireless router connected to Level one LAN.
  - 5. Connect to system through a cellular data service.
  - 6. Portable workstation shall be able to communicate with any device connected to any system LAN regardless of point of physical connection to system.
  - 7. Monitor, program, schedule, adjust set points, and report capabilities of I/O connected anywhere in system.
  - 8. Have dynamic graphic displays that are identical to desktop workstations.
- E. Critical Alarm Reporting:
  - 1. Operator-selected critical alarms shall be sent by DDC system to notify operator of critical alarms that require immediate attention.

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2. DDC system shall send alarm notification to multiple recipients that are assigned for each alarm.
  3. DDC system shall notify recipients by any or all means, including e-mail, text message and prerecorded phone message to mobile and landline phone numbers.
- F. Simultaneous Operator Use: Capable of accommodating up to five simultaneous operators (upgradable in the future to up to 15 users) that are accessing DDC system through any one of operator interfaces indicated.

### 2.7 NETWORKS

- A. Acceptable networks for connecting network controllers include the following:
1. IP.
  2. IEEE 8802-3, Ethernet.
- B. Acceptable networks for connecting programmable application controllers include the following:
1. IP.
  2. IEEE 8802-3, Ethernet.
- C. Acceptable networks for connecting application-specific controllers include the following:
1. ATA 878.1, ARCNET.
  2. EIA-485A.
  3. IP.
  4. IEEE 8802-3, Ethernet.

### 2.8 DDC SYSTEM WIRELESS NETWORKS

- A. Wireless networks are not allowed.

### 2.9 SYSTEM SOFTWARE

- A. System Software Minimum Requirements:
1. Real-time multitasking and multiuser 64-bit operating system that allows concurrent multiple operator workstations operating and concurrent execution of multiple real-time programs and custom program development.
  2. Operating system shall be capable of operating DOS and Microsoft Windows applications.
  3. Database management software shall manage all data on an integrated and non-redundant basis. Additions and deletions to database shall be without detriment to existing data. Include cross linkages so no data required by a program can be deleted by an operator until that data have been deleted from respective programs.
  4. Network communications software shall manage and control multiple network communications to provide exchange of global information and execution of global programs.
  5. Operator interface software shall include day-to-day operator transaction processing, alarm and report handling, operator privilege level and data segregation control, custom programming, and online data modification capability.
  6. Scheduling software shall schedule centrally based time and event, temporary, and exception day programs.

- B. Operator Interface Software:

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1. Minimize operator training through use of English language prorating and English language point identification.
2. Minimize use of a typewriter-style keyboard through use of a pointing device similar to a mouse.
3. Operator sign-off shall be a manual operation or, if no keyboard or mouse activity takes place, an automatic sign-off.
4. Automatic sign-off period shall be programmable from one to 60 minutes in one-minute increments on a per operator basis.
5. Operator sign-on and sign-off activity shall be recorded and sent to printer.
6. Security Access:
  - a. Operator access to DDC system shall be under password control.
  - b. An alphanumeric password shall be field assignable to each operator.
  - c. Operators shall be able to access DDC system by entry of proper password.
  - d. Operator password shall be same regardless of which computer or other interface means is used.
  - e. Additions or changes made to passwords shall be updated automatically.
  - f. Each operator shall be assigned an access level to restrict access to data and functions the operator is cable of performing.
  - g. Software shall have at least five access levels.
  - h. Each menu item shall be assigned an access level so that a one-for-one correspondence between operator assigned access level(s) and menu item access level(s) is required to gain access to menu item.
  - i. Display menu items to operator with those capable of access highlighted. Menu and operator access level assignments shall be online programmable and under password control.
7. Data Segregation:
  - a. Include data segregation for control of specific data routed to a workstation, to an operator or to a specific output device, such as a printer.
  - b. Include at least 32 segregation groups.
  - c. Segregation groups shall be selectable such as "fire points," "fire points on second floor," "space temperature points," "HVAC points," and so on.
  - d. Points shall be assignable to multiple segregation groups. Display and output of data to printer or monitor shall occur where there is a match of operator or peripheral segregation group assignment and point segregations.
  - e. Alarms shall be displayed and printed at each peripheral to which segregation allows, but only those operators assigned to peripheral and having proper authorization level will be allowed to acknowledge alarms.
  - f. Operators and peripherals shall be assignable to multiple segregation groups and all assignments are to be online programmable and under password control.
8. Operators shall be able to perform commands including, but not limited to, the following:
  - a. Start or stop selected equipment.
  - b. Adjust set points.
  - c. Add, modify, and delete time programming.
  - d. Enable and disable process execution.
  - e. Lock and unlock alarm reporting for each point.
  - f. Enable and disable totalization for each point.
  - g. Enable and disable trending for each point.
  - h. Override control loop set points.
  - i. Enter temporary override schedules.
  - j. Define holiday schedules.
  - k. Change time and date.

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- l. Enter and modify analog alarm limits.
  - m. Enter and modify analog warning limits.
  - n. View limits.
  - o. Enable and disable demand limiting.
  - p. Enable and disable duty cycle.
  - q. Display logic programming for each control sequence.
  9. Reporting:
    - a. Generated automatically and manually.
    - b. Sent to displays, printers and disk files.
    - c. Types of Reporting:
      - 1) General listing of points.
      - 2) List points currently in alarm.
      - 3) List of off-line points.
      - 4) List points currently in override status.
      - 5) List of disabled points.
      - 6) List points currently locked out.
      - 7) List of items defined in a "Follow-Up" file.
      - 8) List weekly schedules.
      - 9) List holiday programming.
      - 10) List of limits and deadbands.
  10. Summaries: For specific points, for a logical point group, for an operator selected group(s), or for entire system without restriction due to hardware configuration.
- C. Graphic Interface Software:
1. Include a full interactive graphical selection means of accessing and displaying system data to operator. Include at least five levels with the penetration path operator assignable (for example, site, building, floor, air-handling unit, and supply temperature loop). Native language descriptors assigned to menu items are to be operator defined and modifiable under password control.
  2. Include a hierarchical-linked dynamic graphic operator interface for accessing and displaying system data and commanding and modifying equipment operation. Interface shall use a pointing device with pull-down or penetrating menus, color and animation to facilitate operator understanding of system.
  3. Include at least 10 levels of graphic penetration with the hierarchy operator assignable.
  4. Descriptors for graphics, points, alarms and such shall be modified through operator's workstation under password control.
  5. Graphic displays shall be online user definable and modifiable using the hardware and software provided.
  6. Data to be displayed within a graphic shall be assignable regardless of physical hardware address, communication or point type.
  7. Graphics are to be online programmable and under password control.
  8. Points may be assignable to multiple graphics where necessary to facilitate operator understanding of system operation.
  9. Graphics shall also contain software points.
  10. Penetration within a graphic hierarchy shall display each graphic name as graphics are selected to facilitate operator understanding.
  11. Back-trace feature shall permit operator to move upward in the hierarchy using a pointing device. Back trace shall show all previous penetration levels. Include operator with option of showing each graphic full screen size with back trace as horizontal header or by showing a "stack" of graphics, each with a back trace.
  12. Display operator accessed data on the monitor.



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13. Operator shall select further penetration using pointing device to click on a site, building, floor, area, equipment, and so on. Defined and linked graphic below that selection shall then be displayed.
  14. Include operator with means to directly access graphics without going through penetration path.
  15. Dynamic data shall be assignable to graphics.
  16. Display points (physical and software) with dynamic data provided by DDC system with appropriate text descriptors, status or value, and engineering unit.
  17. Use color, rotation, or other highly visible means, to denote status and alarm states. Color shall be variable for each class of points, as chosen by operator.
  18. Points shall be dynamic with operator adjustable update rates on a per point basis from one second to over a minute.
  19. For operators with appropriate privilege, points shall be commanded directly from display using pointing device.
    - a. For an analog command point such as set point, current conditions and limits shall be displayed and operator can position new set point using pointing device.
    - b. For a digital command point such as valve position, valve shall show its current state such as open or closed and operator could select alternative position using pointing device.
    - c. Keyboard equivalent shall be available for those operators with that preference.
  20. Operator shall be able to split or resize viewing screen into quadrants to show one graphic on one quadrant of screen and other graphics or spreadsheet, bar chart, word processing, curve plot and other information on other quadrants on screen. This feature shall allow real-time monitoring of one part of system while displaying other parts of system or data to better facilitate overall system operation.
  21. Help Features:
    - a. On-line context-sensitive help utility to facilitate operator training and understanding.
    - b. Bridge to further explanation of selected keywords. Document shall contain text and graphics to clarify system operation.
      - 1) If help feature does not have ability to bridge on keywords for more information, a complete set of user manuals shall be provided in an indexed word-processing program, which shall run concurrently with operating system software.
    - c. Available for Every Menu Item:
      - 1) Index items for each system menu item.
  22. Graphic generation software shall allow operator to add, modify, or delete system graphic displays.
    - a. Include libraries of symbols depicting HVAC symbols such as fans, coils, filters, dampers, valves pumps, and electrical symbols.
    - b. Graphic development package shall use a pointing device in conjunction with a drawing program to allow operator to perform the following:
      - 1) Define background screens.
      - 2) Define connecting lines and curves.
      - 3) Locate, orient and size descriptive text.
      - 4) Define and display colors for all elements.
      - 5) Establish correlation between symbols or text and associated system points or other displays.
- D. Customizing Software:
1. Software to modify and tailor DDC system to specific and unique requirements of equipment installed, to programs implemented and to staffing and operational practices planned.

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2. Online modification of DDC system configuration, program parameters, and database using menu selection and keyboard entry of data into preformatted display templates.
3. As a minimum, include the following modification capability:
  - a. Operator assignment shall include designation of operator passwords, access levels, point segregation and auto sign-off.
  - b. Peripheral assignment capability shall include assignment of segregation groups and operators to consoles and printers, designation of backup workstations and printers, designation of workstation header points and enabling and disabling of print-out of operator changes.
  - c. System configuration and diagnostic capability shall include communications and peripheral port assignments, DDC controller assignments to network, DDC controller enable and disable, assignment of command trace to points and application programs and initiation of diagnostics.
  - d. System text addition and change capability shall include English or native language descriptors for points, segregation groups and access levels and action messages for alarms, run time and trouble condition.
  - e. Time and schedule change capability shall include time and date set, time and occupancy schedules, exception and holiday schedules and daylight savings time schedules.
  - f. Point related change capability shall include the following:
    - 1) System and point enable and disable.
    - 2) Run-time enable and disable.
    - 3) Assignment of points to segregation groups, calibration tables, lockout, and run time and to a fixed I/O value.
    - 4) Assignment of alarm and warning limits.
  - g. Application program change capability shall include the following:
    - 1) Enable and disable of software programs.
    - 2) Programming changes.
    - 3) Assignment of comfort limits, global points, time and event initiators, time and event schedules and enable and disable time and event programs.
4. Software shall allow operator to add points, or groups of points, to DDC system and to link them to energy optimization and management programs. Additions and modifications shall be online programmable using operator workstation, downloaded to other network devices and entered into their databases. After verification of point additions and associated program operation, database shall be uploaded and recorded on hard drive and disk for archived record.
5. Include high-level language programming software capability for implementation of custom DDC programs. Software shall include a compiler, linker, and up- and down-load capability.
6. Include a library of DDC algorithms, intrinsic control operators, arithmetic, logic and relational operators for implementation of control sequences. Also include, as a minimum, the following:
  - a. Proportional control (P).
  - b. Proportional plus integral (PI).
  - c. Proportional plus integral plus derivative (PID).
  - d. Adaptive and intelligent self-learning control.
    - 1) Algorithm shall monitor loop response to output corrections and adjust loop response characteristics according to time constant changes imposed.
    - 2) Algorithm shall operate in a continuous self-learning manner and shall retain in memory a stored record of system dynamics so that on system shut down and restart, learning process starts from where it left off.

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7. Fully implemented intrinsic control operators including sequence, reversing, ratio, time delay, time of day, highest select AO, lowest select AO, analog controlled digital output, analog control AO, and digitally controlled AO.
  8. Logic operators such as "And," "Or," "Not," and others that are part of a standard set available with a high-level language.
  9. Arithmetic operators such as "Add," "Subtract," "Multiply," "Divide," and others that are part of a standard set available with a high-level language.
  10. Relational operators such as "Equal To," "Not Equal To," "Less Than," "Greater Than," and others that are part of a standard set available with a high-level language.
- E. Alarm Handling Software:
1. Include alarm handling software to report all alarm conditions monitored and transmitted through DDC controllers gateways and other network devices.
  2. Include first in, first out handling of alarms according to alarm priority ranking, with most critical alarms first, and with buffer storage in case of simultaneous and multiple alarms.
  3. Alarm handling shall be active at all times to ensure that alarms are processed even if an operator is not currently signed on to DDC system.
  4. Alarms display shall include the following:
    - a. Indication of alarm condition such as "Abnormal Off," "Hi Alarm," and "Low Alarm."
    - b. "Analog Value" or "Status" group and point identification with native language point descriptor such as "Space Temperature, Building 110, 2nd Floor, Room 212."
    - c. Discrete per point alarm action message, such as "Call Maintenance Dept. Ext-5561."
    - d. Include extended message capability to allow assignment and printing of extended action messages. Capability shall be operator programmable and assignable on a per point basis.
  5. Alarms shall be directed to appropriate operator workstations, printers, and individual operators by privilege level and segregation assignments.
  6. Send e-mail alarm messages to designated operators.
  7. Send e-mail, page, text and voice messages to designated operators for critical alarms.
  8. Alarms shall be categorized and processed by class.
    - a. Class 1:
      - 1) Associated with fire, security and other extremely critical equipment monitoring functions; have alarm, trouble, return to normal, and acknowledge conditions printed and displayed.
      - 2) Unacknowledged alarms to be placed in unacknowledged alarm buffer.
      - 3) All conditions shall cause an audible sound and shall require individual acknowledgment to silence audible sound.
    - b. Class 2:
      - 1) Critical, but not life-safety related, and processed same as Class 1 alarms, except do not require individual acknowledgment.
      - 2) Acknowledgement may be through a multiple alarm acknowledgment.
    - c. Class 3:
      - 1) General alarms; printed, displayed and placed in unacknowledged alarm buffer queues.
      - 2) Each new alarm received shall cause an audible sound. Audible sound shall be silenced by "acknowledging" alarm or by pressing a "silence" key.
      - 3) Acknowledgement of queued alarms shall be either on an individual basis or through a multiple alarm acknowledgement.
      - 4) Alarms returning to normal condition shall be printed and not cause an audible sound or require acknowledgment.
    - d. Class 4:

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- 1) Routine maintenance or other types of warning alarms.
  - 2) Alarms to be printed only, with no display, no audible sound and no acknowledgment required.
9. Include an unacknowledged alarm indicator on display to alert operator that there are unacknowledged alarms in system. Operator shall be able to acknowledge alarms on an individual basis or through a multiple alarm acknowledge key, depending on alarm class.
10. To ensure that no alarm records are lost, it shall be possible to assign a backup printer to accept alarms in case of failure of primary printer.
- F. Reports and Logs:
1. Include reporting software package that allows operator to select, modify, or create reports using DDC system I/O point data available.
  2. Each report shall be definable as to data content, format, interval and date.
  3. Report data shall be sampled and stored on DDC controller, within storage limits of DDC controller, and then uploaded to archive on server for historical reporting.
  4. Operator shall be able to obtain real-time logs of all I/O points by type or status, such as alarm, point lockout, or normal.
  5. Reports and logs shall be stored on server hard drives in a format that is readily accessible by other standard software applications, including spreadsheets and word processing.
  6. Reports and logs shall be readily printed and set to be printed either on operator command or at a specific time each day.
- G. Standard Reports: Standard DDC system reports shall be provided and operator shall be able to customize reports later.
1. All I/O: With current status and values.
  2. Alarm: All current alarms, except those in alarm lockout.
  3. Disabled I/O: All I/O points that are disabled.
  4. Alarm Lockout I/O: All I/O points in alarm lockout, whether manual or automatic.
  5. Alarm Lockout I/O in Alarm: All I/O in alarm lockout that are currently in alarm.
  6. Logs:
    - a. Alarm history.
    - b. System messages.
    - c. System events.
    - d. Trends.
- H. Standard Trends:
1. Trend all I/O point present values, set points, and other parameters indicated for trending.
  2. Trends shall be associated into groups, and a trend report shall be set up for each group.
  3. Trends shall be stored within DDC controller and uploaded to CBJ server automatically on reaching 75% of DDC controller buffer limit, or by operator request, or by archiving time schedule.
  4. Preset trend intervals for each I/O point after review with Owner.
  5. Trend intervals shall be operator selectable from 10 seconds up to 60 minutes. Minimum number of consecutive trend values stored at one time shall be 100 per variable.
  6. Continuously archive the data to the CBJ server without overwriting.
  7. Archived and real-time trend data shall be available for viewing numerically and graphically by operators.
- I. Custom Trends: Operator shall be able to define a custom trend log for any I/O point in DDC system.
1. Each trend shall include interval, start time, and stop time.

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2. Data shall be sampled and stored on DDC controller, within storage limits of DDC controller, and then uploaded to archive on the CBJ server.
  3. Data shall be retrievable for use in spreadsheets and standard database programs.
- J. Programming Software:
1. Include programming software to execute sequences of operation indicated.
  2. Include programming routines in simple and easy to follow logic with detailed text comments describing what the logic does and how it corresponds to sequence of operation.
    - a. Graphic Based: Programming shall use a library of function blocks made from preprogrammed code designed for DDC control systems.
      - 1) Function blocks shall be assembled with interconnection lines that represent to control sequence in a flowchart.
      - 2) Programming tools shall be viewable in real time to show present values and logical results of each function block.
    - b. Menu Based: Not allowed.
    - c. Line by Line and Text Based: Not allowed.
  3. Include means for detecting programming errors and testing software control strategies with a simulation tool before implementing in actual control. Simulation tool may be inherent with programming software or as a separate product.
- K. Database Management Software:
1. Where a separate SQL database is used for information storage, DDC system shall include database management software that separates database monitoring and managing functions by supporting multiple separate windows.
  2. Database secure access shall be accomplished using standard SQL authentication including ability to access data for use outside of DDC system applications.
  3. Database management function shall include summarized information on trend, alarm, event, and audit for the following database management actions:
    - a. Backup.
    - b. Purge.
    - c. Restore.
  4. Database management software shall support the following:
    - a. Statistics: Display database server information and trend, alarm, event, and audit information on database.
    - b. Maintenance: Include method of purging records from trend, alarm, event and audit databases by supporting separate screens for creating a backup before purging, selecting database, and allowing for retention of a selected number of day's data.
    - c. Backup: Include means to create a database backup file and select a storage location.
    - d. Restore: Include a restricted means of restoring a database by requiring operator to have proper security level.
  5. Database management software shall include information of current database activity, including the following:
    - a. Ready.
    - b. Purging record from a database.
    - c. Action failed.
    - d. Refreshing statistics.
    - e. Restoring database.
    - f. Shrinking a database.
    - g. Backing up a database.
    - h. Resetting Internet information services.
    - i. Starting network device manager.

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- j. Shutting down the network device manager.
- k. Action successful.
6. Database management software monitoring functions shall continuously read database information once operator has logged on.
7. Include operator notification through on-screen pop-up display and e-mail message when database value has exceeded a warning or alarm limit.
8. Monitoring settings window shall have the following sections:
  - a. Allow operator to set and review scan intervals and start times.
  - b. E-mail: Allow operator to create and review e-mail and phone text messages to be delivered when a warning or an alarm is generated.
  - c. Warning: Allow operator to define warning limit parameters, set reminder frequency and link e-mail message.
  - d. Alarm: Allow operator to define alarm limit parameters, set reminder frequency and link e-mail message.
  - e. Database Login: Protect system from unauthorized database manipulation by creating a read access and a write access for each of trend, alarm, event and audit databases as well as operator proper security access to restore a database.
9. Monitoring settings taskbar shall include the following informational icons:
  - a. Normal: Indicates by color and size, or other easily identifiable means that all databases are within their limits.
  - b. Warning: Indicates by color and size, or other easily identifiable means that one or more databases have exceeded their warning limit.
  - c. Alarm: Indicates by color and size, or other easily identifiable means that one or more databases have exceeded their alarm limit.

### 2.10 ASHRAE 135 GATEWAYS

- A. Include BACnet communication ports, whenever available as an equipment OEM standard option, for integration via a single communication cable. BACnet-controlled plant equipment includes, but is not limited to, air-cooled condenser units and variable-speed drives.
- B. Include gateways to connect BACnet to legacy systems, existing non-BACnet devices, and existing non-BACnet DDC-controlled equipment, only when specifically requested and approved by Owner.
- C. Include with each gateway an interoperability schedule showing each point or event on legacy side that BACnet "client" will read, and each parameter that BACnet network will write to. Describe this interoperability of BACnet services, or BIBBs, defined in ASHRAE 135, Annex K.
- D. Gateway Minimum Requirements:
  1. Read and view all readable object properties on non-BACnet network to BACnet network and vice versa where applicable.
  2. Write to all writeable object properties on non-BACnet network from BACnet network and vice versa where applicable.
  3. Include single-pass (only one protocol to BACnet without intermediary protocols) translation from non-BACnet protocol to BACnet and vice versa.
  4. Comply with requirements of Data Sharing Read Property, Data Sharing Write Property, Device Management Dynamic Device Binding-B, and Device Management Communication Control BIBBs according to ASHRAE 135.

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5. Hardware, software, software licenses, and configuration tools for operator-to-gateway communications.
6. Backup programming and parameters on CD media and the ability to modify, download, backup, and restore gateway configuration.

### 2.11 DDC CONTROLLERS

- A. DDC system shall consist of a combination of network controllers, programmable application controllers and application-specific controllers to satisfy performance requirements indicated.
- B. DDC controllers shall perform monitoring, control, energy optimization and other requirements indicated.
- C. DDC controllers shall use a multitasking, multiuser, real-time digital control microprocessor with a distributed network database and intelligence.
- D. Each DDC controller shall be capable of full and complete operation as a completely independent unit and as a part of a DDC system wide distributed network.
- E. Environment Requirements:
  1. Controller hardware shall be suitable for the anticipated ambient conditions.
  2. Controllers located in conditioned space shall be rated for operation at 32 to 120 deg F
  3. Controllers located outdoors shall be rated for operation at -10 to 150 deg F
- F. Power and Noise Immunity:
  1. Controller shall operate at 90 to 110 percent of nominal voltage rating and shall perform an orderly shutdown below 80 percent of nominal voltage.
  2. Operation shall be protected against electrical noise of 5 to 120 Hz and from keyed radios with up to 5 W of power located within 36 inches of enclosure.
- G. DDC Controller Spare Processing Capacity:
  1. Include spare processing memory for each controller. RAM, PROM, or EEPROM will implement requirements indicated with the following spare memory:
    - a. Network Controllers: 50 percent.
    - b. Programmable Application Controllers: Not less than 60 percent.
    - c. Application-Specific Controllers: Not less than 70 percent.
  2. Memory shall support DDC controller's operating system and database and shall include the following:
    - a. Monitoring and control.
    - b. Energy management, operation and optimization applications.
    - c. Alarm management.
    - d. Historical trend data of all connected I/O points.
    - e. Maintenance applications.
    - f. Operator interfaces.
    - g. Monitoring of manual overrides.
- H. DDC Controller Spare I/O Point Capacity: Include spare I/O point capacity for each controller as follows:
  1. Network Controllers:
    - a. Minimum Spare I/O Points per Controller:
      - 1) AIs: Two

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- 2) AOs: Two
- 3) BIs: Three
- 4) BOs: Three
2. Programmable Application Controllers:
  - a. Minimum Spare I/O Points per Controller:
    - 1) AIs: Two
    - 2) AOs: Two
    - 3) BIs: Three
    - 4) BOs: Three
3. Application-Specific Controllers:
  - a. Minimum Spare I/O Points per Controller:
    - 1) AIs: One
    - 2) AOs: One
    - 3) BIs: One
    - 4) BOs: One
- I. Maintenance and Support: Include the following features to facilitate maintenance and support:
  1. Mount microprocessor components on circuit cards for ease of removal and replacement.
  2. Means to quickly and easily disconnect controller from network.
  3. Means to quickly and easily access connect to field test equipment.
  4. Visual indication that controller electric power is on, of communication fault or trouble, and that controller is receiving and sending signals to network.
- J. Input and Output Point Interface:
  1. Hardwired input and output points shall connect to network, programmable application and application-specific controllers.
  2. Input and output points shall be protected so shorting of point to itself, to another point, or to ground will not damage controller.
  3. Input and output points shall be protected from voltage up to 24 V of any duration so that contact will not damage controller.
  4. AIs:
    - a. AIs shall include monitoring of low-voltage (zero- to 10-V dc), current (4 to 20 mA) and resistance signals from thermistor and RTD sensors.
    - b. AIs shall be compatible with, and field configurable to, sensor and transmitters installed.
    - c. Controller AIs shall perform analog-to-digital (A-to-D) conversion with a minimum resolution of 8 bits or better to comply with accuracy requirements indicated.
    - d. Signal conditioning including transient rejection shall be provided for each AI.
    - e. Capable of being individually calibrated for zero and span.
    - f. Incorporate common-mode noise rejection of at least 50 dB from zero to 100 Hz for differential inputs, and normal-mode noise rejection of at least 20 dB at 60 Hz from a source impedance of 10000 ohms.
  5. AOs:
    - a. Controller AOs shall perform analog-to-digital (A-to-D) conversion with a minimum resolution of 8 bits or better to comply with accuracy requirements indicated.
    - b. Output signals shall have a range of 4 to 20 mA dc or zero- to 10-V dc as required to include proper control of output device.
    - c. Capable of being individually calibrated for zero and span.
    - d. AOs shall not exhibit a drift of greater than 0.4 percent of range per year.
  6. BIs:



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- a. Controller BIs shall accept contact closures and shall ignore transients of less than 5-ms duration.
  - b. Isolation and protection against an applied steady-state voltage of up to 180-V ac peak.
  - c. BIs shall include a wetting current of at least 12 mA to be compatible with commonly available control devices and shall be protected against effects of contact bounce and noise.
  - d. BIs shall sense "dry contact" closure without external power (other than that provided by the controller) being applied.
  - e. Pulse accumulation input points shall comply with all requirements of BIs and accept up to 10 pulses per second for pulse accumulation. Buffer shall be provided to totalize pulses. Pulse accumulator shall accept rates of at least 20 pulses per second. The totalized value shall be reset to zero on operator's command.
7. BOs:
- a. Controller BOs shall include relay contact closures or triac outputs for momentary and maintained operation of output devices.
    - 1) Relay contact closures shall have a minimum duration of 0.1 second. Relays shall include at least 180 V of isolation. Electromagnetic interference suppression shall be provided on all output lines to limit transients to non-damaging levels. Minimum contact rating shall be 1 A at 24-V ac.
    - 2) Triac outputs shall include at least 180 V of isolation. Minimum contact rating shall be 1 A at 24-V ac.
  - b. BOs shall include for two-state operation or a pulsed low-voltage signal for pulse-width modulation control.
  - c. BOs shall be selectable for either normally open or normally closed operation.
  - d. Include tristate outputs (two coordinated BOs) for control of three-point floating-type electronic actuators without feedback.
  - e. Limit use of three-point floating devices to VAV terminal unit control applications. Control algorithms shall operate actuator to one end of its stroke once every 24 hours for verification of operator tracking.

### 2.12 NETWORK CONTROLLERS

#### A. General Network Controller Requirements:

1. Include adequate number of controllers to achieve performance indicated.
2. System shall consist of one or more independent, standalone, microprocessor-based network controllers to manage global strategies indicated.
3. Controller shall have enough memory to support its operating system, database, and programming requirements.
4. Data shall be shared between networked controllers and other network devices.
5. Operating system of controller shall manage input and output communication signals to allow distributed controllers to share real and virtual object information and allow for central monitoring and alarms.
6. Controllers that perform scheduling shall have a real-time clock.
7. Controller shall continually check status of its processor and memory circuits. If an abnormal operation is detected, controller shall assume a predetermined failure mode and generate an alarm notification.
8. Controllers shall be fully programmable.

#### B. Communication:

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1. Network controllers shall communicate with other devices on DDC system Level one network.
  2. Network controller also shall perform routing if connected to a network of programmable application and application-specific controllers.
- C. Operator Interface:
1. Controller shall be equipped with a service communications port for connection to a portable operator's workstation.
  2. Local Keypad and Display:
    - a. Equip controller with local keypad and digital display for interrogating and editing data.
    - b. Use of keypad and display shall require security password.
- D. Serviceability:
1. Controller shall be equipped with diagnostic LEDs or other form of local visual indication of power, communication, and processor.
  2. Wiring and cable connections shall be made to field-removable, modular terminal strips or to a termination card connected by a ribbon cable.
  3. Controller shall maintain BIOS and programming information in event of a power loss for at least **96** hours.
- 2.13 PROGRAMMABLE APPLICATION CONTROLLER UPGRADE
- A. Description: Direct replacement board for Barber Coleman Microzone II controller. New condition. Provide upgraded processing power and communication while maintaining operability with existing devices.
  - B. BACnet Compatible: Supports BACnet Interoperability Building Blocks (BIBB).
  - C. Microprocessor: 16-bit processor, 1 Mbyte Flash memory, and 1 Mbyte of RAM
  - D. Communication: EIA-485 port for ARCNET 156 Kbps or MS/TP (9600 bps – 76.8 Kbps)
- 2.14 PROGRAMMABLE APPLICATION CONTROLLERS
- A. General Programmable Application Controller Requirements:
    1. Include adequate number of controllers to achieve performance indicated.
    2. Controller shall have enough memory to support its operating system, database, and programming requirements.
    3. Data shall be shared between networked controllers and other network devices.
    4. Operating system of controller shall manage input and output communication signals to allow distributed controllers to share real and virtual object information and allow for central monitoring and alarms.
    5. Controllers that perform scheduling shall have a real-time clock.
    6. Controller shall continually check status of its processor and memory circuits. If an abnormal operation is detected, controller shall assume a predetermined failure mode and generate an alarm notification.
    7. Controllers shall be fully programmable.
  - B. Communication:
    1. Programmable application controllers shall communicate with other devices on network.

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- C. Operator Interface:
  - 1. Controller shall be equipped with a service communications port for connection to a portable operator's workstation.
- D. Serviceability:
  - 1. Controller shall be equipped with diagnostic LEDs or other form of local visual indication of power, communication, and processor.
  - 2. Wiring and cable connections shall be made to field-removable, modular terminal strips or to a termination card connected by a ribbon cable.
  - 3. Controller shall maintain BIOS and programming information in event of a power loss for at least 72 hours.

### 2.15 APPLICATION-SPECIFIC CONTROLLERS

- A. Description: Microprocessor-based controllers, which through hardware or firmware design are dedicated to control a specific piece of equipment. Controllers are not fully user-programmable but are configurable and customizable for operation of equipment they are designed to control.
  - 1. Capable of standalone operation and shall continue to include control functions without being connected to network.
  - 2. Data shall be shared between networked controllers and other network devices.
- B. Communication: Application-specific controllers shall communicate with other application-specific controller and devices on network, and to programmable application and network controllers.
- C. Operator Interface: Controller shall be equipped with a service communications port for connection to a portable operator's workstation. Connection shall extend to port on space temperature sensor that is connected to controller.
- D. Serviceability:
  - 1. Controller shall be equipped with diagnostic LEDs or other form of local visual indication of power, communication, and processor.
  - 2. Wiring and cable connections shall be made to field-removable, modular terminal strips or to a termination card connected by a ribbon cable.
  - 3. Controller shall use nonvolatile memory and maintain all BIOS and programming information in event of power loss.

### 2.16 CONTROLLER SOFTWARE

- A. General Controller Software Requirements:
  - 1. Software applications shall reside and operate in controllers. Editing of applications shall occur at operator workstations.
  - 2. I/O points shall be identified by up to 30-character point name and up to 16-character point descriptor. Same names shall be used at operator workstations.
  - 3. Control functions shall be executed within controllers using DDC algorithms.
  - 4. Controllers shall be configured to use stored default values to ensure fail-safe operation. Default values shall be used when there is a failure of a connected input instrument or loss of communication of a global point value.
- B. Security:

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1. Operator access shall be secured using individual security passwords and user names.
  2. Passwords shall restrict operator to points, applications, and system functions as assigned by system manager.
  3. Operator log-on and log-off attempts shall be recorded.
  4. System shall protect itself from unauthorized use by automatically logging off after last keystroke. The delay time shall be operator-definable.
- C. Scheduling: Include capability to schedule each point or group of points in system. Each schedule shall consist of the following:
1. Weekly Schedule:
    - a. Include separate schedules for each day of week.
    - b. Each schedule should include the capability for start, stop, optimal start, optimal stop, and night economizer.
    - c. Each schedule may consist of up to 10 events.
    - d. When a group of objects are scheduled together, include capability to adjust start and stop times for each member.
  2. Exception Schedules:
    - a. Include ability for operator to designate any day of the year as an exception schedule.
    - b. Exception schedules may be defined up to a year in advance. Once an exception schedule is executed, it will be discarded and replaced by regular schedule for that day of week.
  3. Holiday Schedules:
    - a. Include capability for operator to define up to 99 special or holiday schedules.
    - b. Schedules may be placed on scheduling calendar and will be repeated each year.
    - c. Operator shall be able to define length of each holiday period.
- D. System Coordination:
1. Include standard application for proper coordination of equipment.
  2. Application shall include operator with a method of grouping together equipment based on function and location.
  3. Group may then be used for scheduling and other applications.
- E. Binary Alarms:
1. Each binary point shall be set to alarm based on operator-specified state.
  2. Include capability to automatically and manually disable alarming.
- F. Analog Alarms:
1. Each analog object shall have both high and low alarm limits.
  2. Alarming shall be able to be automatically and manually disabled.
- G. Alarm Reporting:
1. Operator shall be able to determine action to be taken in event of an alarm.
  2. Alarms shall be routed to appropriate operator workstations based on time and other conditions.
  3. Alarm shall be able to start programs, print, be logged in event log, generate custom messages, and display graphics.
- H. Remote Communication:
1. System shall have ability to dial out in the event of an alarm.
- I. Electric Power Demand Limiting:

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1. Demand-limiting program shall monitor building or other operator-defined electric power consumption from signals connected to electric power meter or from a watt transducer or current transformer.
  2. Demand-limiting program shall predict probable power demand such that action can be taken to prevent exceeding demand limit. When demand prediction exceeds demand limit, action will be taken to reduce loads in a predetermined manner. When demand prediction indicates demand limit will not be exceeded, action will be taken to restore loads in a predetermined manner.
  3. Demand reduction shall be accomplished by the following means:
    - a. Reset air-handling unit supply temperature set points.
    - b. Reset space temperature set points.
    - c. De-energize equipment based on priority.
  4. Demand-limiting parameters, frequency of calculations, time intervals, and other relevant variables shall be based on the means by which electric power service provider computes demand charges.
  5. Include demand-limiting prediction and control for any individual meter monitored by system or for total of any combination of meters.
  6. Include means operator to make the following changes online:
    - a. Addition and deletion of loads controlled.
    - b. Changes in demand intervals.
    - c. Changes in demand limit for meter(s).
    - d. Maximum shutoff time for equipment.
    - e. Minimum shutoff time for equipment.
    - f. Select rotational or sequential shedding and restoring.
    - g. Shed and restore priority.
  7. Include the following information and reports, to be available on an hourly, daily, weekly, monthly and annual basis:
    - a. Total electric consumption.
    - b. Peak demand.
    - c. Date and time of peak demand.
    - d. Daily peak demand.
- J. Maintenance Management: System shall monitor equipment status and generate maintenance messages based on operator-designated run-time, starts, and calendar date limits.
- K. Sequencing: Include application software based on sequences of operation indicated to properly sequence chillers, boilers, and other applicable HVAC equipment.
- L. Control Loops:
1. Support any of the following control loops, as applicable to control required:
    - a. Two-position (on/off, open/close, slow/fast) control.
    - b. Proportional control.
    - c. Proportional plus integral (PI) control.
    - d. Proportional plus integral plus derivative (PID) control.
      - 1) Include PID algorithms with direct or reverse action and anti-windup.
      - 2) Algorithm shall calculate a time-varying analog value used to position an output or stage a series of outputs.
      - 3) Controlled variable, set point, and PID gains shall be operator-selectable.
    - e. Adaptive (automatic tuning).

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- M. Staggered Start: Application shall prevent all controlled equipment from simultaneously restarting after a power outage. Order which equipment (or groups of equipment) is started, along with the time delay between starts, shall be operator-selectable.
- N. Energy Calculations:
  - 1. Include software to allow instantaneous power or flow rates to be accumulated and converted to energy usage data.
  - 2. Include an algorithm that calculates a sliding-window average (rolling average). Algorithm shall be flexible to allow window intervals to be operator specified (such as 15, 30, or 60 minutes).
  - 3. Include an algorithm that calculates a fixed-window average. A digital input signal shall define start of window period (such as signal from utility meter) to synchronize fixed-window average with that used by utility.
- O. Anti-Short Cycling:
  - 1. BO points shall be protected from short cycling.
  - 2. Feature shall allow minimum on-time and off-time to be selected.
- P. On and Off Control with Differential:
  - 1. Include an algorithm that allows a BO to be cycled based on a controlled variable and set point.
  - 2. Algorithm shall be direct- or reverse-acting and incorporate an adjustable differential.
- Q. Run-Time Totalization:
  - 1. Include software to totalize run-times for all BI and BO points.
  - 2. A high run-time alarm shall be assigned, if required, by operator.

### 2.17 ENCLOSURES

- A. General Enclosure Requirements:
  - 1. House each controller and associated control accessories in a enclosure. Enclosure shall serve as central tie-in point for control devices such as switches, transmitters, transducers, power supplies and transformers.
  - 2. Do not house more than one controller in a single enclosure.
  - 3. Include enclosure door with key locking mechanism. Key locks alike for all enclosures and include one pair of keys per enclosure.
  - 4. Include wall-mounted enclosures with brackets suitable for mounting enclosures to wall or freestanding support stand as indicated.
  - 5. Supply each enclosure with a complete set of as-built schematics, tubing, and wiring diagrams and product literature located in a pocket on inside of door.
- B. Internal Arrangement:
  - 1. Internal layout of enclosure shall group and protect pneumatic, electric, and electronic components associated with a controller, but not an integral part of controller.
  - 2. Arrange layout to group similar products together.
  - 3. Include a barrier between line-voltage and low-voltage electrical and electronic products.
  - 4. Factory or shop install products, tubing, cabling and wiring complying with requirements and standards indicated.
  - 5. Terminate field cable and wire using heavy-duty terminal blocks.
  - 6. Include spare terminals, equal to not less than 20 percent of used terminals.

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7. Include spade lugs for stranded cable and wire.
  8. Install a maximum of two wires on each side of a terminal.
  9. Include enclosure field power supply with a toggle-type switch located at entrance inside enclosure to disconnect power.
  10. Include enclosure with a line-voltage nominal 20-A GFCI duplex receptacle for service and testing tools. Wire receptacle on hot side of enclosure disconnect switch and include with a 5-A circuit breaker.
  11. Mount products within enclosure on removable internal panel(s).
  12. Include products mounted in enclosures with engraved, laminated phenolic nameplates (black letters on a white background). The nameplates shall have at least 1/4-inch-high lettering.
  13. Route tubing cable and wire located inside enclosure within a raceway with a continuous removable cover.
  14. Label each end of cable, wire and tubing in enclosure following an approved identification system that extends from field I/O connection and all intermediate connections throughout length to controller connection.
  15. Size enclosure internal panel to include at least 25 percent spare area on face of panel.
- C. Environmental Requirements:
1. Evaluate temperature and humidity requirements of each product to be installed within each enclosure.
  2. Calculate enclosure internal operating temperature considering heat dissipation of all products installed within enclosure and ambient effects (solar, conduction and wind) on enclosure.
  3. Where required by application, include temperature-controlled electrical heat to maintain inside of enclosure above minimum operating temperature of product with most stringent requirement.
  4. Where required by application, include temperature-controlled ventilation fans with filtered louver(s) to maintain inside of enclosure below maximum operating temperature of product with most stringent requirement.
  5. Include temperature-controlled cooling within the enclosure for applications where ventilation fans cannot maintain inside temperature of enclosure below maximum operating temperature of product with most stringent requirement.
  6. Where required by application, include humidity-controlled electric dehumidifier or cooling to maintain inside of enclosure below maximum relative humidity of product with most stringent requirement and to prevent surface condensation within enclosure.
- D. Wall-Mounted, NEMA 250, Type 1:
1. Enclosure shall be NRTL listed according to UL 50 or UL 50E.
  2. Construct enclosure of steel, not less than:
    - a. Enclosure size less than 24 in.: 0.053 in. thick.
    - b. Enclosure size 24 in. and larger: 0.067 in. thick.
  3. Finish enclosure inside and out with polyester powder coating that is electrostatically applied and then baked to bond to substrate.
    - a. Exterior color shall be manufacturer's standard.
    - b. Interior color shall be manufacturer's standard.
  4. Hinged door full size of front face of enclosure and supported using:
    - a. Enclosures sizes less than 36 in. tall: Multiple butt hinges.
    - b. Enclosures sizes 36 in. tall and larger: Continuous piano hinges.
  5. Removable internal panel with a white polyester powder coating that is electrostatically applied and then baked to bond to substrate.

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- a. Size less than 24 in.: Solid or Perforated steel, 0.053 in. thick.
  - b. Size 24 in. and larger: Solid aluminum, 0.10 in. or steel, 0.093 in. thick.
  6. Internal panel mounting hardware, grounding hardware and sealing washers.
  7. Grounding stud on enclosure body.
  8. Thermoplastic pocket on inside of door for record Drawings and Product Data.
- E. Wall Mounted NEMA 250, Types 4 and 12:
1. Enclosure shall be NRTL listed according to UL 508A.
  2. Seam and joints are continuously welded and ground smooth.
  3. Where recessed enclosures are indicated, include enclosures with face flange for flush mounting.
  4. Externally formed body flange around perimeter of enclosure face for continuous perimeter seamless gasket door seal.
  5. Single-door enclosure sizes up to 60 inches tall by 36 inches wide
  6. Double-door enclosure sizes up to 36 inches tall by 60 inches wide
  7. Construct enclosure of steel, not less than the following:
    - a. Size Less Than 24 Inches: 0.053 inch or 0.067 inch thick.
    - b. Size 24 Inches and Larger: 0.067 inch thick.
  8. Finish enclosure with polyester powder coating that is electrostatically applied and then baked to bond to substrate.
    - a. Exterior color shall be manufacturer's standard.
    - b. Interior color shall be manufacturer's standard.
  9. Corner-formed door, full size of enclosure face, supported using multiple concealed hinges with easily removable hinge pins.
    - a. Sizes through 24 Inches Tall: Two hinges.
    - b. Sizes between 24 Inches through 48 Inches Tall: Three hinges.
    - c. Sizes Larger 48 Inches (1200 mm) Tall: Four hinges.
  10. Double-door enclosures with overlapping door design to include unobstructed full-width access.
    - a. Single-door enclosures 48 inches (1200 mm) and taller, and all double-door enclosures, with three-point (top, middle and bottom) latch system.
  11. Removable internal panel with a white polyester powder coating that is electrostatically applied and then baked to bond to substrate.
    - a. Size Less Than 24 Inches (600 mm): Solid or perforated steel, 0.053 inch (1.35 mm) thick.
    - b. Size 24 Inches (600 mm) and Larger: Solid aluminum, 0.10 inch (3 mm) or steel, 0.093 inch (2.36 mm) thick.
  12. Internal panel mounting studs with hardware, grounding hardware, and sealing washers.
  13. Grounding stud on enclosure body.
  14. Thermoplastic pocket on inside of door for record Drawings and Product Data.
- F. Wall-Mounted, NEMA 250, Type 4X SS:
1. Enclosure shall be NRTL listed according to UL 508A.
  2. Seam and joints are continuously welded and ground smooth.
  3. Externally formed body flange around perimeter of enclosure face for continuous perimeter seamless gasket door seal.
  4. Construct enclosure of Type 316L stainless steel, not less than the following:
    - a. Size Less Than 24 Inches (600 mm): 0.053 inch (1.35 mm) thick.
    - b. Size 24 Inches (600 mm) and Larger: 0.067 inch (1.7 mm) thick.
  5. Outside body and door of enclosure with brushed No. 4 finish.



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6. Corner-formed door, full size of enclosure face, supported using continuous piano hinge full length of door.
  7. Doors fitted with three-point (top, middle, and bottom) latch system with single, heavy-duty, liquid-tight Type 316 stainless steel handle with integral locking mechanism.
  8. Removable internal panel shall be 0.093-inch (2.36-mm) solid steel with a white polyester powder coating that is electrostatically applied and then baked to bond to substrate.
  9. Internal panel mounting studs and hardware, grounding hardware, and sealing washers.
  10. Install corrosion-resistant polyester vent drain in a stainless steel sleeve at the bottom of enclosure.
  11. Include enclosure with stainless steel mounting brackets.
- G. Freestanding, NEMA 250, Type 1:
1. Enclosure shall be NRTL listed according to UL 508A.
  2. Seam and joints are continuously welded and ground smooth.
  3. Externally formed body flange around perimeter of enclosure face.
  4. Single-door enclosure sizes up to 84 inches tall by 36 inches wide (2100 mm tall by 900 mm wide).
  5. Double-door enclosure sizes up to 84 inches tall by 72 inches wide (2100 mm tall by 900 mm wide).
  6. Construct enclosure of steel, not less than 0.067 inch (1.7 mm) thick.
  7. Finish enclosure with polyester powder coating that is electrostatically applied and then baked to bond to substrate.
    - a. Exterior color shall be manufacturer's standard.
    - b. Interior color shall be manufacturer's standard.
  8. Corner-formed flush door, full size of enclosure face, supported using four concealed hinges with easily removable hinge pins.
  9. Double-door enclosures with overlapping door design to include unobstructed full-width access.
  10. Doors with three-point (top, middle, and bottom) latch system with single heavy-duty handle and integral locking mechanism.
  11. Removable back covers.
  12. Removable solid steel internal panel, 0.093 inch (2.36 mm) thick, with a white polyester powder coating that is electrostatically applied and then baked to bond to substrate.
  13. Internal panel mounting studs with hardware, grounding hardware, and sealing washers.
  14. Grounding stud on enclosure body.
  15. Thermoplastic pocket on inside of door for record Drawings and Product Data.
  16. Nominal 4-inch- (100-mm-) tall integral lifting base, not less than 0.123 inch (3.12 mm) thick, with predrilled holes for attachment to mounting surface.
  17. Each top end of enclosure fitted with lifting tabs, not less than 0.172 inch (4.37 mm) thick.
  18. Internal rack-mount shelves and angles as required by application.
- H. Freestanding, NEMA 250, Types 4 and 12:
1. Enclosure shall be NRTL listed according to UL 508A.
  2. Seam and joints are continuously welded and ground smooth.
  3. Externally formed body flange around perimeter of enclosure face.
  4. Type 12 Enclosure Sizes:
    - a. Single-door enclosure sizes up to 90 inches tall by 36 inches wide (2250 mm tall by 900 mm wide).
    - b. Double-door enclosure sizes up to 90 inches tall by 72 inches wide (2250 mm tall by 900 mm wide).
  5. Type 4 Enclosure Sizes:

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- a. Single-door enclosure sizes up to 72 inches tall by 36 inches wide (1800 mm tall by 900 mm wide).
6. Construct enclosure of steel, not less than 0.093 inch (2.36 mm) thick.
7. Finish enclosure with polyester powder coating that is electrostatically applied and then baked to bond to substrate.
  - a. Exterior color shall be manufacturer's standard.
  - b. Interior color shall be manufacturer's standard.
8. Corner-formed door with continuous perimeter oil-resistant gasket supported using continuous piano hinge full length of door.
9. Doors fitted with three-point (top, middle, and bottom) latch system with latching rod rollers and single, heavy-duty oil-tight handle with integral locking mechanism.
10. Removable solid steel internal panel, 0.093 inch (2.36 mm) thick, with a white polyester powder coating that is electrostatically applied and then baked to bond to substrate.
11. Internal panel mounting studs with hardware, grounding hardware, and sealing washers.
12. Grounding stud on enclosure body.
13. Thermoplastic pocket on inside of door for record Drawings and Product Data.
14. Top of enclosure fitted with no fewer than two lifting eyes.
15. Internal rack-mount shelves and angles as required by application.

### 2.18 RELAYS

#### A. General-Purpose Relays:

1. Relays shall be heavy duty and rated for at least 10 A at 250-V ac and 60 Hz.
2. Relays shall be either double pole double throw (DPDT) or three-pole double throw, depending on the control application.
3. Use a plug-in-style relay with an eight-pin octal plug for DPDT relays and an 11-pin octal plug for three-pole double-throw relays.
4. Construct the contacts of either silver cadmium oxide or gold.
5. Enclose the relay in a clear transparent polycarbonate dust-tight cover.
6. Relays shall have LED indication and a manual reset and push-to-test button.
7. Performance:
  - a. Mechanical Life: At least 10 million cycles.
  - b. Electrical Life: At least 100,000 cycles at rated load.
  - c. Pickup Time: 15 ms or less.
  - d. Dropout Time: 10 ms or less.
  - e. Pull-in Voltage: 85 percent of rated voltage.
  - f. Dropout Voltage: 50 percent of nominal rated voltage.
  - g. Power Consumption: 2 VA.
  - h. Ambient Operating Temperatures: Minus 40 to 115 deg F (Minus 40 to 46 deg C).
8. Equip relays with coil transient suppression to limit transients to non-damaging levels.
9. Plug each relay into an industry-standard, 35-mm DIN rail socket. Plug all relays located in control panels into sockets that are mounted on a DIN rail.
10. Relay socket shall have screw terminals. Mold into the socket the coincident screw terminal numbers and associated octal pin numbers.

#### B. Multifunction Time-Delay Relays:

1. Relays shall be continuous duty and rated for at least 10 A at 240-V ac and 60 Hz.
2. Relays shall be DPDT relay with up to eight programmable functions to provide on/off delay, interval and recycle timing functions.
3. Use a plug-in-style relay with either an 8- or 11-pin octal plug.

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4. Construct the contacts of either silver cadmium oxide or gold.
  5. Enclose the relay in a dust-tight cover.
  6. Include knob and dial scale for setting delay time.
  7. Performance:
    - a. Mechanical Life: At least 10 million cycles.
    - b. Electrical Life: At least 100,000 cycles at rated load.
    - c. Timing Ranges: Multiple ranges from 0.1 seconds to 100 minutes.
    - d. Repeatability: Within 2 percent.
    - e. Recycle Time: 45 ms.
    - f. Minimum Pulse Width Control: 50 ms.
    - g. Power Consumption: 5 VA or less at 120-V ac.
    - h. Ambient Operating Temperatures: Minus 40 to 115 deg F (Minus 40 to 46 deg C).
  8. Equip relays with coil transient suppression to limit transients to non-damaging levels.
  9. Plug each relay into an industry-standard, 35-mm DIN rail socket. Plug all relays located in control panels into sockets that are mounted on a DIN rail.
  10. Relay socket shall have screw terminals. Mold into the socket the coincident screw terminal numbers and associated octal pin numbers.
- C. Latching Relays:
1. Relays shall be continuous duty and rated for at least 10 A at 250-V ac and 60 Hz.
  2. Relays shall be either DPDT or three-pole double throw, depending on the control application.
  3. Use a plug-in-style relay with a multibladed plug.
  4. Construct the contacts of either silver cadmium oxide or gold.
  5. Enclose the relay in a clear transparent polycarbonate dust-tight cover.
  6. Performance:
    - a. Mechanical Life: At least 10 million cycles.
    - b. Electrical Life: At least 100,000 cycles at rated load.
    - c. Pickup Time: 15 ms or less.
    - d. Dropout Time: 10 ms or less.
    - e. Pull-in Voltage: 85 percent of rated voltage.
    - f. Dropout Voltage: 50 percent of nominal rated voltage.
    - g. Power Consumption: 2 VA.
    - h. Ambient Operating Temperatures: Minus 40 to 115 deg F (Minus 40 to 46 deg C).
  7. Equip relays with coil transient suppression to limit transients to non-damaging levels.
  8. Plug each relay into an industry-standard, 35-mm DIN rail socket. Plug all relays located in control panels into sockets that are mounted on a DIN rail.
  9. Relay socket shall have screw terminals. Mold into the socket the coincident screw terminal numbers and associated octal pin numbers.
- D. Current Sensing Relay:
1. Monitors ac current.
  2. Independent adjustable controls for pickup and dropout current.
  3. Energized when supply voltage is present and current is above pickup setting.
  4. De-energizes when monitored current is below dropout current.
  5. Dropout current is adjustable from 50 to 95 percent of pickup current.
  6. Include a current transformer, if required for application.
  7. House current sensing relay and current transformer in its own enclosure. Use NEMA 250, Type 12 enclosure for indoors and NEMA 250, Type 4 for outdoors.
- E. Combination On-Off Status Sensor and On-Off Relay:

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1. Description:
  - a. On-off control and status indication in a single device.
  - b. LED status indication of activated relay and current trigger.
  - c. Closed-Open-Auto override switch located on the load side of the relay.
2. Performance:
  - a. Ambient Temperature: Minus 30 to 140 deg F (Minus 34 to 60 deg C).
  - b. Voltage Rating: Single-phase loads rated for 300-V ac. Three-phase loads rated for 600-V ac.
3. Status Indication:
  - a. Current Sensor: Integral sensing for single-phase loads up to 20 A and external solid or split sensing ring for three-phase loads up to 150 A.
  - b. Current Sensor Range: As required by application.
  - c. Current Set Point: Fixed or adjustable as required by application.
  - d. Current Sensor Output:
    - 1) Solid-state, single-pole double-throw contact rated for 30-V ac and dc and for 0.4 A.
    - 2) Solid-state, single-pole double-throw contact rated for 120-V ac and 1.0 A.
    - 3) Analog, zero- to 5- or 10-V dc.
    - 4) Analog, 4 to 20 mA, loop powered.
4. Relay: Single-pole double-throw, continuous-duty coil; rated for 10-million mechanical cycles.
5. Enclosure: NEMA 250, Type 1 enclosure.

### 2.19 ELECTRICAL POWER DEVICES

- A. Transformers:
  1. Transformer shall be sized for the total connected load, plus an additional 25 percent of connected load.
  2. Transformer shall be at least 100 VA.
  3. Transformer shall have both primary and secondary fuses.
- B. DC Power Supply:
  1. Plug-in style suitable for mating with a standard eight-pin octal socket. Include the power supply with a mating mounting socket.
  2. Enclose circuitry in a housing.
  3. Include both line and load regulation to ensure a stable output. To protect both the power supply and the load, power supply shall have an automatic current limiting circuit.
  4. Performance:
    - a. Output voltage nominally 25-V dc within 5 percent.
    - b. Output current up to 100 mA.
    - c. Input voltage nominally 120-V ac, 60 Hz.
    - d. Load regulation within 0.5 percent from zero- to 100-mA load.
    - e. Line regulation within 0.5 percent at a 100-mA load for a 10 percent line change.
    - f. Stability within 0.1 percent of rated volts for 24 hours after a 20-minute warmup.

### 2.20 PRESSURE INSTRUMENT SIGNAL AIR PIPING AND TUBING

- A. Products in this article are intended for use with the following:
  1. Signal air between pressure instruments, such as sensors, switches, transmitters, controllers, and accessories.

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- B. Copper Tubing:
  - 1. Seamless phosphor deoxidized copper, soft annealed, or drawn tempered, with chemical and physical properties according to ASTM B75.
  - 2. Performance, dimensions, weight, and tolerance according to ASTM B280.
  - 3. Diameter, as required by application, not less than nominal 0.25 inch (6 mm).
  - 4. Wall thickness, as required by the application, but not less than 0.030 inch (0.8 mm).
  - 5. Copper Tubing Connectors and Fittings (for Pneumatic/Pressure Instrument Signal Air) - Brass, Compression Type:
  - 6. Copper Tubing Connectors and Fittings (for Pneumatic/Pressure Instrument Signal Air) - Brass, Solder-Joint Type:
- C. Polyethylene Tubing (for Pneumatic/Pressure Instrument Signal Air):
  - 1. Fire-resistant black virgin polyethylene according to ASTM D1248, Type 1, Class C and Grade 5.
  - 2. Tubing shall comply with stress crack test according to ASTM D1693.
  - 3. Diameter, as required by application, of not less than nominal 0.25 inch (6 mm).
  - 4. Polyethylene Tubing Connectors and Fittings (for Pneumatic/Pressure Instrument Signal Air) - Brass, Barbed Fittings:
  - 5. Polyethylene Tubing Connectors and Fittings (for Pneumatic/Pressure Instrument Signal Air) - Brass, Compression Type:

### 2.21 PROCESS TUBING

- A. Products in this article are intended for signals to instruments connected to liquid and steam systems.
- B. Copper Tubing:
  - 1. Seamless phosphor deoxidized copper, soft annealed or drawn tempered with chemical and physical properties according to ASTM B75.
  - 2. Performance, dimensions, weight and tolerance according to ASTM B280.
  - 3. Diameter, as required by application, of not less than nominal 0.25 inch (6 mm).
  - 4. Wall thickness, as required by application, but not less than 0.030 inch (0.8 mm).
  - 5. Copper Tubing Connectors and Fittings (for Process Tubing) - Brass, Compression Type:
  - 6. Copper Tubing Connectors and Fittings (for Process Tubing) - Brass, Solder-Joint Type:

### 2.22 CONTROL WIRE AND CABLE

- A. Wire: Single conductor control wiring above 24 V.
  - 1. Wire size shall be at least No. 18 AWG.
  - 2. Conductor shall be 7/24 soft annealed copper strand with 2- to 2.5-inch (50- to 65-mm) lay.
  - 3. Conductor insulation shall be 600 V, Type THWN or Type THHN, and 90 deg C according to UL 83.
  - 4. Conductor colors shall be black (hot), white (neutral), and green (ground).
  - 5. Furnish wire on spools.
- B. Single Twisted Shielded Instrumentation Cable above 24 V:
  - 1. Wire size shall be a minimum No. 18 AWG.
  - 2. Conductors shall be a twisted, 7/24 soft annealed copper strand with a 2- to 2.5-inch (50- to 65-mm) lay.
  - 3. Conductor insulation shall have a Type THHN/THWN or Type TFN rating.

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4. Shielding shall be 100 percent type, 0.35/0.5-mil aluminum/Mylar tape, helically applied with 25 percent overlap, and aluminum side in with tinned copper drain wire.
  5. Outer jacket insulation shall have a 600-V, 90-deg C rating and shall be Type TC cable.
  6. For twisted pair, conductor colors shall be black and white. For twisted triad, conductor colors shall be black, red and white.
  7. Furnish wire on spools.
- C. Single Twisted Shielded Instrumentation Cable 24 V and Less:
1. Wire size shall be a minimum No. 18 AWG.
  2. Conductors shall be a twisted, 7/24 soft annealed copper stranding with a 2- to 2.5-inch (50- to 65-mm) lay.
  3. Conductor insulation shall have a nominal 15-mil thickness, constructed from flame-retardant PVC.
  4. Shielding shall be 100 percent type, 1.35-mil aluminum/polymer tape, helically applied with 25 percent overlap, and aluminum side in with tinned copper drain wire.
  5. Outer jacket insulation shall have a 300-V, 105-deg C rating and shall be Type PLTC cable.
  6. For twisted pair, conductor colors shall be black and white. For twisted triad, conductor colors shall be black, red and white.
  7. Furnish wire on spools.
- D. LAN and Communication Cable: Comply with DDC system manufacturer requirements for network being installed.
1. Cable shall be balanced twisted pair.
  2. Comply with the following requirements and for balanced twisted pair cable described in Section 260523 "Control-Voltage Electrical Power Cables."
    - a. Cable shall be plenum rated.
    - b. Cable shall have a unique color that is different from other cables used on Project.

### 2.23 RACEWAYS

- A. Comply with requirements in Section 260533 "Raceways and Boxes for Electrical Systems" for electrical power raceways and boxes.
- B. Comply with requirements in Section 270528 "Pathways for Communications Systems" for raceways for balanced twisted pair cables and optical fiber cables.

### 2.24 ACCESSORIES

- A. Pneumatic Pressure Gauges:
  1. Pressure gauges shall a 1.5-inch- (38-mm-) diameter face for pressures up through 30 psig (207 kPa) and 2.5-inch- (65-mm-) diameter face for greater pressures.
  2. Include separate gauges for branch pressure and main pressure lines.
  3. White dial face with black printing.
  4. Include 1-psig (6.9-kPa) increment for scale ranges through 30 psig (207 kPa) and 2-psig (13.8-kPa) increment for larger ranges.
  5. Accuracy: Within 1 percent of full-scale range.
- B. Pressure Electric Switches:
  1. Diaphragm-operated snap acting switch.
  2. Set point adjustable from 3 to 20 psig (21 to 138 kPa).

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3. Differential adjustable from 2 to 6 psig (14 to 41 kPa).
  4. Rated for resistance loads at 120-V ac.
  5. Body and switch housing shall be metal.
- C. Damper Blade Limit Switches:
1. Sense positive open and/or closed position of the damper blades.
  2. NEMA 250, Type 13, oil-tight construction.
  3. Arrange for the mounting application.
  4. Additional waterproof enclosure when required by its environment.
  5. Arrange to prevent "over-center" operation.
- D. I/P and E/P Transducers:
1. Commercial Grade:
    - a. The transducer shall convert an AO signal to a stepped pneumatic signal. Unless otherwise required by the operating sequence, use a 3- to 15-psig (21- to 103-kPa) pneumatic signal for pneumatic actuation.
    - b. Construct the entire assembly so that shock and vibration will neither harm the transducer nor affect its accuracy.
    - c. Transducer shall have auto/manual output switch, manual output control and an output pressure gauge.
    - d. Accuracy: Within 1.0 percent of the output span.
    - e. Linearity: Within 0.5 percent of the output span.
    - f. Output Capacity: Not less than 550 scim at 15 psig (103 kPa).
    - g. Transducer shall have separate zero and span calibration adjustments.
    - h. The transducer shall withstand up to 40 psig (276 kPa) of supply pressure without damage.
    - i. For use on only modulating pneumatic outputs that are associated with terminal units, including fan-coil units, VAV units, and unit heaters.
- E. E/P Switch:
1. Construct the body of cast aluminum or brass; three pipe body (common, normally open, and normally closed).
  2. Internal construction of steel, copper or brass.
  3. Air Connections: Barb.
  4. Rating of 30 psig (207 kPa) when installed in systems below 25 psig (172 kPa) and of 150 psig (1034 kPa) when installed in systems above 25 psig (172 kPa).
  5. Include coil transient suppression.
- F. Instrument Enclosures:
1. Include instrument enclosure for secondary protection to comply with requirements indicated in "Performance Requirements" Article.
  2. NRTL listed and labeled to UL 50.
  3. Sized to include at least 25 percent spare area on subpanel.
  4. Instrument(s) mounted within enclosure on internal subpanel(s).
  5. Enclosure face with engraved, laminated phenolic nameplate for each instrument within enclosure.
  6. Enclosures housing pneumatic instruments shall include main pressure gauge and a branch pressure gauge for each pneumatic device, installed inside.
  7. Enclosures housing multiple instruments shall route tubing and wiring within enclosure in a raceway having a continuous removable cover.
  8. Enclosures larger than 12 inches (300 mm) shall have a hinged full-size face cover.

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- G. Manual Valves:
  - 1. Needle Type:
    - a. PTFE packing.
    - b. Construct of brass for use with copper and polyethylene tubing and of stainless steel for use with stainless steel tubing.
    - c. Aluminum T-bar handle.
    - d. Include tubing connections.
  - 2. Ball Type:
    - a. Body: Bronze ASTM B62 or ASTM B61.
    - b. Ball: Type 316 stainless steel.
    - c. Stem: Type 316 stainless steel.
    - d. Seats: Reinforced PTFE.
    - e. Packing Ring: Reinforced PTFE.
    - f. Lever: Stainless steel with a vinyl grip.
    - g. 600 WOG.
    - h. Threaded end connections.

### 2.25 IDENTIFICATION

- A. Instrument Air Pipe and Tubing:
  - 1. Engraved tag shall bear the following information:
    - a. Service (Example): "Instrument Air."
    - b. Pressure Range (Example): 0 to 30 psig (0 to 200 kPa).
  - 2. Letter size shall be a minimum of 0.25 inch high.
  - 3. Tag shall consist of white lettering on blue background.
  - 4. Tag shall be engraved phenolic consisting of three layers of rigid laminate. Top and bottom layers are color-coded blue with contrasting white center exposed by engraving through outer layer.
  - 5. Include tag with a brass grommet, chain and S-hook.
- B. Control Equipment, Instruments, and Control Devices:
  - 1. Self-adhesive label bearing unique identification.
    - a. Include instruments with unique identification identified by equipment being controlled or monitored, followed by point identification.
  - 2. Letter size shall be as follows:
    - a. DDC Controllers: Minimum of 0.5 inch (13 mm) high.
    - b. Gateways: Minimum of 0.5 inch (13 mm) high.
    - c. Repeaters: Minimum of 0.5 inch (13 mm) high.
    - d. Enclosures: Minimum of 0.5 inch (13 mm) high.
    - e. UPS units: Minimum of 0.5 inch (13 mm) high.
    - f. Accessories: Minimum of 0.25 inch (6 mm) high.
    - g. Instruments: Minimum of 0.25 inch (6 mm) high.
    - h. Control Damper and Valve Actuators: Minimum of 0.25 inch (6 mm) high.
  - 3. Legend shall consist of white lettering on black background.
  - 4. Laminated acrylic or melamine plastic sign shall be engraved phenolic consisting of three layers of rigid laminate. Top and bottom layers are color-coded black with contrasting white center exposed by engraving through outer layer and shall be fastened with drive pins.
  - 5. Instruments, control devices, and actuators with Project-specific identification tags having unique identification numbers following requirements indicated and provided by original manufacturer do not require additional identification.



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- C. Valve Tags:
  - 1. Brass tags and brass chains attached to valve.
  - 2. Tags shall be at least 1.5 inches (38 mm) in diameter.
  - 3. Include tag with unique valve identification indicating control influence such as flow, level, pressure, or temperature; followed by location of valve, and followed by three-digit sequential number. For example: TV-1.001.
  - 4. Valves with Project-specific identification tags having unique identification numbers following requirements indicated and provided by original manufacturer do not require an additional tag.
  
- D. Raceway and Boxes:
  - 1. Comply with requirements for identification specified in Section 260553 "Identification for Electrical Systems."
  - 2. Paint cover plates on junction boxes and conduit same color as the tape banding for conduits. After painting, label cover plate "HVAC Controls," using an engraved phenolic tag.
  - 3. For raceways housing air signal tubing, add a phenolic tag labeled "HVAC Air Signal Tubing."
  
- E. Equipment Warning Labels:
  - 1. Self-adhesive label with pressure-sensitive adhesive back and peel-off protective jacket.
  - 2. Lettering size shall be at least 14-point type with white lettering on red background.
  - 3. Warning label shall read "CAUTION-Equipment operated under remote automatic control and may start or stop at any time without warning. Switch electric power disconnecting means to OFF position before servicing."
  - 4. Lettering shall be enclosed in a white line border. Edge of label shall extend at least 0.25 inch (6 mm) beyond white border.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
  - 1. Verify compatibility with and suitability of substrates.
  
- B. Examine roughing-in for products to verify actual locations of connections before installation.
  - 1. Examine roughing-in for instruments installed in piping to verify actual locations of connections before installation.
  - 2. Examine roughing-in for instruments installed in duct systems to verify actual locations of connections before installation.
  
- C. Examine walls, floors, roofs, and ceilings for suitable conditions where product will be installed.
  
- D. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
  
- E. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 DDC SYSTEM INTERFACE WITH OTHER SYSTEMS AND EQUIPMENT

- A. Communication Interface to Equipment with Integral Controls:

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1. DDC system shall have communication interface with equipment having integral controls and having a communication interface for remote monitoring or control.

### 3.3 DDC SYSTEM INTERFACE WITH EXISTING SYSTEMS

- A. Interface with Existing Systems:
  1. DDC systems shall interface existing systems to achieve integration.
  2. Integration of Existing Control System into DDC System:
    - a. Existing control system performance requirements shall be satisfied when monitoring and controlling existing control system through DDC system.
    - b. Operator shall be able to upload, download, monitor, alarm, report, trend, control and program every input and output point in existing system from DDC system using operator workstations and software provided. The combined systems shall share one database.
    - c. Interface of existing control system I/O points into DDC system shall be transparent to operators. All operational capabilities shall be identical regardless of whether I/O already exists or I/O is being installed.

### 3.4 CONTROL DEVICES FOR INSTALLATION BY INSTALLERS

- A. Deliver the following to duct fabricator and Installer for installation in ductwork. Include installation instructions to Installer and supervise installation for compliance with requirements.
  1. DDC control dampers, which are specified in Section 230923.12 "Control Dampers."
- B. Deliver the following to plumbing and HVAC piping installers for installation in piping. Include installation instructions to Installer and supervise installation for compliance with requirements.
  1. DDC control valves, which are specified in Section 230923.11 "Control Valves."
  2. Liquid temperature sensors, switches, and transmitters are specified in Section 230923.27 "Temperature Instruments."
  3. Pipe- and tank-mounted thermowells. Liquid thermowells are specified in Section 230923.27 "Temperature Instruments."

### 3.5 GENERAL INSTALLATION REQUIREMENTS

- A. Install products to satisfy more stringent of all requirements indicated.
- B. Install products level, plumb, parallel, and perpendicular with building construction.
- C. Support products, tubing, piping wiring and raceways. Brace products to prevent lateral movement and sway or a break in attachment when subjected to a 50 pound force.
- D. If codes and referenced standards are more stringent than requirements indicated, comply with requirements in codes and referenced standards.
- E. Fabricate openings and install sleeves in ceilings, floors, roof, and walls required by installation of products. Before proceeding with drilling, punching, and cutting, check for concealed work to avoid damage. Patch, flash, grout, seal, and refinish openings to match adjacent condition.
- F. Firestop Penetrations Made in Fire-Rated Assemblies: Comply with requirements in Section 078413 "Penetration Firestopping."

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- G. Seal penetrations made in acoustically rated assemblies. Comply with requirements in Section 079200 "Joint Sealants."
- H. Welding Requirements:
  - 1. Restrict welding and burning to supports and bracing.
  - 2. No equipment shall be cut or welded without approval. Welding or cutting will not be approved if there is risk of damage to adjacent Work.
  - 3. Welding, where approved, shall be by inert-gas electric arc process and shall be performed by qualified welders according to applicable welding codes.
  - 4. If requested on-site, show satisfactory evidence of welder certificates indicating ability to perform welding work intended.
- I. Fastening Hardware:
  - 1. Stillson wrenches, pliers, and other tools that damage surfaces of rods, nuts, and other parts are prohibited for work of assembling and tightening fasteners.
  - 2. Tighten bolts and nuts firmly and uniformly. Do not overstress threads by excessive force or by oversized wrenches.
  - 3. Lubricate threads of bolts, nuts and screws with graphite and oil before assembly.
- J. If product locations are not indicated, install products in locations that are accessible and that will permit service and maintenance from floor, equipment platforms, or catwalks without removal of permanently installed furniture and equipment.

### 3.6 GATEWAY INSTALLATION

- A. Install gateways if required for DDC system communication interface requirements indicated.
  - 1. Install gateway(s) required to suit indicated requirements.
- B. Test gateway to verify that communication interface functions properly.

### 3.7 CONTROLLER INSTALLATION

- A. Install controllers in enclosures to comply with indicated requirements.
- B. Connect controllers to field power supply through a UPS unit.
- C. Install controller with latest version of applicable software and configure to execute requirements indicated.
- D. Test and adjust controllers to verify operation of connected I/O to achieve performance indicated requirements while executing sequences of operation.
- E. Installation of Network Controllers:
  - 1. Quantity and location of network controllers shall be determined by DDC system manufacturer to satisfy requirements indicated.
  - 2. Install controllers in a protected location that is easily accessible by operators.
  - 3. Top of controller shall be within 72 inches (1800 mm) of finished floor.
- F. Installation of Programmable Application Controllers:

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1. Quantity and location of programmable application controllers shall be determined by DDC system manufacturer to satisfy requirements indicated.
2. Install controllers in a protected location that is easily accessible by operators.
3. Top of controller shall be within 72 inches (1800 mm) of finished floor.

### G. Application-Specific Controllers:

1. Quantity and location of application-specific controllers shall be determined by DDC system manufacturer to satisfy requirements indicated.
2. For controllers not mounted directly on equipment being controlled, install controllers in a protected location that is easily accessible by operators.

## 3.8 ENCLOSURES INSTALLATION

### A. Install the following items in enclosures, to comply with indicated requirements:

1. Gateways.
2. Routers.
3. Controllers.
4. Electrical power devices.
5. UPS units.
6. Relays.
7. Accessories.

### B. Attach wall-mounted enclosures to wall using the following types of steel struts:

1. For NEMA 250, Type 1 Enclosures: Use galvanized-steel strut and hardware.
2. For NEMA 250, Type 4X Enclosures and Enclosures Located Outdoors: Use stainless steel strut and hardware.
3. Install plastic caps on exposed cut edges of strut.

### C. Align top of adjacent enclosures of like size.

### D. Install continuous and fully accessible wireways to connect conduit, wire, and cable to multiple adjacent enclosures. Wireway used for application shall have protection equal to NEMA 250 rating of connected enclosures.

## 3.9 ELECTRIC POWER CONNECTIONS

### A. Connect electrical power to DDC system products requiring electrical power connections.

### B. Design of electrical power to products not indicated with electric power is delegated to DDC system provider and installing trade. Work shall comply with NFPA 70 and other requirements indicated.

### C. Comply with requirements in Section 262816 "Enclosed Switches and Circuit Breakers" for electrical power circuit breakers.

### D. Comply with requirements in Section 260519 "Low-Voltage Electrical Power Conductors and Cables" for electrical power conductors and cables.

### E. Comply with requirements in Section 260533 "Raceways and Boxes for Electrical Systems" for electrical power raceways and boxes.

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### 3.10 IDENTIFICATION

- A. Identify system components, wiring, cabling, and terminals. Comply with requirements in Section 260553 "Identification for Electrical Systems" for identification products and installation.
- B. Install self-adhesive labels with unique identification on face for each of the following:
  - 1. Server.
  - 2. Gateway.
  - 3. Router.
  - 4. Protocol analyzer.
  - 5. DDC controller.
  - 6. Enclosure.
  - 7. UPS unit.
- C. Install unique instrument identification on face of each instrument connected to a DDC controller.
- D. Install unique identification on face of each control damper and valve actuator connected to a DDC controller.
- E. Where product is installed above accessible tile ceiling, also install matching identification on face of ceiling grid located directly below.
- F. Where product is installed above an inaccessible ceiling, also install identification on face of access door directly below.
- G. Warning Labels and Signs:
  - 1. Shall be permanently attached to equipment that can be automatically started by DDC control system.
  - 2. Shall be located in highly visible location near power service entry points.

### 3.11 NETWORK INSTALLATION

- A. Install balanced twisted pair cable when connecting between the following network devices
  - 1. Network controllers.
- B. Install balanced twisted pair or copper cable (as required by equipment) when connecting between the following:
  - 1. Gateways.
  - 2. Gateways and network controllers or programmable application controllers.
  - 3. Routers.
  - 4. Routers and network controllers or programmable application controllers.
  - 5. Network controllers and programmable application controllers.
  - 6. Programmable application controllers.
  - 7. Programmable application controllers and application-specific controllers.
- C. Install cable in continuous raceway.
  - 1. Where indicated on Drawings, cable trays may be used for copper cable in lieu of conduit.

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### 3.12 NETWORK NAMING AND NUMBERING

- A. Coordinate with Owner and provide unique naming and addressing for networks and devices.
- B. ASHRAE 135 Networks:
  - 1. MAC Address:
    - a. Every network device shall have an assigned and documented MAC address unique to its network.
    - b. Ethernet Networks: Document MAC address assigned at its creation.
    - c. ARCNET or MS/TP networks: Assign from 00 to 64.
  - 2. Network Addressing:
    - a. Assign unique subnet address to each new network, coordinated with CBJ MIS.
    - b. Provide ability for changing network number through device switches or operator interface.
    - c. DDC system, with all possible connected LANs, can contain up to 65,534 unique networks.
  - 3. Device Object Identifier Property Number:
    - a. Assign unique device object identifier property numbers or device instances for each device network.
    - b. Provide for future modification of device instance number by device switches or operator interface.
    - c. LAN shall support up to 4,194,302 unique devices.
  - 4. Device Object Name Property Text:
    - a. Device object name property field shall support 32 minimum printable characters.
    - b. Assign unique device "Object Name" property names with plain-English descriptive names for each device.
      - 1) Example 1: Device object name for device controlling boiler plant at Building 1000 would be "HW System B1000."
      - 2) Example 2: Device object name for a VAV terminal unit controller could be "VAV unit 102".
  - 5. Object Name Property Text for Other Than Device Objects:
    - a. Object name property field shall support 32 minimum printable characters.
    - b. Assign object name properties with plain-English names descriptive of application.
      - 1) Example 1: "Zone 1 Temperature."
      - 2) Example 2 "Fan Start and Stop."

### 3.13 INSTALLATION OF AIR SIGNAL PIPING AND TUBING

- A. Above-Grade Pneumatic and Air Signal Piping and Tubing Installation:
  - 1. Material Application:
    - a. Install copper tubing, except as follows:
      - 1) Tubing Exposed to View: Polyethylene tubing installed in raceways may be used in lieu of copper tubing.
      - 2) Concealed Tubing: Polyethylene tubing may be used in lieu of copper tubing when concealed behind accessible ceilings and concealed in walls and connecting wall-mounted instruments with recessed connections.
    - b. Install copper tubing for air signals to instruments including, but not limited to, the following:
      - 1) Sensors.
      - 2) Switches.

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- 3) Transmitters.
  - c. Install drawn-temper copper tubing, except within 36 inches (900 mm) of device terminations tubing shall be annealed-tempered copper tubing.
  - d. Install compression fittings to connect copper tubing to instruments, control devices, and accessories.
  - e. Install barbed or compression fittings to connect polyethylene tubing to instruments, control devices, and accessories.
2. Routing:
  - a. Do not expose tubing in finished spaces, such as spaces with ceilings; occupied spaces, offices, and conference rooms, unless expressly approved in writing by Architect. Tubing may be exposed in areas without ceilings.
  - b. Where tubing is installed in finished occupied spaces, install the tubing in surface metal raceway with appropriate fittings only where not feasible to conceal in wall, above ceiling or behind architectural enclosures or covers.
  - c. Install piping and tubing plumb and parallel to and at right angles with building construction.
  - d. Install multiple runs of tubing or piping in equally spaced parallel lines.
  - e. Piping and tubing shall not interfere with access to valves, equipment, duct and equipment access doors, or obstruct personnel access and passageways of any kind.
  - f. Coordinate with other trades before installation to prevent proposed piping and tubing from interfering with pipe, duct, terminal equipment, light fixtures, conduit and cable tray space. If changes to Shop Drawings are necessary due to field coordination, document changes on record Drawings.
  - g. Install vibration loops in copper tubing when connecting to instrument and actuators that vibrate.
3. Support:
  - a. According to MSS SP-69, Table 3, except support spacing shall not exceed 60 inches (1500 mm).
  - b. Support copper tubing with copper hangers, clips, and tube trays.
  - c. Do not use tape for support or dielectric isolation.
  - d. Install supports at each change in direction and at each branch take off.
  - e. Attached supports to building structure independent of work of other trades. Support from ducts, pipes, cable trays, and conduits is prohibited.
  - f. Attached support from building structure with threaded rods, structural shapes, or channel strut.
  - g. Install and brace supports to carry static load plus a safety margin, which will allow tubing to be serviced.
  - h. Brace supports to prevent lateral movement.
  - i. Paint steel support members that are not galvanized or zinc coated.
  - j. Support polyethylene tubing same as copper tubing.
4. Do not attach piping and tubing to equipment that may be removed frequently for maintenance or that may impart vibration and expansion from temperature change.
5. Protect exposed tubing in mechanical equipment rooms from mechanical damage within 76 inches (1800 mm) above floor. Use aluminum channel reversed and secured over tubing to protect tubing from damage.
6. Joining and Makeup:
  - a. Where joining and mating dissimilar metals where galvanic action could occur, install dielectric isolation.
  - b. Install a dirt leg with an isolation valve and threaded plug at each main air, connection to a panel, pneumatic pilot positioner and PRV station.

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- c. Make threaded joints for connecting to instrument equipment with connectors with a compression tubing connector on one end and threaded connection on other end.
  - d. Make tubing bends with a tube-bending tool. Hard bends, wrinkled or flattened bends are unacceptable.
  - e. Install tube fittings according to manufacturer's written instructions.
  - f. Do not make tubing connections to a fitting before completing makeup of the connection.
  - g. Align tubing with the fitting. Avoid springing tube into position, as this may result in excessive stress on both tubing and fitting with possible resulting leaks.
  - h. Do not install fittings close to a bend. A length of straight tubing, not deformed by bending, is required for a proper connection.
  - i. Check tubing for correct diameter and wall thickness.
  - j. Tube ends shall be cut square and deburred. Exercise care during cutting to keep tubing round.
  - k. Thread pipe on a threading machine. Ream inner edges of pipe ends, file and grind to remove burrs.
  - l. Wrap pipe threads of fittings on pneumatic lines with a single wrap of PTFE tape.
  - m. Protect piping and tubing from entrance of foreign matter.
7. Conduit in which nonmetallic tubing is installed shall not exceed 50 percent fill. Support conduit according to NFPA 70 unless otherwise indicated.

B. Identify piping and tubing as follows:

1. Every 50 feet (15 m) of straight run.
2. At least once for each branch within 36 inches (900 mm) of main tee.
3. At each change in direction.
4. Within 36 inches (900 mm) of each ceiling, floor, roof and wall penetration.
5. Where exposed to and where concealed from view, including above ceiling plenums, shafts, and chases.
6. At each valve.
7. Mark each instrument tube connection with a number-coded identification. Each unique tube shall have same unique number at instrument connection and termination at opposite end of tube.

C. Air Signal Piping Isolation Valves Installation:

1. Install valves full size of piping and tubing.
2. Install at the following locations:
  - a. At each branch.
  - b. Before and after each PRV.
  - c. Before and after each air dryer.
  - d. At each control device.
3. Valves shall be located to be readily accessible from floor.

### 3.14 INSTALLATION OF PROCESS TUBING

- A. Install process tubing for signal to instruments in liquid and steam systems. Instruments include, but are not limited to, the following:
1. Meters.
  2. Sensors.
  3. Switches.
  4. Transmitters.



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- B. Support tubing according to MSS SP-69, Table 3, but at intervals no less than 60 inches (1500 mm).
- C. Install NPS 1/2 (DN 15) process tubing for industrial-grade sensors, transmitters, and switches. Install stainless steel bushings where required.
- D. Make tubing bends with a bending tool. Flattened or wrinkled bends are unacceptable.
- E. Support tubing independent of other trades.
- F. Route tubing parallel to and at right angles to building construction.
- G. Install tubing concealed in areas with ceilings.
- H. Install a dirt leg with an isolation valve and threaded plug in drain valve at each connection to a transmitter and switch.
- I. Insulate process piping connected to hot water and steam systems for personnel protection if the surface temperature exceeds 120 deg F (49 deg C). Only insulate piping within maintenance personnel reach from floor, platform, or catwalk.
- J. Wrap pipe threads of fitting in process tubing with service temperatures below 350 deg F (177 deg C) with a single wrap of PTFE tape.
- K. Coat pipe threads of fittings on process tubing in services with temperatures exceeding 350 deg F (177 deg C) with pipe compound before being made up to reduce the possibility of galling.
- L. Do not make tubing connections to a fitting before completing makeup of the connection.
- M. Check tubing for correct diameter and wall thickness. Cut the tube ends square and deburred. Exercise care during cutting to keep tubing round.
- N. Do not install fittings close to a bend. A length of straight tubing, not deformed by bending, is required for a proper connection.
- O. Align tubing with fitting when installed. Avoid springing tube into position.
- P. Install tubing with extreme care exercised to keep foreign matter out of system. Open tubing ends shall be kept plugged to keep out dust, dirt and moisture.
- Q. Do not attach tubing to equipment that may be removed frequently for maintenance or may impart vibration and expansion from temperature change.
- R. Protect exposed tubing in mechanical equipment rooms from inadvertent mechanical damage within 76 inches above floor. Use aluminum channel reversed and secured over tubing to protect tubing from damage.
- S. Process Tubing Isolation Valves Installation:
  - 1. Install valves full size of piping and tubing.
  - 2. Install isolation valves at the following locations:
    - a. Process connection.

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- b. Inlet to each instrument including, sensors, transmitters, switches, gauges, and other control devices.
3. Locate valves to be readily accessible from floor.

### 3.15 CONTROL WIRE, CABLE AND RACEWAYS INSTALLATION

- A. Comply with NECA 1.
- B. Wire and Cable Installation:
  1. Comply with installation requirements in Section 260523 "Control-Voltage Electrical Power Cables."
  2. Comply with installation requirements in Section 271313 "Communications Copper Backbone Cabling."
  3. Comply with installation requirements in Section 271513 "Communications Copper Horizontal Cabling."
  4. Install cables with protective sheathing that is waterproof and capable of withstanding continuous temperatures of 90 deg C with no measurable effect on physical and electrical properties of cable.
    - a. Provide shielding to prevent interference and distortion from adjacent cables and equipment.
  5. Terminate wiring in a junction box.
    - a. Clamp cable over jacket in junction box.
    - b. Individual conductors in the stripped section of the cable shall be slack between the clamping point and terminal block.
  6. Terminate field wiring and cable not directly connected to instruments and control devices having integral wiring terminals using terminal blocks.
  7. Install signal transmission components according to IEEE C2, REA Form 511a, NFPA 70, and as indicated.
  8. Use shielded cable to transmitters.
  9. Use shielded cable to temperature sensors.
  10. Perform continuity and meager testing on wire and cable after installation.
- C. Conduit Installation:
  1. Comply with Section 260533 "Raceways and Boxes for Electrical Systems" for control-voltage conductors.
  2. Comply with Section 270528 "Pathways for Communications Systems" for balanced twisted pair cabling and optical fiber installation.

### 3.16 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and installations, including connections.
- B. Perform the following tests and inspections with the assistance of a factory-authorized service representative:
  1. Perform each visual and mechanical inspection and electrical test stated in NETA Acceptance Testing Specification. Certify compliance with test parameters.
  2. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
  3. Testing of Pneumatic and Air-Signal Tubing:

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- a. Test for leaks and obstructions.
- b. Disconnect each pipe and tubing line before a test is performed, and blowout dust, dirt, trash, condensate and other foreign materials with compressed air. Use commercially pure compressed air or nitrogen as distributed in gas cylinders. Air from an oil-free compressor with an air dryer is an acceptable alternative for the test.
- c. After foreign matter is expelled and line is free from obstructions, plug far end of tubing run.
- d. Connect a pressure source to near end of run with a needle valve between air supply and tubing run.
- e. Connect a pressure gauge accurate to within 0.5 percent of test between the shutoff needle valve and tubing run under test.
- f. For system pressures above 30 psig (207 kPa), apply a pressure of 1.5 times operating pressure. Record pressure in tubing run every 10 minutes for one hour. Allowable drop in pressure in one-hour period shall not exceed 1 psig (6.9 kPa).
- g. For system pressures 30 psig (207 kPa) and below, apply a pressure of 2.0 times operating pressure to piping and tubing run. Record pressure in tubing run every 5 minutes for one hour. Allowable drop in pressure in one-hour period shall not exceed 0.5 psig (3.5 kPa).

### C. Testing:

1. Perform preinstallation, in-progress, and final tests, supplemented by additional tests, as necessary.
2. Preinstallation Cable Verification: Verify integrity and serviceability for new cable lengths before installation. This assurance may be provided by using vendor verification documents, testing, or other methods. As a minimum, furnish evidence of verification for cable attenuation and bandwidth parameters.
3. In-Progress Testing: Perform standard tests for correct pair identification and termination during installation to ensure proper installation and cable placement. Perform tests in addition to those specified if there is any reason to question condition of material furnished and installed. Testing accomplished is to be documented by agency conducting tests. Submit test results for Project record.
4. Final Testing: Perform final test of installed system to demonstrate acceptability as installed. Testing shall be performed according to a test plan supplied by DDC system manufacturer. Defective Work or material shall be corrected and retested. As a minimum, final testing for cable system, including spare cable, shall verify conformance of attenuation, length, and bandwidth parameters with performance indicated.
5. Test Equipment: Use an optical fiber time domain reflectometer for testing of length and optical connectivity.
6. Test Results: Record test results and submit copy of test results for Project record.

### 3.17 DDC SYSTEM I/O CHECKOUT PROCEDURES

- A. Check installed products before continuity tests, leak tests and calibration.
- B. Check instruments for proper location and accessibility.
- C. Check instruments for proper installation on direction of flow, elevation, orientation, insertion depth, or other applicable considerations that will impact performance.

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- D. Check instrument tubing for proper isolation, fittings, slope, dirt legs, drains, material and support.
- E. For pneumatic products, verify that air supply for each product is properly installed.
- F. Control Damper Checkout:
  - 1. For pneumatic dampers, verify that pressure gauges are provided in each air line to damper actuator and positioner.
  - 2. Verify that control dampers are installed correctly for flow direction.
  - 3. Verify that proper blade alignment, either parallel or opposed, has been provided.
  - 4. Verify that damper frame attachment is properly secured and sealed.
  - 5. Verify that damper actuator and linkage attachment is secure.
  - 6. Verify that actuator wiring is complete, enclosed and connected to correct power source.
  - 7. Verify that damper blade travel is unobstructed.
- G. Control Valve Checkout:
  - 1. For pneumatic valves, verify that pressure gauges are provided in each air line to valve actuator and positioner.
  - 2. Verify that control valves are installed correctly for flow direction.
  - 3. Verify that valve body attachment is properly secured and sealed.
  - 4. Verify that valve actuator and linkage attachment is secure.
  - 5. Verify that actuator wiring is complete, enclosed and connected to correct power source.
  - 6. Verify that valve ball, disc or plug travel is unobstructed.
  - 7. After piping systems have been tested and put into service, but before insulating and balancing, inspect each valve for leaks. Adjust or replace packing to stop leaks. Replace the valve if leaks persist.
- H. Instrument Checkout:
  - 1. Verify that instrument is correctly installed for location, orientation, direction and operating clearances.
  - 2. Verify that attachment is properly secured and sealed.
  - 3. Verify that conduit connections are properly secured and sealed.
  - 4. Verify that wiring is properly labeled with unique identification, correct type and size and is securely attached to proper terminals.
  - 5. Inspect instrument tag against approved submittal.
  - 6. For instruments with tubing connections, verify that tubing attachment is secure and isolation valves have been provided.
  - 7. For flow instruments, verify that recommended upstream and downstream distances have been maintained.
  - 8. For temperature instruments:
    - a. Verify sensing element type and proper material.
    - b. Verify length and insertion.

### 3.18 DDC SYSTEM I/O ADJUSTMENT, CALIBRATION AND TESTING:

- A. Calibrate each instrument installed that is not factory calibrated and provided with calibration documentation.
- B. Provide a written description of proposed field procedures and equipment for calibrating each type of instrument. Submit procedures before calibration and adjustment.

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- C. For each analog instrument, make a three-point test of calibration for both linearity and accuracy.
- D. Equipment and procedures used for calibration shall comply with instrument manufacturer's written instructions.
- E. Provide diagnostic and test equipment for calibration and adjustment.
- F. Field instruments and equipment used to test and calibrate installed instruments shall have accuracy at least twice the instrument accuracy being calibrated. An installed instrument with an accuracy of 1 percent shall be checked by an instrument with an accuracy of 0.5 percent.
- G. Calibrate each instrument according to instrument instruction manual supplied by manufacturer.
- H. If after calibration indicated performance cannot be achieved, replace out-of-tolerance instruments.
- I. Comply with field testing requirements and procedures indicated by ASHRAE's Guideline 11, "Field Testing of HVAC Control Components," in the absence of specific requirements, and to supplement requirements indicated.
- J. Analog Signals:
  - 1. Check analog voltage signals using a precision voltage meter at zero, 50, and 100 percent.
  - 2. Check analog current signals using a precision current meter at zero, 50, and 100 percent.
  - 3. Check resistance signals for temperature sensors at zero, 50, and 100 percent of operating span using a precision-resistant source.
- K. Digital Signals:
  - 1. Check digital signals using a jumper wire.
  - 2. Check digital signals using an ohmmeter to test for contact making or breaking.
- L. Control Dampers:
  - 1. Stroke and adjust control dampers following manufacturer's recommended procedure, from 100 percent open to 100 percent closed and back to 100 percent open.
  - 2. Stroke control dampers with pilot positioners. Adjust damper and positioner following manufacturer's recommended procedure, so damper is 100 percent closed, 50 percent closed and 100 percent open at proper air pressure.
  - 3. Check and document open and close cycle times for applications with a cycle time less than 30 seconds.
  - 4. For control dampers equipped with positive position indication, check feedback signal at multiple positions to confirm proper position indication.
- M. Control Valves:
  - 1. Stroke and adjust control valves following manufacturer's recommended procedure, from 100 percent open to 100 percent closed and back to 100 percent open.
  - 2. Stroke control valves with pilot positioners. Adjust valve and positioner following manufacturer's recommended procedure, so valve is 100 percent closed, 50 percent closed and 100 percent open at proper air pressures.
  - 3. Check and document open and close cycle times for applications with a cycle time less than 30 seconds.
  - 4. For control valves equipped with positive position indication, check feedback signal at multiple positions to confirm proper position indication.

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- N. Meters: Check sensors at zero, 50, and 100 percent of Project design values.
- O. Sensors: Check sensors at zero, 50, and 100 percent of Project design values.
- P. Switches: Calibrate switches to make or break contact at set points indicated.
- Q. Transmitters:
  - 1. Check and calibrate transmitters at zero, 50, and 100 percent of Project design values.
  - 2. Calibrate resistance temperature transmitters at zero, 50, and 100 percent of span using a precision-resistant source.

### 3.19 DDC SYSTEM CONTROLLER CHECKOUT

- A. Verify power supply.
  - 1. Verify voltage, phase and hertz.
  - 2. Verify that protection from power surges is installed and functioning.
  - 3. Verify that ground fault protection is installed.
  - 4. If applicable, verify if connected to UPS unit.
  - 5. If applicable, verify if connected to a backup power source.
  - 6. If applicable, verify that power conditioning units, transient voltage suppression and high-frequency noise filter units are installed.
- B. Verify that wire and cabling is properly secured to terminals and labeled with unique identification.
- C. Verify that spare I/O capacity is provided.

### 3.20 DDC CONTROLLER I/O CONTROL LOOP TESTS

- A. Testing:
  - 1. Test every I/O point connected to DDC controller to verify that safety and operating control set points are as indicated and as required to operate controlled system safely and at optimum performance.
  - 2. Test every I/O point throughout its full operating range.
  - 3. Test every control loop to verify operation is stable and accurate.
  - 4. Adjust control loop proportional, integral and derivative settings to achieve optimum performance while complying with performance requirements indicated. Document testing of each control loop's precision and stability via trend logs.
  - 5. Test and adjust every control loop for proper operation according to sequence of operation.
  - 6. Test software and hardware interlocks for proper operation. Correct deficiencies.
  - 7. Operate each analog point at the following:
    - a. Upper quarter of range.
    - b. Lower quarter of range.
    - c. At midpoint of range.
  - 8. Exercise each binary point.
  - 9. For every I/O point in DDC system, read and record each value at operator workstation, at DDC controller and at field instrument simultaneously. Value displayed at operator workstation, at DDC controller and at field instrument shall match.

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10. Prepare and submit a report documenting results for each I/O point in DDC system and include in each I/O point a description of corrective measures and adjustments made to achieve desired results.

### 3.21 DDC SYSTEM VALIDATION TESTS

- A. Perform validation tests before requesting final review of system. Before beginning testing, first submit Pretest Checklist and Test Plan.
- B. After approval of Test Plan, execute all tests and procedures indicated in plan.
- C. After testing is complete, submit completed test checklist.
- D. Pretest Checklist: Submit the following list with items checked off once verified:
  1. Detailed explanation for any items that are not completed or verified.
  2. Required mechanical installation work is successfully completed and HVAC equipment is working correctly.
  3. HVAC equipment motors operate below full-load amperage ratings.
  4. Required DDC system components, wiring, and accessories are installed.
  5. Installed DDC system architecture matches approved Drawings.
  6. Control electric power circuits operate at proper voltage and are free from faults.
  7. Required surge protection is installed.
  8. DDC system network communications function properly, including uploading and downloading programming changes.
  9. Using BACnet protocol analyzer, verify that communications are error free.
  10. Each controller's programming is backed up.
  11. Equipment, products, tubing, wiring cable, and conduits are properly labeled.
  12. All I/O points are programmed into controllers.
  13. Testing, adjusting, and balancing work affecting controls is complete.
  14. Dampers and actuators zero and span adjustments are set properly.
  15. Each control damper and actuator goes to failed position on loss of power.
  16. Valves and actuators zero and span adjustments are set properly.
  17. Each control valve and actuator goes to failed position on loss of power.
  18. Meter, sensor and transmitter readings are accurate and calibrated.
  19. Control loops are tuned for smooth and stable operation.
  20. View trend data where applicable.
  21. Each controller works properly in standalone mode.
  22. Safety controls and devices function properly.
  23. Interfaces with fire-alarm system function properly.
  24. Electrical interlocks function properly.
  25. Operator workstations and other interfaces are delivered, all system and database software is installed, and graphics are created.
  26. Record Drawings are completed.
- E. Test Plan:
  1. Prepare and submit a validation test plan including test procedures for performance validation tests.
  2. Test plan shall address all specified functions of DDC system and sequences of operation.
  3. Explain detailed actions and expected results to demonstrate compliance with requirements indicated.

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4. Explain method for simulating necessary conditions of operation used to demonstrate performance.
  5. Include a test checklist to be used to check and initial that each test has been successfully completed.
  6. Submit test plan documentation **10** business days before start of tests.
- F. Validation Test:
1. Verify operating performance of each I/O point in DDC system.
    - a. Verify analog I/O points at operating value.
    - b. Make adjustments to out-of-tolerance I/O points.
      - 1) Identify I/O points for future reference.
      - 2) Simulate abnormal conditions to demonstrate proper function of safety devices.
      - 3) Replace instruments and controllers that cannot maintain performance indicated after adjustments.
  2. Simulate conditions to demonstrate proper sequence of control.
  3. Readjust settings to design values and observe ability of DDC system to establish desired conditions.
  4. After 24 Hours following Initial Validation Test:
    - a. Re-check I/O points that required corrections during initial test.
    - b. Identify I/O points that still require additional correction and make corrections necessary to achieve desired results.
  5. After 24 Hours of Second Validation Test:
    - a. Re-check I/O points that required corrections during second test.
    - b. Continue validation testing until I/O point is normal on two consecutive tests.
  6. Completely check out, calibrate, and test all connected hardware and software to ensure that DDC system performs according to requirements indicated.
  7. After validation testing is complete, prepare and submit a report indicating all I/O points that required correction and how many validation re-tests it took to pass. Identify adjustments made for each test and indicate instruments that were replaced.
- G. DDC System Response Time Test:
1. Simulate HLC.
    - a. Heavy load shall be an occurrence of **50** percent of total connected binary COV, one-half of which represent an "alarm" condition, and **50** percent of total connected analog COV, one-half of which represent an "alarm" condition, that are initiated simultaneously on a one-time basis.
  2. Initiate 10 successive occurrences of HLC and measure response time to typical alarms and status changes.
  3. Measure with a timer having at least 0.1-second resolution and 0.01 percent accuracy.
  4. Purpose of test is to demonstrate DDC system, as follows:
    - a. Reaction to COV and alarm conditions during HLC.
    - b. Ability to update DDC system database during HLC.
  5. Passing test is contingent on the following:
    - a. Alarm reporting at printer beginning no more than **two** seconds after the initiation (time zero) of HLC.
    - b. All alarms, both binary and analog, are reported and printed; none are lost.
    - c. Compliance with response times specified.
  6. Prepare and submit a report documenting HLC tested and results of test including time stamp and print out of all alarms.
- H. DDC System Network Bandwidth Test:



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1. Test network bandwidth usage on all DDC system networks to demonstrate bandwidth usage under DDC system normal operating conditions and under simulated HLC.
2. To pass, none of DDC system networks shall use more than 70 percent of available bandwidth under normal and HLC operation.

### 3.22 FINAL REVIEW

- A. Submit written request to Construction Manager when DDC system is ready for final review. Written request shall state the following:
  1. DDC system has been thoroughly inspected for compliance with contract documents and found to be in full compliance.
  2. DDC system has been calibrated, adjusted and tested and found to comply with requirements of operational stability, accuracy, speed and other performance requirements indicated.
  3. DDC system monitoring and control of HVAC systems results in operation according to sequences of operation indicated.
  4. DDC system is complete and ready for final review.
- B. Review by Construction Manager shall be made after receipt of written request. A field report shall be issued to document observations and deficiencies.
- C. Take prompt action to remedy deficiencies indicated in field report and submit a second written request when all deficiencies have been corrected. Repeat process until no deficiencies are reported.
- D. Should more than two reviews be required, DDC system manufacturer and Installer shall compensate entity performing review for total costs, labor and expenses, associated with third and subsequent reviews. Estimated cost of each review shall be submitted and approved by DDC system manufacturer and Installer before making the review.
- E. Prepare and submit closeout submittals and begin procedures indicated in "Extended Operation Test" Article when no deficiencies are reported.
- F. A part of DDC system final review shall include a demonstration to parties participating in final review.
  1. Provide staff familiar with DDC system installed to demonstrate operation of DDC system during final review.
  2. Provide testing equipment to demonstrate accuracy and other performance requirements of DDC system that is requested by reviewers during final review.
  3. Demonstration shall include, but not be limited to, the following:
    - a. Accuracy and calibration of 10 I/O points randomly selected by reviewers. If review finds that some I/O points are not properly calibrated and not satisfying performance requirements indicated, additional I/O points may be selected by reviewers until total I/O points being reviewed that satisfy requirements equals quantity indicated.
    - b. HVAC equipment and system hardwired and software safeties and life-safety functions are operating according to sequence of operation. Up to 10 I/O points shall be randomly selected by reviewers. Additional I/O points may be selected by reviewers to discover problems with operation.
    - c. Correct sequence of operation after electrical power interruption and resumption after electrical power is restored for randomly selected HVAC systems.

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- d. Operation of randomly selected dampers and valves in normal-on, normal-off and failed positions.
- e. Reporting of alarm conditions for randomly selected alarms, including different classes of alarms, to ensure that alarms are properly received by operators and operator workstations.
- f. Trends, summaries, logs and reports set-up for Project.
- g. Software's ability to communicate with controllers, operator workstations, uploading and downloading of control programs.
- h. Software's ability to edit control programs off-line.
- i. Data entry to show Project-specific customizing capability including parameter changes.
- j. Step through penetration tree, display all graphics, demonstrate dynamic update, and direct access to graphics.
- k. Execution of digital and analog commands in graphic mode.
- l. Spreadsheet and curve plot software and its integration with database.
- m. Online user guide and help functions.
- n. Multitasking by showing different operations occurring simultaneously on four quadrants of split screen.
- o. System speed of response compared to requirements indicated.
- p. For Each Network and Programmable Application Controller:
  - 1) Memory: Programmed data, parameters, trend and alarm history collected during normal operation is not lost during power failure.
  - 2) Operator Interface: Ability to connect directly to each type of digital controller with a portable workstation and mobile device. Show that maintenance personnel interface tools perform as indicated in manufacturer's technical literature.
  - 3) Standalone Ability: Demonstrate that controllers provide stable and reliable standalone operation using default values or other method for values normally read over network.
  - 4) Electric Power: Ability to disconnect any controller safely from its power source.
  - 5) Wiring Labels: Match control drawings.
  - 6) Network Communication: Ability to locate a controller's location on network and communication architecture matches Shop Drawings.
  - 7) Nameplates and Tags: Accurate and permanently attached to control panel doors, instrument, actuators, and devices.
- q. For Each Operator Workstation:
  - 1) I/O points lists agree with naming conventions.
  - 2) Graphics are complete.
  - 3) UPS unit, if applicable, operates.
- r. Communications and Interoperability: Demonstrate proper interoperability of data sharing, alarm and event management, trending, scheduling, and device and network management. Requirements must be met even if only one manufacturer's equipment is installed.
  - 1) Data Presentation: On each operator workstation, demonstrate graphic display capabilities.
  - 2) Reading of Any Property: Demonstrate ability to read and display any used readable object property of any device on network.
  - 3) Set Point and Parameter Modifications: Show ability to modify set points and tuning parameters indicated.
  - 4) Peer-to-Peer Data Exchange: Network devices are installed and configured to perform without need for operator intervention to implement Project sequence of operation and to share global data.

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- 5) Alarm and Event Management: Alarms and events are installed and prioritized according to Owner. Demonstrate that time delays and other logic are set up to avoid nuisance tripping. Show that operators with sufficient privileges are permitted.
- 6) Schedule Lists: Schedules are configured for start and stop, mode change, occupant overrides, and night setback as defined in sequence of operations.
- 7) Schedule Display and Modification: Ability to display any schedule with start and stop times for calendar year. Show that all calendar entries and schedules are modifiable from any connected operator workstation by an operator with sufficient privilege.
- 8) Archival Storage of Data: Data archiving is handled by operator workstation and server and local trend archiving and display is accomplished.
- 9) Modification of Trend Log Object Parameters: Operator with sufficient privilege can change logged data points, sampling rate, and trend duration.
- 10) Device and Network Management:
  - a) Display of network device status.
  - b) Display of BACnet Object Information.
  - c) Silencing devices transmitting erroneous data.
  - d) Time synchronization.
  - e) Remote device re-initialization.
  - f) Backup and restore network device programming and master database(s).
  - g) Configuration management of routers.

### 3.23 ADJUSTING

- A. Occupancy Adjustments: When requested, provide on-site assistance in adjusting system to suit actual occupied conditions.

### 3.24 DEMONSTRATION

- A. Engage a factory-authorized service representative with complete knowledge of Project-specific system installed to train Owner's maintenance personnel to adjust, operate, and maintain DDC system.
- B. Extent of Training:
  1. Base extent of training on scope and complexity of DDC system indicated and training requirements indicated. Provide extent of training required to satisfy requirements indicated even if more than minimum training requirements are indicated.
  2. Inform Owner of anticipated training requirements if more than minimum training requirements are indicated.
  3. Minimum Training Requirements:
    - a. Stagger training over multiple training classes to accommodate Owner's requirements. All training shall occur before end of warranty period.
- C. Training Schedule:
  1. Schedule training to provide Owner with at least **20** business days of notice in advance of training.
  2. Training shall occur within normal business hours at a mutually agreed on time. Unless otherwise agreed to, training shall occur Monday through Friday, except on CBJ Holidays,

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with two morning sessions and two afternoon sessions. Each morning session and afternoon session shall be split in half with **15**-minute break between sessions. Morning and afternoon sessions shall be separated by **30**-minute lunch period. Training, including breaks and excluding lunch period, shall not exceed **eight** hours per day.

3. Provide staggered training schedule as requested by Owner.
- D. Training Attendee List and Sign-in Sheet:
1. Request from Owner in advance of training a proposed attendee list with name, phone number and e-mail address.
  2. Provide a preprinted sign-in sheet for each training session with proposed attendees listed and no fewer than six blank spaces to add additional attendees.
  3. Preprinted sign-in sheet shall include training session number, date and time, instructor name, phone number and e-mail address, and brief description of content to be covered during session. List attendees with columns for name, phone number, e-mail address and a column for attendee signature or initials.
  4. Circulate sign-in sheet at beginning of each session and solicit attendees to sign or initial in applicable location.
  5. At end of each training day, send Owner an e-mail with an attachment of scanned copy (PDF) of circulated sign-in sheet for each session.
- E. Training Attendee Headcount:
1. Headcount may vary depending on training content covered in session. Attendee access may be restricted to some training content for purposes of maintaining system security.
- F. Attendee Training Manuals:
1. Provide each attendee with a color hard copy of all training materials and visual presentations.
  2. Hard-copy materials shall be organized in a three-ring binder with table of contents and individual divider tabs marked for each logical grouping of subject matter. Organize material to provide space for attendees to take handwritten notes within training manuals.
  3. In addition to hard-copy materials included in training manual, provide each binder with a sleeve or pocket that includes a DVD or flash drive with PDF copy of all hard-copy materials.
- G. Instructor Requirements:
1. One or multiple qualified instructors, as required, to provide training.
  2. Instructors shall have not less than **five** years of providing instructional training on not less than **five** past projects with similar DDC system scope and complexity to DDC system installed.
- H. Organization of Training Sessions:
1. Organize training sessions into logical groupings of technical content and to reflect different levels of operators having access to system. Plan training sessions to accommodate the following three levels of operators:
    - a. Daily operators.
    - b. Advanced operators.
    - c. System managers and administrators.
  2. Plan and organize training sessions to group training content to protect DDC system security. Some attendees may be restricted to some training sessions that cover restricted content for purposes of maintaining DDC system security.

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- I. Training Outline:
  - 1. Submit training outline for Owner review at least 10 business day before scheduling training.
  - 2. Outline shall include a detailed agenda for each training day that is broken down into each of four training sessions that day, training objectives for each training session and synopses for each lesson planned.
  
- J. On-Site Training:
  - 1. Owner will provide conditioned classroom or workspace with ample desks or tables, chairs, power and data connectivity for instructor and each attendee.
  - 2. Instructor shall provide training materials, projector and other audiovisual equipment used in training.
  - 3. Provide as much of training located on-site as deemed feasible and practical by Owner.
  - 4. On-site training shall include regular walk-through tours, as required, to observe each unique product type installed with hands-on review of operation, calibration and service requirements.
  - 5. Operator workstation provided with DDC system shall be used in training. If operator workstation is not indicated, provide a temporary workstation to convey training content.
  
- K. Training Content for Daily Operators:
  - 1. Basic operation of system.
  - 2. Understanding DDC system architecture and configuration.
  - 3. Understanding each unique product type installed including performance and service requirements for each.
  - 4. Understanding operation of each system and equipment controlled by DDC system including sequences of operation, each unique control algorithm and each unique optimization routine.
  - 5. Logging on and off system.
  - 6. Accessing graphics, reports and alarms.
  - 7. Adjusting and changing set points and time schedules.
  - 8. Recognizing DDC system malfunctions.
  - 9. Understanding content of operation and maintenance manuals including control drawings.
  - 10. Understanding physical location and placement of DDC controllers and I/O hardware.
  - 11. Accessing data from DDC controllers.
  - 12. Operating portable operator workstations.
  - 13. Review of DDC testing results to establish basic understanding of DDC system operating performance and HVAC system limitations as of Substantial Completion.
  - 14. Running each specified report and log.
  - 15. Displaying and demonstrating each data entry to show Project-specific customizing capability. Demonstrating parameter changes.
  - 16. Stepping through graphics penetration tree, displaying all graphics, demonstrating dynamic updating, and direct access to graphics.
  - 17. Executing digital and analog commands in graphic mode.
  - 18. Demonstrating control loop precision and stability via trend logs of I/O for not less than 10 percent of I/O installed.
  - 19. Demonstrating DDC system performance through trend logs and command tracing.
  - 20. Demonstrating scan, update, and alarm responsiveness.
  - 21. Demonstrating spreadsheet and curve plot software, and its integration with database.
  - 22. Demonstrating on-line user guide, and help function and mail facility.
  - 23. Demonstrating multitasking by showing dynamic curve plot, and graphic construction operating simultaneously via split screen.
  - 24. Demonstrating the following for HVAC systems and equipment controlled by DDC system:

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- a. Operation of HVAC equipment in normal-off, -on and failed conditions while observing individual equipment, dampers and valves for correct position under each condition.
  - b. For HVAC equipment with factory-installed software, show that integration into DDC system is able to communicate with DDC controllers or gateways, as applicable.
  - c. Using graphed trends, show that sequence of operation is executed in correct manner, and HVAC systems operate properly through complete sequence of operation including seasonal change, occupied and unoccupied modes, warm-up and cool-down cycles and other modes of operation indicated.
  - d. Hardware interlocks and safeties function properly and DDC system performs correct sequence of operation after electrical power interruption and resumption after power is restored.
  - e. Reporting of alarm conditions for each alarm, and confirm that alarms are received at assigned locations, including operator workstations.
  - f. Each control loop responds to set point adjustment and stabilizes within time period indicated.
  - g. Sharing of previously graphed trends of all control loops to demonstrate that each control loop is stable and set points are being maintained.
- L. Training Content for Advanced Operators:
1. Creating, deleting and modifying alarms including annunciation and routing.
  2. Creating, deleting and modifying point trend logs including graphing and printing on an ad-hoc basis and operator-defined time intervals.
- M. Training Content for System Managers and Administrators:
1. DDC system software maintenance and backups.
  2. Uploading, downloading and off-line archiving of all DDC system software and databases.
  3. Interface with Project-specific, third-party operator software.
  4. Understanding password and security procedures.
  5. Adding new operators and making modifications to existing operators.
  6. Operator password assignments and modification.
  7. Operator authority assignment and modification.
  8. Workstation data segregation and modification.

END OF SECTION 230923

## SECTION 230923.11 - CONTROL VALVES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes control valves and actuators for DDC systems.
- B. Related Requirements:
  - 1. Section 230923 "Direct Digital Control (DDC) System for HVAC" control equipment and software, relays, electrical power devices, uninterruptible power supply units, wire, and cable.

#### 1.3 DEFINITIONS

- A. Cv: Design valve coefficient.
- B. DDC: Direct-digital control.
- C. NBR: Nitrile butadiene rubber.
- D. PTFE: Polytetrafluoroethylene
- E. RMS: Root-mean-square value of alternating voltage, which is the square root of the mean value of the square of the voltage values during a complete cycle.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:
  - 1. Construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  - 2. Operating characteristics, electrical characteristics, and furnished accessories indicating process operating range, accuracy over range, control signal over range, default control signal with loss of power, calibration data specific to each unique application, electrical power requirements, and limitations of ambient operating environment, including temperature and humidity.
  - 3. Product description with complete technical data, performance curves, and product specification sheets.
  - 4. Installation, operation, and maintenance instructions, including factors affecting performance.

#### 1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For control valves to include in operation and maintenance manuals.

## SECTION 230923.11 - CONTROL VALVES

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. ASME Compliance: Fabricate and label products to comply with ASME Boiler and Pressure Vessel Code where required by authorities having jurisdiction.
- C. Ground Fault: Products shall not fail due to ground fault condition when suitably grounded.
- D. Backup Power Source: Systems and equipment served by a backup power source shall have associated control valve actuators served from a backup power source.
- E. Determine control valve sizes and flow coefficients by ISA 75.01.01.
- F. Control valve characteristics and rangeability shall comply with ISA 75.11.01.
- G. Selection Criteria:
  - 1. Control valve shutoff classifications shall be FCI 70-2, Class IV or better unless otherwise indicated.
  - 2. Valve pattern, three-way or straight through, shall be as indicated on Drawings.
  - 3. Modulating straight-through pattern control valves shall have equal percentage flow-throttling characteristics unless otherwise indicated.
  - 4. Modulating three-way pattern water valves shall have linear flow-throttling characteristics. The total flow through the valve shall remain constant regardless of the valve's position.
  - 5. Rotary-type control valves, such as ball and butterfly valves, shall have Cv falling between 65 and 75 degrees of valve full open position and minimum valve Cv between 15 and 25 percent of open position.
  - 6. Selection shall consider viscosity, flashing, and cavitation corrections.
  - 7. Valves shall have stable operation throughout full range of operation, from design to minimum Cv.
  - 8. Two-position control valves shall be line size unless otherwise indicated.
  - 9. In water systems, use ball- or globe-style control valves for two-position control for valves NPS 2 and smaller and butterfly style for valves larger than NPS 2.

#### 2.2 BALL-STYLE CONTROL VALVES

- A. Ball Valves with Single Port and Characterized Disk:
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
    - a. Belimo Aircontrols (USA), Inc.
  - 2. Pressure Rating for NPS 1 and Smaller: Nominal 600 WOG.
  - 3. Pressure Rating for NPS 1-1/2 through NPS 2: Nominal 400 WOG.
  - 4. Close-off Pressure: 200 psig.



## SECTION 230923.11 - CONTROL VALVES

5. Process Temperature Range: Zero to 212 deg F.
6. Body and Tail Piece: Cast bronze ASTM B61, ASTM B62, ASTM B584, or forged brass with nickel plating.
7. End Connections: Threaded (NPT) ends.
8. Ball: Chrome-plated brass or bronze
9. Stem and Stem Extension:
  - a. Material to match ball.
  - b. Blowout-proof design.
  - c. Sleeve or other approved means to allow valve to be opened and closed without damaging the insulation or the vapor barrier seal.
10. Ball Seats: Reinforced PTFE.
11. Stem Seal: Reinforced PTFE packing ring with a threaded packing ring follower to retain the packing ring under design pressure with the linkage removed. Alternative means, such as EPDM O-rings, are acceptable if an equivalent cycle endurance can be demonstrated by testing.
12. Flow Characteristic: Equal percentage.

### 2.3 ELECTRIC AND ELECTRONIC CONTROL VALVE ACTUATORS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
  1. Belimo Aircontrols (USA), Inc.
  2. Honeywell.
  3. Johnson Controls, Inc.
  4. Siemens Industry, Inc. (Building Technologies Division).
- B. Actuators for Hydronic Control Valves: Capable of closing valve against system pump shutoff head.
- C. Position indicator and graduated scale on each actuator.
- D. Type: Motor operated, with or without gears, electric and electronic.
- E. Voltage: 24-Vac
- F. Deliver torque required for continuous uniform movement of controlled device from limit to limit when operated at rated voltage.
- G. Function properly within a range of 85 to 120 percent of nameplate voltage.
- H. Construction:
  1. For Actuators Less Than 100 W: Fiber or reinforced nylon gears with steel shaft, copper alloy or nylon bearings, and pressed steel enclosures.
  2. For Actuators from 100 to 400 W: Gears ground steel, oil immersed, shaft hardened steel running in bronze, copper alloy or ball bearings. Operator and gear trains shall be totally enclosed in dustproof cast-iron, cast-steel or cast-aluminum housing.
  3. For Actuators Larger Than 400 W: Totally enclosed reversible induction motors with auxiliary hand crank and permanently lubricated bearings.

## SECTION 230923.11 - CONTROL VALVES

- I. Field Adjustment:
  - 1. Spring Return Actuators: Easily switchable from fail open to fail closed in the field without replacement.
  - 2. Gear Type Actuators: External manual adjustment mechanism to allow manual positioning when the actuator is not powered.
- J. Two-Position Actuators: Single direction, spring return or reversing type.
- K. Modulating Actuators:
  - 1. Operation: Capable of stopping at all points across full range, and starting in either direction from any point in range.
  - 2. Control Input Signal:
    - a. Proportional: Actuator drives proportional to input signal and modulates throughout its angle of rotation. Suitable for 2- to 10-Vdc and 4- to 20-mA signals.
- L. Fail-Safe:
  - 1. Where indicated, provide actuator to fail to an end position.
  - 2. Internal spring return mechanism to drive controlled device to an end position (open or close) on loss of power.
  - 3. Batteries, capacitors, and other non-mechanical forms of fail-safe operation are acceptable only where uniquely indicated.
- M. Integral Overload Protection:
  - 1. Provide against overload throughout the entire operating range in both directions.
  - 2. Electronic overload, digital rotation sensing circuitry, mechanical end switches, or magnetic clutches are acceptable methods of protection.
- N. Valve Attachment:
  - 1. Unless otherwise required for valve interface, provide an actuator designed to be directly coupled to valve shaft without the need for connecting linkages.
  - 2. Attach actuator to valve drive shaft in a way that ensures maximum transfer of power and torque without slippage.
  - 3. Bolt and set screw method of attachment is acceptable only if provided with at least two points of attachment.
- O. Temperature and Humidity:
  - 1. Temperature: Suitable for operating temperature range encountered by application with minimum operating temperature range of minus 20 to plus 120 deg F
  - 2. Humidity: Suitable for humidity range encountered by application; minimum operating range shall be from 35 to 65 percent relative humidity, non-condensing.
- P. Enclosure:
  - 1. Suitable for ambient conditions encountered by application.
  - 2. NEMA 250, Type 2 for indoor and protected applications.
  - 3. NEMA 250, Type 4 or Type 4X for outdoor and unprotected applications.
- Q. Stroke Time:
  - 1. Operate valve from fully closed to fully open within 60 seconds.
  - 2. Operate valve from fully open to fully closed within 60 seconds.
  - 3. Move valve to failed position within 15 seconds.

## SECTION 230923.11 - CONTROL VALVES

4. Select operating speed to be compatible with equipment and system operation.

R. Sound:

1. Spring Return: 62 dBA.
2. Non-Spring Return: 45 dBA.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for valves installed in piping to verify actual locations of piping connections before installation.
- C. Prepare written report, endorsed by Installer, listing conditions detrimental to performance.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 CONTROL VALVE APPLICATIONS

- A. Control Valves:
  1. Hydronic Heating System, Two-Way Applications Controlled by Flow: Ball valves with single port and characterized disk
- B. Furnish and install products required to satisfy most stringent requirements indicated.
- C. Install products level, plumb, parallel, and perpendicular with building construction.
- D. Properly support instruments, tubing, piping, wiring, and conduits to comply with requirements indicated.
- E. Provide ceiling, floor, roof, and wall openings and sleeves required by installation. Before proceeding with drilling, punching, or cutting, check location first for concealed products that could potentially be damaged. Patch, flash, grout, seal, and refinish openings to match adjacent condition.
- F. Firestop penetrations made in fire-rated assemblies and seal penetrations made in acoustically rated assemblies.
- G. Fastening Hardware:
  1. Stillson wrenches, pliers, and other tools that will cause injury to or mar surfaces of rods, nuts, and other parts are prohibited for assembling and tightening nuts.
  2. Tighten bolts and nuts firmly and uniformly. Do not overstress threads by excessive force or by oversized wrenches.
  3. Lubricate threads of bolts, nuts, and screws with graphite and oil before assembly.

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- H. Install products in locations that are accessible and that will permit calibration and maintenance from floor, equipment platforms, or catwalks. Where ladders are required for Owner's access, confirm unrestricted ladder placement is possible under occupied condition.

### 3.3 ELECTRIC POWER

- A. Furnish and install electrical power to products requiring electrical connections.

### 3.4 CONTROL VALVES

- A. Install pipe reducers for valves smaller than line size. Position reducers as close to valve as possible but at distance to avoid interference and impact to performance. Install with manufacturer-recommended clearance.
- B. Install flanges or unions to allow drop-in and -out valve installation.
- C. Valve Orientation:
  - 1. Where possible, install globe and ball valves installed in horizontal piping with stems upright and not more than 15 degrees off of vertical, not inverted.
  - 2. Install valves in a position to allow full stem movement.
  - 3. Where possible, install butterfly valves that are installed in horizontal piping with stems in horizontal position and with low point of disc opening with direction of flow.
- D. Clearance:
  - 1. Locate valves for easy access and provide separate support of valves that cannot be handled by service personnel without hoisting mechanism.
  - 2. Install valves with at least 12 inches of clear space around valve and between valves and adjacent surfaces.
- E. Threaded Valves:
  - 1. Note internal length of threads in valve ends, and proximity of valve internal seat or wall, to determine how far pipe should be threaded into valve.
  - 2. Align threads at point of assembly.
  - 3. Apply thread compound to external pipe threads, except where dry seal threading is specified.
  - 4. Assemble joint, wrench tight. Apply wrench on valve end as pipe is being threaded.

### 3.5 CONNECTIONS

- A. Connect electrical devices and components to electrical grounding system. Comply with requirements in Section 260526 "Grounding and Bonding for Electrical Systems."

### 3.6 CLEANING

- A. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels, and other foreign materials from exposed interior and exterior surfaces.
- B. Wash and shine glazing.

## SECTION 230923.11 - CONTROL VALVES

- C. Polish glossy surfaces to a clean shine.

### 3.7 CHECKOUT PROCEDURES

- A. Control Valve Checkout:
  1. Check installed products before continuity tests, leak tests, and calibration.
  2. Check valves for proper location and accessibility.
  3. Check valves for proper installation for direction of flow, elevation, orientation, insertion depth, or other applicable considerations that will impact performance.
  4. For pneumatic products, verify air supply for each product is properly installed.
  5. For pneumatic valves, verify that pressure gauges are provided in each air line to valve actuator and positioner.
  6. Verify that control valves are installed correctly for flow direction.
  7. Verify that valve body attachment is properly secured and sealed.
  8. Verify that valve actuator and linkage attachment are secure.
  9. Verify that actuator wiring is complete, enclosed, and connected to correct power source.
  10. Verify that valve ball, disc, and plug travel are unobstructed.
  11. After piping systems have been tested and put into service, but before insulating and balancing, inspect each valve for leaks. Adjust or replace packing to stop leaks. Replace the valve if leaks persist.

### 3.8 ADJUSTMENT, CALIBRATION, AND TESTING

- A. Stroke and adjust control valves following manufacturer's recommended procedure, from 100 percent open to 100 percent closed back to 100 percent open.
- B. Stroke control valves with pilot positioners. Adjust valve and positioner following manufacturer's recommended procedure, so valve is 100 percent closed, 50 percent closed, and 100 percent open at proper air pressures.
- C. Check and document open and close cycle times for applications with a cycle time of less than 30 seconds.
- D. For control valves equipped with positive position indication, check feedback signal at multiple positions to confirm proper position indication.

END OF SECTION 230923.11

## SECTION 230923.12 - CONTROL DAMPERS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes the following types of control dampers and actuators for DDC systems:
  1. Rectangular control dampers.
  2. General control-damper actuator requirements.
  3. Electric and electronic actuators.

#### 1.3 DEFINITIONS

- A. DDC: Direct-digital control.
- B. RMS: Root-mean-square value of alternating voltage, which is the square root of the mean value of the square of the voltage values during a complete cycle.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:
  1. Construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  2. Operating characteristics, electrical characteristics, and furnished accessories indicating process operating range, accuracy over range, control signal over range, default control signal with loss of power, calibration data specific to each unique application, electrical power requirements, and limitations of ambient operating environment, including temperature and humidity.
  3. Product description with complete technical data, performance curves, and product specification sheets.
  4. Installation instructions, including factors affecting performance.

#### 1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For control dampers to include in operation and maintenance manuals.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. ASME Compliance: Fabricate and label products to comply with ASME Boiler and Pressure Vessel Code where required by authorities having jurisdiction.

## SECTION 230923.12 - CONTROL DAMPERS

- C. Ground Fault: Products shall not fail due to ground fault condition when suitably grounded.
- D. Selection Criteria:
  - 1. Control dampers shall be suitable for operation at following conditions:
    - a. Exhaust Air: Less than 3" w.g. and -10 to 100°F
  - 2. Fail positions unless otherwise indicated:
    - a. Exhaust Air: Close.
  - 3. Dampers shall have stable operation throughout full range of operation, from design to minimum airflow over varying pressures and temperatures encountered.
  - 4. Two-position dampers shall be full size of duct or equipment connection unless otherwise indicated.

### 2.2 RECTANGULAR CONTROL DAMPERS

- A. General Requirements:
  - 1. Factory assemble multiple damper sections to provide a single damper assembly of size required by the application.
- B. Rectangular Dampers with Aluminum Airfoil Blades:
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
    - a. Arrow United Industries.
    - b. Ruskin Company.
  - 2. Performance:
    - a. Leakage: AMCA 511, Class 1A. Leakage shall not exceed 3 cfm/sq. ft. against 1-in. wg differential static pressure.
    - b. Pressure Drop: 0.05-in. wg at 1500 fpm across a 24-by-24-inch damper when tested according to AMCA 500-D, figure 5.3.
    - c. Velocity: Up to 6000 fpm.
    - d. Temperature: Minus 40 to plus 185 deg F.
    - e. Pressure Rating: Damper close-off pressure equal to fan shutoff pressure with a maximum blade deflection of 1/200 of blade length.
    - f. Damper shall have AMCA seal for both air leakage and air performance.
  - 3. Construction:
    - a. Frame:
      - 1) Material: ASTM B211, Alloy 6063 T5 extruded-aluminum profiles, 0.07 inch thick.
      - 2) Hat-shaped channel with integral flange(s). Mating face shall be a minimum of 1 inch.
      - 3) Width not less than 5 inches.
    - b. Blades:
      - 1) Hollow, airfoil, extruded aluminum.
      - 2) Parallel or opposed blade configuration as required by application.
      - 3) Material: ASTM B211, Alloy 6063 T5 aluminum, 0.07 inch thick.
      - 4) Width not to exceed 6 inches.
      - 5) Length as required by close-off pressure, not to exceed 48 inches.
    - c. Seals:
      - 1) Blades: Replaceable, mechanically attached extruded silicone, vinyl, or plastic composite.

## SECTION 230923.12 - CONTROL DAMPERS

- 2) Jambs: Stainless steel, compression type.
- d. Axles: 0.5-inch-diameter stainless steel, mechanically attached to blades.
- e. Bearings:
  - 1) Molded synthetic or stainless-steel sleeve mounted in frame.
  - 2) Where blade axles are installed in vertical position, provide thrust bearings.
- f. Linkage:
  - 1) Concealed in frame.
  - 2) Constructed of aluminum and stainless steel.
  - 3) Hardware: Stainless steel.
- g. Additional Corrosion Protection
  - 1) Provide anodized finish for aluminum surfaces in contact with airstream. Anodized finish shall be a minimum of 0.0007 inch thick.
  - 2) Axles, damper linkage, and hardware shall be constructed of Type 316L stainless steel.

### 2.3 GENERAL CONTROL-DAMPER ACTUATORS REQUIREMENTS

- A. Actuators shall operate related damper(s) with sufficient reserve power to provide smooth modulating action or two-position action and proper speed of response at velocity and pressure conditions to which the damper is subjected.
- B. Actuators shall produce sufficient power and torque to close off against the maximum system pressures encountered. Actuators shall be sized to close off against the fan shutoff pressure as a minimum requirement.
- C. The total damper area operated by an actuator shall not exceed 80 percent of manufacturer's maximum area rating.
- D. Provide one actuator for each damper assembly where possible. Multiple actuators required to drive a single damper assembly shall operate in unison.
- E. Avoid the use of excessively oversized actuators which could overdrive and cause linkage failure when the damper blade has reached either its full open or closed position.
- F. Use jackshafts and shaft couplings in lieu of blade-to-blade linkages when driving axially aligned damper sections.
- G. Provide mounting hardware and linkages for connecting actuator to damper.
- H. Select actuators to fail in desired position in the event of a power failure.
- I. Actuator Fail Positions:
  - 1. Exhaust Air: Close

### 2.4 ELECTRIC AND ELECTRONIC ACTUATORS

- A. Type: Motor operated, with or without gears, electric and electronic.
- B. Voltage:
  - 1. 24 V



## SECTION 230923.12 - CONTROL DAMPERS

2. Actuator shall deliver torque required for continuous uniform movement of controlled device from limit to limit when operated at rated voltage.
  3. Actuator shall function properly within a range of 85 to 120 percent of nameplate voltage.
- C. Construction:
1. Less Than 100 W: Fiber or reinforced nylon gears with steel shaft, copper alloy or nylon bearings, and pressed steel enclosures.
  2. 100 up to 400 W: Gears ground steel, oil immersed, shaft-hardened steel running in bronze, copper alloy, or ball bearings. Operator and gear trains shall be totally enclosed in dustproof cast-iron, cast-steel, or cast-aluminum housing.
  3. Greater Than 400 W: Totally enclosed reversible induction motors with auxiliary hand crank and permanently lubricated bearings.
- D. Field Adjustment:
1. Spring return actuators shall be easily switchable from fail open to fail closed in the field without replacement.
  2. Provide gear-type actuators with an external manual adjustment mechanism to allow manual positioning of the damper when the actuator is not powered.
- E. Modulating Actuators:
1. Capable of stopping at all points across full range, and starting in either direction from any point in range.
  2. Control Input Signal:
    - a. Proportional: Actuator drives proportional to input signal and modulates throughout its angle of rotation. Suitable for zero- to 10- or 2- to 10-V dc and 4- to 20-mA signals.
- F. Integral Overload Protection:
1. Provide against overload throughout the entire operating range in both directions.
  2. Electronic overload, digital rotation sensing circuitry, mechanical end switches, or magnetic clutches are acceptable methods of protection.
- G. Damper Attachment:
1. Unless otherwise required for damper interface, provide actuator designed to be directly coupled to damper shaft without need for connecting linkages.
  2. Attach actuator to damper drive shaft in a way that ensures maximum transfer of power and torque without slippage.
  3. Bolt and set screw method of attachment is acceptable only if provided with at least two points of attachment.
- H. Temperature and Humidity:
1. Temperature: Suitable for operating temperature range encountered by application with minimum operating temperature range of minus 20 to plus 120 deg F
  2. Humidity: Suitable for humidity range encountered by application; minimum operating range shall be from 5 to 95 percent relative humidity, non-condensing.
- I. Enclosure:
1. Suitable for ambient conditions encountered by application.
  2. NEMA 250, Type 2 for indoor and protected applications.
  3. NEMA 250, Type 4 or Type 4X for outdoor and unprotected applications.
  4. Provide actuator enclosure with a heater and controller where required by application.

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- J. Stroke Time:
  - 1. Operate damper from fully closed to fully open within 60 seconds.
  - 2. Operate damper from fully open to fully closed within 60 seconds.
  - 3. Move damper to failed position within 15 seconds.
  - 4. Select operating speed to be compatible with equipment and system operation.
  - 5. Actuators operating in smoke control systems comply with governing code and NFPA requirements.
- K. Sound:
  - 1. Spring Return: 62 dBA.
  - 2. Non-Spring Return: 45 dBA.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for dampers and instruments installed in duct systems to verify actual locations of connections before installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 INSTALLATION, GENERAL

- A. Furnish and install products required to satisfy most stringent requirements indicated.
- B. Properly support dampers and actuators, tubing, wiring, and conduit to comply with requirements indicated.
- C. Provide ceiling, floor, roof, and wall openings and sleeves required by installation. Before proceeding with drilling, punching, or cutting, check location first for concealed products that could potentially be damaged. Patch, flash, grout, seal, and refinish openings to match adjacent condition.
- D. Seal penetrations made in fire-rated and acoustically rated assemblies.
- E. Fastening Hardware:
  - 1. Stillson wrenches, pliers, or other tools that will cause injury to or mar surfaces of rods, nuts, and other parts are prohibited for assembling and tightening nuts.
  - 2. Tighten bolts and nuts firmly and uniformly. Do not overstress threads by excessive force or by oversized wrenches.
  - 3. Lubricate threads of bolts, nuts, and screws with graphite and oil before assembly.
- F. Install products in locations that are accessible and that will permit calibration and maintenance from floor, equipment platforms, or catwalks. Where ladders are required for Owner's access, confirm unrestricted ladder placement is possible under occupied condition.

## SECTION 230923.12 - CONTROL DAMPERS

### 3.3 ELECTRIC POWER

- A. Furnish and install electrical power to products requiring electrical connections.

### 3.4 CONTROL DAMPERS

- A. Clearance:
  - 1. Locate dampers for easy access and provide separate support of dampers that cannot be handled by service personnel without hoisting mechanism.
  - 2. Install dampers with at least 24 inches (600 mm) of clear space on sides of dampers requiring service access.
- B. Service Access:
  - 1. Dampers and actuators shall be accessible for visual inspection and service.
  - 2. Install access door(s) in duct or equipment located upstream of damper to allow service personnel to hand clean any portion of damper, linkage, and actuator. Comply with requirements in Section 233300 "Air Duct Accessories."
- C. Install dampers straight and true, level in all planes, and square in all dimensions. Install supplementary structural steel reinforcement for large multiple-section dampers if factory support alone cannot handle loading.
- D. Attach actuator(s) to damper drive shaft.
- E. For duct-mounted and equipment-mounted dampers installed outside of equipment, install a visible and accessible indication of damper position from outside.

### 3.5 CHECKOUT PROCEDURES

- A. Control-Damper Checkout:
  - 1. Check installed products before continuity tests, leak tests, and calibration.
  - 2. Check dampers for proper location and accessibility.
  - 3. Check instrument tubing for proper isolation, fittings, slope, dirt legs, drains, material, and support.
  - 4. For pneumatic products, verify air supply for each product is properly installed.
  - 5. For pneumatic dampers, verify that pressure gages are provided in each air line to damper actuator and positioner.
  - 6. Verify that control dampers are installed correctly for flow direction.
  - 7. Verify that proper blade alignment, either parallel or opposed, has been provided.
  - 8. Verify that damper frame attachment is properly secured and sealed.
  - 9. Verify that damper actuator and linkage attachment are secure.
  - 10. Verify that actuator wiring is complete, enclosed, and connected to correct power source.
  - 11. Verify that damper blade travel is unobstructed.

### 3.6 ADJUSTMENT, CALIBRATION, AND TESTING:

- A. Stroke and adjust control dampers following manufacturer's recommended procedure, from 100 percent open to 100 percent closed back to 100 percent open.

## **SECTION 230923.12 - CONTROL DAMPERS**

- B. Stroke control dampers with pilot positioners. Adjust damper and positioner following manufacturer's recommended procedure, so damper is 100 percent closed, 50 percent closed, and 100 percent open at proper air pressure.
- C. Check and document open and close cycle times for applications with a cycle time of less than 30 seconds.
- D. For control dampers equipped with positive position indication, check feedback signal at multiple positions to confirm proper position indication.

END OF SECTION 230923.12

## SECTION 230923.23 - PRESSURE INSTRUMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Air-pressure sensors.
  - 2. Air-pressure switches.
  - 3. Air-pressure transmitters.
  - 4. Liquid-pressure switches.
  - 5. Liquid-pressure transmitters.
- B. Related Requirements:
  - 1. Section 230923 "Direct-Digital Control System for HVAC" for control equipment and software, relays, electrical power devices, uninterruptible power supply units, wire, and cable.

#### 1.3 DEFINITIONS

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:
  - 1. Construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  - 2. Product description with complete technical data, performance curves, and product specification sheets.
  - 3. Installation instructions, including factors affecting performance.

#### 1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For instruments to include in operation and maintenance manuals.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Environmental Conditions:
  - 1. Instruments shall operate without performance degradation under the ambient environmental temperature, pressure, humidity, and vibration conditions specified and encountered for installed location.
    - a. If instrument alone cannot comply with requirement, install instrument in a protective enclosure that is isolated and protected from conditions impacting performance. Enclosure shall be internally insulated, electrically heated, filtered, and ventilated as required by instrument and application.

## SECTION 230923.23 - PRESSURE INSTRUMENTS

2. Instruments and accessories shall be protected with enclosures satisfying the following minimum requirements unless more stringent requirements are indicated. Instruments not available with integral enclosures complying with requirements indicated shall be housed in protective secondary enclosures. Instrument-installed location shall dictate following NEMA 250 enclosure requirements:
  - a. Outdoors: Type 4X
  - b. Indoors: Type 1
  - c. Mechanical Equipment Rooms:
    - 1) Chiller and Boiler Rooms: Type 12
    - 2) Air-Moving Equipment Rooms: Type 1
  - d. Within Duct Systems and Air-Moving Equipment Not Exposed to Possible Condensation: Type 2

### 2.2 AIR-PRESSURE SENSORS

- A. Outdoor Static Pressure Sensor:
  1. Provides average outdoor pressure signal.
  2. Sensor with no moving parts.
  3. Kit includes sensor, vinyl tubing mounting hardware.
- B. Space Static Pressure Sensor for Recessed Ceiling Mounting:
  1. Stainless-steel round plate with perforated center arranged to sense space static pressure. Exposed surfaces provided with brush finish.
  2. Sensor intended for flush mount on face of ceiling with pressure chamber recessed in ceiling plenum.
  3. Back of sensor plate fitted with multiple sensing ports, pressure impulse suppression chamber, airflow shielding, and 0.125-inch fitting for concealed tubing connection.
  4. Performance: Within 1 percent of actual room static pressure in vicinity of sensor while being subjected to an air velocity of 1000 fpm from a 360-degree radial source.

### 2.3 AIR-PRESSURE TRANSMITTERS

- A. Air-Pressure Differential Transmitter:
  1. Performance:
    - a. Range: Approximately 2 times set point.
    - b. Accuracy: Within 0.5 percent of the full-scale range.
    - c. Hysteresis: Within 0.10 percent of full scale.
    - d. Repeatability: Within 0.05 percent of full scale.
    - e. Stability: Within 1 percent of span per year.
    - f. Overpressure: 10 psig
    - g. Temperature Limits: Zero to 150 deg F
    - h. Compensate Temperature Limits: 40 to 150 deg F
    - i. Thermal Effects: 0.033 percent of full scale per degree F.
    - j. Shock and vibration shall not harm the transmitter.
  2. Output Signals:
    - a. Analog Current Signal:
      - 1) Two-wire, 4- to 20-mA dc current source.
      - 2) Signal capable of operating into 800-ohm load.
    - b. Analog Voltage Signal:
      - 1) Three wire, zero to 10 V.

## SECTION 230923.23 - PRESSURE INSTRUMENTS

- 2) Minimum Load Resistance: 1000 ohms.

### 2.4 LIQUID-PRESSURE TRANSMITTERS

#### A. Liquid-Pressure Differential Transmitter:

1. Performance:
  - a. Range: Approximately 2 times set point.
  - b. Span: Adjustable plus or minus one milliamp, noninteractive.
  - c. Accuracy: Within 0.25 percent of full scale.
  - d. Pressure: Maximum operating pressure 2.5 times range.
  - e. Temperature Limits: Zero to 175 deg F
  - f. Compensate Temperature Limits: 30 to 150 deg F
  - g. Thermal Effects: 0.02 percent of full scale per degree F.
  - h. Response Time: 30 to 50 ms.
  - i. Shock and vibration shall not harm the transmitter.
2. Analog Output Current Signal:
  - a. Two-wire, 4- to 20-mA dc current source.
  - b. Signal capable of operating into 1000-ohm load.
3. Operator Interface:
  - a. Zero and span adjustments located behind cover.
  - b. Bleed screws on side of body, two screws on low-pressure side, and one screw on high-pressure side, for air in line and pressure cavity.
4. Construction:
  - a. Aluminum and stainless-steel enclosure with removable cover.
  - b. Wetted parts of transmitter constructed of 17-4 PH or 300 Series stainless steel.
  - c. Threaded, NPS 1/4 (DN 10) process connections on side of instrument enclosure.
  - d. Knock out for 1/2-inch (16-mm) nominal conduit connection on side of instrument enclosure.
  - e. Screw terminal block for wire connections.
  - f. NEMA 250, Type 4X.
  - g. Mounting Bracket: Appropriate for installation.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for instruments installed in piping to verify actual locations of connections before installation.
- C. Examine roughing-in for instruments installed in duct systems to verify actual locations of connections before installation.
- D. Prepare written report, endorsed by Installer, listing conditions detrimental to performance.
- E. Proceed with installation only after unsatisfactory conditions have been corrected.

## SECTION 230923.23 - PRESSURE INSTRUMENTS

### 3.2 INSTALLATION, GENERAL

- A. Install products level, plumb, parallel, and perpendicular with building construction.
- B. Properly support instruments, tubing, piping wiring, and conduit to comply with requirements indicated. Brace all products to prevent lateral movement, sway, or a break in attachment when subjected to a 30 lb. force.
- C. Provide ceiling, floor, roof, wall openings, and sleeves required by installation. Before proceeding with drilling, punching, or cutting, check location first for concealed products that could potentially be damaged. Patch, flash, grout, seal, and refinish openings to match adjacent condition.
- D. Fastening Hardware:
  - 1. Stillson wrenches, pliers, and other tools that cause injury to or mar surfaces of rods, nuts, and other parts are prohibited for work of assembling and tightening nuts.
  - 2. Tighten bolts and nuts firmly and uniformly. Do not overstress threads by using excessive force or oversized wrenches.
  - 3. Lubricate threads of bolts, nuts, and screws with graphite and oil before assembly.
- E. Install products in locations that are accessible and that permit calibration and maintenance from floor, equipment platforms, or catwalks. Where ladders are required for Owner's access, confirm unrestricted ladder placement is possible under occupied condition.

### 3.3 ELECTRICAL POWER

- A. Furnish and install electrical power to products requiring electrical connections.
- B. Furnish and install circuit breakers. Comply with requirements in Section 262816 "Enclosed Switches and Circuit Breakers."
- C. Furnish and install power wiring. Comply with requirements in Section 260519 "Low-Voltage Electrical Power Conductors and Cables."
- D. Furnish and install raceways. Comply with requirements in Section 260533 "Raceways and Boxes for Electrical Systems."

### 3.4 PRESSURE INSTRUMENT INSTALLATION

- A. Mounting Location:
  - 1. Rough-in: Outline instrument-mounting locations before setting instruments and routing, cable, wiring, tubing, and conduit to final location.
  - 2. Install switches and transmitters for air and liquid pressure associated with individual air-handling units and associated connected ductwork and piping near air-handlings units co-located in air-handling unit system control panel, to provide service personnel a single and convenient location for inspection and service.
  - 3. Install liquid and steam pressure switches and transmitters for indoor applications in mechanical equipment rooms. Do not locate in user-occupied space unless indicated specifically on Drawings.



## SECTION 230923.23 - PRESSURE INSTRUMENTS

4. Install air-pressure switches and transmitters for indoor applications in mechanical equipment rooms. Do not locate in user-occupied space unless indicated specifically on Drawings.
  5. Mount switches and transmitters not required to be mounted within system control panels on walls, floor-supported freestanding pipe stands, or floor-supported structural support frames. Use manufacturer mounting brackets to accommodate field mounting. Securely support and brace products to prevent vibration and movement.
  6. Install instruments (except pressure gages) in steam, liquid, and liquid-sealed piped services below their process connection point. Slope tubing down to instrument with a slope of 2 percent.
  7. Install instruments in dry gas and noncondensable vapor piped services above their process connection point. Slope process connection lines up to instrument with a minimum slope of 2 percent.
- B. Seal penetrations to ductwork, plenums, and air-moving equipment to comply with duct static pressure class and leakage and seal classes indicated using neoprene gaskets or grommets.
- C. Outdoor Pressure Sensors:
1. Locate wall-mounted sensor in an inconspicuous location.
  2. Submit sensor location for approval before installation.
  3. Verify signal from sensor is stable and consistent to all connected transmitters. Modify installation to achieve proper signal.
  4. Route outdoor signal pipe full size of sensor connection to transmitters. Install branch connection of size required to match to transmitter.
  5. Install sensor signal pipe with dirt leg and drain valve below roof penetration.
  6. Insulate signal pipe with flexible elastomeric insulation as required to prevent condensation.
  7. Connect roof-mounted signal pipe exposed to outdoors to building grounding system.
- D. Air-Pressure Differential Switches:
1. Install air-pressure sensor in system for each switch connection. Install sensor in an accessible location for inspection and replacement.
  2. A single sensor may be used to share a common signal to multiple pressure instruments.
  3. Install access door in duct and equipment to access sensors that cannot be inspected and replaced from outside.
  4. Route NPS 3/8 (DN 12) tubing from sensor to switch connection.
  5. Do not mount switches on rotating equipment.
  6. Install switches in a location free from vibration, heat, moisture, or adverse effects, which could damage the switch and hinder accurate operation.
  7. Install switches in an easily accessible location serviceable from floor.
  8. Install switches adjacent to system control panel if within **50 feet**; otherwise, locate switch in vicinity of system connection.
- E. Liquid-Pressure Transmitters:
1. Where process connections are installed in mechanical equipment room, install transmitter in convenient and accessible location near system control panel.
  2. Where process connections are installed outside mechanical rooms, route processing tubing to mechanical room housing system control panel and locate transmitter near system control panel.
  3. Where multiple transmitters serving same system are installed in same room, install transmitters by system to provide service personnel a single and convenient location for inspection and service.

## SECTION 230923.23 - PRESSURE INSTRUMENTS

4. System process tubing connection shall be full size of switch connection, but not less than **NPS 1/2**. Install stainless-steel bushing if required to mate switch to system connection.
5. Connect process tubing from point of system connection and extend to transmitter.
6. Install isolation valves in process tubing as close to system connection as practical.
7. Install dirt leg and drain valve at each transmitter connection.
8. Do not mount transmitters on equipment.
9. Install in a location free from vibration, heat, moisture, or adverse effects, which could damage and hinder accurate operation.

### 3.5 IDENTIFICATION

- A. Identify system components, wiring, cabling, and terminals. Each piece of wire, cable, and tubing shall have the same designation at each end for operators to determine continuity at points of connection. Comply with requirements for identification specified in Section 260553 "Identification for Electrical Systems."
- B. Install engraved phenolic nameplate with instrument identification.

### 3.6 CHECKOUT PROCEDURES

- A. Check out installed products before continuity tests, leak tests, and calibration.
- B. Check instruments for proper location and accessibility.
- C. Check instruments for proper installation with respect to direction of flow, elevation, orientation, insertion depth, or other applicable considerations that impact performance.

### 3.7 ADJUSTMENT, CALIBRATION, AND TESTING

- A. Description:
  1. Calibrate each instrument installed that is not factory calibrated and provided with calibration documentation.
  2. Provide a written description of proposed field procedures and equipment for calibrating each type of instrument. Submit procedures before calibration and adjustment.
  3. For each analog instrument, perform a three-point calibration test for both linearity and accuracy.
  4. Equipment and procedures used for calibration shall comply with instrument manufacturer's recommendations.
  5. Provide diagnostic and test equipment for calibration and adjustment.
  6. Field instruments and equipment used to test and calibrate installed instruments shall have accuracy at least twice the instrument accuracy being calibrated. For example, an installed instrument with an accuracy of 1 percent shall be checked by an instrument with an accuracy of 0.5 percent.
  7. Calibrate each instrument according to instrument instruction manual supplied by manufacturer.
  8. If, after calibration, indicated performance cannot be achieved, replace out-of-tolerance instruments.
  9. Comply with field-testing requirements and procedures indicated by ASHRAE Guideline 11, "Field Testing of HVAC Control Components," in the absence of specific requirements, and to supplement requirements indicated.

## SECTION 230923.23 - PRESSURE INSTRUMENTS

- B. Analog Signals:
  - 1. Check analog voltage signals using a precision voltage meter at zero, 50, and 100 percent.
  - 2. Check analog current signals using a precision current meter at zero, 50, and 100 percent.
- C. Digital Signals:
  - 1. Check digital signals using a jumper wire.
  - 2. Check digital signals using an ohmmeter to test for contact.
- D. Sensors: Check sensors at zero, 50, and 100 percent of project design values.
- E. Switches: Calibrate switches to make or break contact at set points indicated.
- F. Transmitters:
  - 1. Check and calibrate transmitters at zero, 50, and 100 percent of project design values.

### 3.8 DEMONSTRATION

- A. Train Owner's maintenance personnel to adjust, operate, and maintain instrumentation and control devices.
- B. Coordinate pressure instrument demonstration video with operation and maintenance manuals and classroom instruction for use by Owner in operating, maintaining, and troubleshooting.

END OF SECTION 230923.23

## SECTION 230923.27 - TEMPERATURE INSTRUMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Thermostats
  - 2. Air temperature sensors.
- B. Related Requirements:
  - 1. Section 230923 "Direct-Digital Control System for HVAC" for control equipment and software, relays, electrical power devices, uninterruptible power supply units, wire, and cable.

#### 1.3 DEFINITIONS

- A. RTD: Resistance temperature detector.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:
  - 1. Construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  - 2. Operating characteristics, electrical characteristics, and furnished accessories indicating process operating range, accuracy over range, control signal over range, default control signal with loss of power, calibration data specific to each unique application, electrical power requirements, and limitations of ambient operating environment, including temperature and humidity.
  - 3. Product description with complete technical data, performance curves, and product specification sheets.
  - 4. Installation operation and maintenance instructions, including factors affecting performance.
- B. Shop Drawings:
  - 1. Include details of product assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
  - 2. Include diagrams for power, signal, and control wiring.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Environmental Conditions:
  - 1. Instruments shall operate without performance degradation under the ambient environmental temperature, pressure, humidity, and vibration conditions specified and encountered for installed location.

## SECTION 230923.27 - TEMPERATURE INSTRUMENTS

2. Instruments and accessories shall be protected with enclosures satisfying the following minimum requirements unless more stringent requirements are indicated. Instruments not available with integral enclosures complying with requirements indicated shall be housed in protective secondary enclosures. Instrument's installed location shall dictate following NEMA 250 enclosure requirements:
  - a. Indoors, Heated and Air Conditioned: Type 1
  - b. Mechanical Equipment Rooms:
    - 1) Air-Moving Equipment Rooms: Type 1

### 2.2 TEMPERATURE SENSOR

#### A. Digital Room Sensors

1. Temperature monitoring range: 55/95 degrees F.
2. Network jack.
3. Output signal: Changing resistance.
4. Accuracy at Calibration point: Plus or minus 0.5 degrees F.
5. Wall Mounted unit with finished cover:
  - a. Staff Spaces
    - 1) LCD display, Unoccupied override button, and setpoint adjustment.
    - 2) Set Point and Display Range: 55 to 95 degrees F.
  - b. Public Spaces: Blank Cover.

#### B. Liquid Immersion Temperature

1. Temperature monitoring range: Minus 40/240 degrees F.
2. Output signal: Changing resistance.
3. Accuracy at Calibration point: Plus or minus 0.5 degree F.
4. Provide immersion sensor assembly as specified. Provide separate thermowell for immersion sensor and fill annular space between well and sensor heat conductive compound.

#### C. Duct Temperature

1. Temperature monitoring range: 20/120 degrees F.
2. Output signal: Changing resistance.
3. Accuracy at Calibration point: Plus or minus 0.5 degrees F.
4. Locate sensing element a minimum of 25 percent across duct width.

#### D. Duct Averaging Temperature

1. Temperature monitoring range: 20/120 degrees F.
2. Output signal: 4-20 mA DC.
3. Accuracy at Calibration point: Plus or minus 0.5 degrees F.
4. Sensor Probe Length: 25 feet.

#### E. Outside Air Temperature:

1. Temperature monitoring range: Minus 58/122 degrees F.
2. Output signal: 4-20 mA DC.
3. Accuracy at Calibration point: Plus or minus 0.5 degrees F.
4. Provide NEMA3R rated mounting assembly (rain tight).

### 2.3 WALL MOUNTED SENSOR GUARD

- A. Clear or opaque butyrate plastic guard, key lock, mounting plate.

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### 2.4 AIR TEMPERATURE SENSORS

#### A. Platinum RTDs: Common Requirements:

1. 100 or 1000 ohms at zero deg C and a temperature coefficient of 0.00385 ohm/ohm/deg C.
2. Two-wire, PTFE-insulated, 22-gage stranded copper leads.
3. Performance Characteristics:
  - a. Range: Minus 50 to 275 deg F.
  - b. Interchangeable Accuracy: At 32 deg F within 0.5 deg F.
  - c. Repeatability: Within 0.5 deg F.
  - d. Self-Heating: Negligible.
4. Transmitter Requirements:
  - a. Transmitter required for each 100-ohm RTD.
  - b. Transmitter optional for 1000-ohm RTD, contingent on compliance with end-to-end control accuracy.

#### B. Platinum RTD, Single-Point Air Temperature Duct Sensors:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
  - a. Minco.
2. 100 or 1000 ohms.
3. Temperature Range: Minus 50 to 275 deg F.
4. Probe: Single-point sensor with a stainless-steel sheath.
5. Length: As required by application to achieve tip at midpoint of air tunnel, up to 18 inches.
6. Enclosure: Junction box with removable cover; NEMA 250, Type 1 for indoor applications and Type 4 for outdoor applications.
7. Gasket for attachment to duct or equipment to seal penetration airtight.
8. Conduit Connection: 1/2-inch trade size.

#### C. Platinum RTD Outdoor Air Temperature Sensors:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
  - a. Minco.
2. 100 or 1000 ohms.
3. Temperature Range: Minus 50 to 275 deg F (Minus 45 to 135 deg C).
4. Probe: Single-point sensor with a stainless-steel sheath.
5. Solar Shield: Stainless steel.
6. Enclosure: NEMA 250, Type 4 or 4X junction box or combination conduit and outlet box with removable cover and gasket.
7. Conduit Connection: 1/2-inch (16-mm) trade size.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for instruments installed in piping to verify actual locations of connections before installation.

## SECTION 230923.27 - TEMPERATURE INSTRUMENTS

- C. Examine roughing-in for instruments installed in duct systems to verify actual locations of connections before installation.
- D. Prepare written report, endorsed by Installer, listing conditions detrimental to performance.
- E. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 TEMPERATURE INSTRUMENT APPLICATIONS

- A. Air Temperature Sensors:
  - 1. Duct: 100-ohm platinum RTD, 1000-ohm platinum RTD.
  - 2. Outdoor: [Thermistor] [100-ohm platinum RTD] [1000-ohm platinum RTD].

### 3.3 INSTALLATION, GENERAL

- A. Install products level, plumb, parallel, and perpendicular with building construction.
- B. Properly support instruments, tubing, piping, wiring, and conduit to comply with requirements indicated.
- C. Fastening Hardware:
  - 1. Stillson wrenches, pliers, and other tools that cause injury to or mar surfaces of rods, nuts, and other parts are prohibited for work of assembling and tightening nuts.
  - 2. Tighten bolts and nuts firmly and uniformly. Do not overstress threads by excessive force or by oversized wrenches.
  - 3. Lubricate threads of bolts, nuts, and screws with graphite and oil before assembly.
- D. Install products in locations that are accessible and that permit calibration and maintenance from floor, equipment platforms, or catwalks. Where ladders are required for Owner's access, confirm unrestricted ladder placement is possible under occupied condition.

### 3.4 ELECTRIC POWER

- A. Furnish and install electrical power to products requiring electrical connections.

### 3.5 TEMPERATURE INSTRUMENT INSTALLATIONS

- A. Mounting Location:
  - 1. Roughing In:
    - a. Outline instrument mounting locations before setting instruments and routing cable, wiring, tubing, and conduit to final location.
    - b. Provide independent inspection to confirm that proposed mounting locations comply with requirements indicated and approved submittals.
      - 1) Indicate dimensioned locations with mounting height for all surface-mounted products on Shop Drawings.
      - 2) Do not begin installation without submittal approval of mounting location.

## SECTION 230923.27 - TEMPERATURE INSTRUMENTS

- c. Complete installation rough-in only after confirmation by independent inspection is complete and approval of location is documented for review by Owner and Architect on request.
- B. Special Mounting Requirements:
1. Protect products installed outdoors from solar radiation, building and wind effect with stand-offs and shields constructed of Type 316 stainless.
  2. Temperature instruments having performance impacted by temperature of mounting substrate shall be isolated with an insulating barrier located between instrument and substrate to eliminate effect. Where instruments requiring insulation are located in finished space, conceal insulating barrier in a cover matching the instrument cover.
- C. Outdoor Air Temperature Sensor Installation:
1. Mount sensor in a discrete location facing north.
  2. Protect installed sensor from solar radiation and other influences that could impact performance.
  3. If required to have a transmitter, mount transmitter remote from sensor in an accessible and serviceable location indoors.
- D. Single-Point Duct Temperature Sensor Installation:
1. Install single-point-type, duct-mounted, supply- and return-air temperature sensors. Install sensors in ducts with sensitive portion of the element installed in center of duct cross section and located to sense near average temperature. Do not exceed 24 inches (610 mm) in sensor length.
  2. Install return-air sensor in location that senses return-air temperature without influence from outdoor or mixed air.
  3. Rigidly support sensor to duct and seal penetration airtight.
  4. If required to have transmitter, mount transmitter remote from sensor at accessible and serviceable location.

### 3.6 CLEANING

- A. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels, and other foreign materials from exposed interior and exterior surfaces.
- B. Wash and shine glazing.
- C. Polish glossy surfaces to a clean shine.

### 3.7 CHECK-OUT PROCEDURES

- A. Check installed products before continuity tests, leak tests, and calibration.
- B. Check temperature instruments for proper location and accessibility.
- C. Verify sensing element type and proper material.
- D. Verify location and length.
- E. Verify that wiring is correct and secure.



## SECTION 230923.27 - TEMPERATURE INSTRUMENTS

### 3.8 ADJUSTMENT, CALIBRATION, AND TESTING

#### A. Description:

1. Calibrate each instrument installed that is not factory calibrated and provided with calibration documentation.
2. Provide a written description of proposed field procedures and equipment for calibrating each type of instrument. Submit procedures before calibration and adjustment.
3. For each analog instrument, make a three-point test of calibration for both linearity and accuracy.
4. Equipment and procedures used for calibration shall meet instrument manufacturer's written instructions.
5. Provide diagnostic and test equipment for calibration and adjustment.
6. Field instruments and equipment used to test and calibrate installed instruments shall have accuracy at least twice the instrument accuracy being calibrated. For example, an installed instrument with an accuracy of 1 percent shall be checked by an instrument with an accuracy of 0.5 percent.
7. Calibrate each instrument according to instrument instruction manual supplied by manufacturer.
8. If after calibration indicated performance cannot be achieved, replace out-of-tolerance instruments.
9. Comply with field-testing requirements and procedures indicated by ASHRAE Guideline 11, "Field Testing of HVAC Control Components," in the absence of specific requirements and to supplement requirements indicated.

#### B. Analog Signals:

1. Check analog voltage signals using a precision voltage meter at zero, 50, and 100 percent.
2. Check analog current signals using a precision current meter at zero, 50, and 100 percent.
3. Check resistance signals for temperature sensors at zero, 50, and 100 percent of operating span using a precision-resistance source.

#### C. Digital Signals:

1. Check digital signals using a jumper wire.
2. Check digital signals using an ohmmeter to test for contact.

#### D. Sensors: Check sensors at zero, 50, and 100 percent of Project design values.

### 3.9 FIELD QUALITY CONTROL

#### A. Perform the following tests and inspections:

1. Perform according to manufacturer's written instruction.
2. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

#### B. Prepare test and inspection reports.

### 3.10 DEMONSTRATION

#### A. Train Owner's maintenance personnel to adjust, operate, and maintain temperature instruments.

**SECTION 230923.27 - TEMPERATURE INSTRUMENTS**

END OF SECTION 230923.27

## SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  1. Category 5e balanced twisted pair cable.
  2. Category 6 balanced twisted pair cable.
  3. RS-485 cabling.
  4. Low-voltage control cabling.
  5. Control-circuit conductors.
  6. Identification products.

#### 1.3 DEFINITIONS

- A. EMI: Electromagnetic interference.
- B. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control and signaling power-limited circuits.
- C. Plenum: A space forming part of the air distribution system to which one or more air ducts are connected. An air duct is a passageway, other than a plenum, for transporting air to or from heating, ventilating, or air-conditioning equipment.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. RoHS compliant.

## SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES

### 2.2 CATEGORY 5e BALANCED TWISTED PAIR CABLE

- A. Description: Four-pair, balanced-twisted pair cable, certified to meet transmission characteristics of Category 5e cable at frequencies up to 100 MHz.
- B. Standard: Comply with ICEA S-90-661, NEMA WC 63.1, and TIA-568-C.2 for Category 5e cables.
- C. Conductors: 100-ohm, 24 AWG solid copper.
- D. Shielding/Screening: Unshielded twisted pairs (UTP).
- E. Cable Rating: Riser (Plenum rated if to be installed in plenum spaces).
- F. Jacket: Gray thermoplastic.

### 2.3 CATEGORY 6 BALANCED TWISTED PAIR CABLE

- A. Description: Four-pair, balanced-twisted pair cable, certified to meet transmission characteristics of Category 6 cable at frequencies up to 250MHz.
- B. Standard: Comply with NEMA WC 66/ICEA S-116-732 and TIA-568-C.2 for Category 6 cables.
- C. Conductors: 100-ohm, 23 AWG solid copper.
- D. Shielding/Screening: Unshielded twisted pairs (UTP).
- E. Cable Rating: Riser (Plenum rated if to be installed in plenum spaces).
- F. Jacket: Yellow thermoplastic.

### 2.4 RS-485 CABLE

- A. Standard Cable: NFPA 70, Type CMG.
  - 1. Paired, twisted, No. 22 AWG, stranded (7x30) tinned-copper conductors.
  - 2. PVC insulation.
  - 3. Unshielded.
  - 4. PVC jacket.
  - 5. Flame Resistance: Comply with UL 1685.
- B. Plenum-Rated Cable: NFPA 70, Type CMP.
  - 1. Paired, No. 22 AWG, stranded (7x30) tinned-copper conductors.
  - 2. Fluorinated ethylene propylene insulation.
  - 3. Unshielded.
  - 4. Fluorinated ethylene propylene jacket.
  - 5. Flame Resistance: NFPA 262.

## SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES

### 2.5 LOW-VOLTAGE CONTROL CABLE

- A. Paired Cable: NFPA 70, Type CMG.
  - 1. Paired, twisted, 18 AWG, stranded (19x30)] tinned-copper conductors.
  - 2. PVC insulation.
  - 3. Unshielded.
  - 4. PVC jacket.
  - 5. Flame Resistance: Comply with UL 1685.
  
- B. Plenum-Rated, Paired Cable: NFPA 70, Type CMP.
  - 1. Paired, twisted, No. 18 AWG, stranded (19x30) tinned-copper conductors.
  - 2. PVC insulation.
  - 3. Unshielded.
  - 4. PVC jacket.
  - 5. Flame Resistance: Comply with NFPA 262.

### 2.6 CONTROL-CIRCUIT CONDUCTORS

- A. Class 1 Control Circuits: Stranded copper, Type THHN/THWN-2, complying with UL 83 in raceway.
- B. Class 2 Control Circuits: Stranded copper, Type THHN/THWN-2, complying with UL 83 in raceway.
- C. Class 3 Remote-Control and Signal Circuits: Stranded copper, Type THHN/THWN-2, complying with UL 83 in raceway.

### 2.7 SOURCE QUALITY CONTROL

- A. Factory test twisted pair cables according to TIA-568-C.2.
- B. Cable will be considered defective if it does not pass tests and inspections.
- C. Prepare test and inspection reports.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Test cables on receipt at Project site.
  - 1. Test each pair of twisted pair cable for open and short circuits.

## SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES

### 3.2 INSTALLATION OF RACEWAYS AND BOXES

- A. Comply with requirements in Section 260533 "Raceways and Boxes for Electrical Systems" for raceway selection and installation requirements for boxes, conduits, and wireways as supplemented or modified in this Section.
  - 1. Outlet boxes for cables shall be no smaller than 4 inches (102 mm) square by 1-1/2 inches (38 mm) deep with extension ring sized to bring edge of ring to within 1/8 inch (3.1 mm) of the finished wall surface.
  - 2. Flexible metal conduit shall not be used.
- B. Comply with TIA-569-D for pull-box sizing and length of conduit and number of bends between pull points.

### 3.3 INSTALLATION OF CONDUCTORS AND CABLES

- A. Comply with NECA 1.
- B. General Requirements for Cabling:
  - 1. Comply with TIA-568-C Series of standards.
  - 2. Comply with BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems."
  - 3. Terminate all conductors; no cable shall contain unterminated elements. Make terminations only at indicated outlets, terminals, and cross-connect and patch panels.
  - 4. Cables may not be spliced and shall be continuous from terminal to terminal. Do not splice cable between termination, tap, or junction points.
  - 5. Cables serving a common system may be grouped in a common raceway. Install network cabling and control wiring and cable in separate raceway from power wiring. Do not group conductors from different systems or different voltages.
  - 6. Secure and support cables at intervals not exceeding 30 inches (760 mm) and not more than 6 inches (150 mm) from cabinets, boxes, fittings, outlets, racks, frames, and terminals.
  - 7. Bundle, lace, and train conductors to terminal points without exceeding manufacturer's limitations on bending radii, but not less than radii specified in BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems." Install lacing bars and distribution spools.
  - 8. Do not install bruised, kinked, scored, deformed, or abraded cable. Remove and discard cable if damaged during installation and replace it with new cable.
  - 9. Cold-Weather Installation: Bring cable to room temperature before dereeling. Do not use heat lamps for heating.
  - 10. Pulling Cable: Comply with BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems." Monitor cable pull tensions.
  - 11. Support: Do not allow cables to lie on removable ceiling tiles.
  - 12. Secure: Fasten securely in place with hardware specifically designed and installed so as to not damage cables.
  - 13. Provide strain relief.
  - 14. Keep runs short. Allow extra length for connecting to terminals. Do not bend cables in a radius less than 10 times the cable OD. Use sleeves or grommets to protect cables from vibration at points where they pass around sharp corners and through penetrations.
  - 15. Ground wire shall be copper, and grounding methods shall comply with IEEE C2. Demonstrate ground resistance.

## SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES

- C. Installation of Control-Circuit Conductors:
  - 1. Install wiring in raceways.
  - 2. Use insulated spade lugs for wire and cable connection to screw terminals.
  - 3. Comply with requirements specified in Section 260533 "Raceways and Boxes for Electrical Systems."
  
- D. Separation from EMI Sources:
  - 1. Comply with BICSI TDMM and TIA-569-D recommendations for separating unshielded copper voice and data communications cable from potential EMI sources including electrical power lines and equipment.
  - 2. Separation between Communications Cables and Electrical Motors and Transformers, 5 kVA or 5 HP and Larger: A minimum of 48 inches (1200 mm).
  - 3. Separation between Communications Cables and Fluorescent Fixtures: A minimum of 5 inches (127 mm).

### 3.4 REMOVAL OF CONDUCTORS AND CABLES

- A. Remove abandoned conductors and cables. Abandoned conductors and cables are those installed that are not terminated at equipment and are not identified with a tag for future use.

### 3.5 CONTROL-CIRCUIT CONDUCTORS

- A. Minimum Conductor Sizes:
  - 1. Class 1 remote-control and signal circuits; No 14 AWG.
  - 2. Class 2 low-energy, remote-control, and signal circuits; No. 16 AWG.
  - 3. Class 3 low-energy, remote-control, alarm, and signal circuits; No 12 AWG.

### 3.6 FIRESTOPPING

- A. Comply with TIA-569-D, Annex A, "Firestopping."
- B. Comply with BICSI TDMM, "Firestopping" Chapter.

### 3.7 GROUNDING

- A. For data communication wiring, comply with TIA-607-B and with BICSI TDMM, "Bonding and Grounding (Earthing)" Chapter.

### 3.8 IDENTIFICATION

- A. Comply with requirements for identification specified in Section 260553 "Identification for Electrical Systems."

## SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES

- B. Identify data and communications system components, wiring, and cabling according to TIA- 606-B; label printers shall use label stocks, laminating adhesives, and inks complying with UL 969.
- C. Identify each wire on each end and at each terminal with a number-coded identification tag. Each wire shall have a unique tag.

### 3.9 FIELD QUALITY CONTROL

- A. Perform tests and inspections.
- B. Tests and Inspections:
  - 1. Visually inspect cable jacket materials for UL or third-party certification markings. Inspect cabling terminations to confirm color-coding for pin assignments, and inspect cabling connections to confirm compliance with TIA-568-C.1.
  - 2. Visually inspect cable placement, cable termination, grounding and bonding, equipment and patch cords, and labeling of all components.
  - 3. Test cabling for direct-current loop resistance, shorts, opens, intermittent faults, and polarity between conductors. Test operation of shorting bars in connection blocks. Test cables after termination, but not after cross-connection.
    - a. Test instruments shall meet or exceed applicable requirements in TIA-568-C.2. Perform tests with a tester that complies with performance requirements in its "Test Instruments (Normative)" Annex, complying with measurement accuracy specified in its "Measurement Accuracy (Informative)" Annex. Use only test cords and adapters that are qualified by test equipment manufacturer for channel or link test configuration.
- C. Document data for each measurement. Print data for submittals in a summary report that is formatted using Table 10.1 in BICSI TDMM as a guide, or transfer the data from the instrument to the computer, save as text files, print, and submit.
- D. End-to-end cabling will be considered defective if it does not pass tests and inspections.
- E. Prepare test and inspection reports.

END OF SECTION 260523



## SECTION 260533 – RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Metal conduits and fittings.
  - 2. Metal wireways and auxiliary gutters.
  - 3. Boxes, enclosures, and cabinets.

#### 1.3 DEFINITIONS

- A. IMC: Intermediate metal conduit.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For surface raceways, wireways and fittings, floor boxes, hinged-cover enclosures, and cabinets.

### PART 2 - PRODUCTS

#### 2.1 METAL CONDUITS AND FITTINGS

- A. Metal Conduit:
  - 1. Listing and Labeling: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
  - 2. IMC: Comply with ANSI C80.6 and UL 1242.
  - 3. EMT: Comply with ANSI C80.3 and UL 797.
- B. Metal Fittings:
  - 1. Comply with NEMA FB 1 and UL 514B.
  - 2. Listing and Labeling: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
  - 3. Fittings, General: Listed and labeled for type of conduit, location, and use.
  - 4. Fittings for EMT:
    - a. Material: Steel or die cast.
    - b. Type: Setscrew or compression.

## SECTION 260533 – RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

### 2.2 BOXES, ENCLOSURES, AND CABINETS

- A. General Requirements for Boxes, Enclosures, and Cabinets: Boxes, enclosures, and cabinets installed in wet locations shall be listed for use in wet locations.
- B. Sheet Metal Outlet and Device Boxes: Comply with NEMA OS 1 and UL 514A.
- C. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.
- D. Box extensions used to accommodate new building finishes shall be of same material as recessed box.
- E. Hinged-Cover Enclosures: Comply with UL 50 and NEMA 250, Type 1 with continuous-hinge cover with flush latch unless otherwise indicated.
  - 1. Metal Enclosures: Steel, finished inside and out with manufacturer's standard enamel.

## PART 3 - EXECUTION

### 3.1 RACEWAY APPLICATION

- A. Indoors: Apply raceway products as specified below unless otherwise indicated:
  - 1. Exposed, Not Subject to Physical Damage: EMT
  - 2. Exposed, Not Subject to Severe Physical Damage: EMT
  - 3. Concealed in Ceilings and Interior Walls and Partitions: EMT.
  - 4. Boxes and Enclosures: NEMA 250, Type 1.
- B. Minimum Raceway Size: 1/2-inch (16-mm) trade size.
- C. Raceway Fittings: Compatible with raceways and suitable for use and location.
  - 1. EMT: Use setscrew steel fittings. Comply with NEMA FB 2.10.

### 3.2 INSTALLATION

- A. Comply with requirements in Section 260529 "Hangers and Supports for Electrical Systems" for hangers and supports.
- B. Comply with NECA 1 and NECA 101 for installation requirements except where requirements on Drawings or in this article are stricter. Comply with NFPA 70 limitations for types of raceways allowed in specific occupancies and number of floors.
- C. Do not fasten conduits onto the bottom side of a metal deck roof.
- D. Keep raceways at least 6 inches (150 mm) away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.
- E. Complete raceway installation before starting conductor installation.
- F. Install no more than the equivalent of three 90-degree bends in any conduit run except for control wiring conduits, for which fewer bends are allowed. Support within 12 inches (300 mm) of changes in direction.

## SECTION 260533 – RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

- G. Make bends in raceway using large-radius preformed ells. Field bending shall be according to NFPA 70 minimum radii requirements. Use only equipment specifically designed for material and size involved.
- H. Conceal conduit within finished walls, ceilings, and floors unless otherwise indicated. Install conduits parallel or perpendicular to building lines.
- I. Support conduit within 12 inches (300 mm) of enclosures to which attached.
- J. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of raceway and fittings before making up joints. Follow compound manufacturer's written instructions.
- K. Install raceways square to the enclosure and terminate at enclosures with locknuts. Install locknuts hand tight plus 1/4 turn more.
- L. Do not rely on locknuts to penetrate nonconductive coatings on enclosures. Remove coatings in the locknut area prior to assembling conduit to enclosure to assure a continuous ground path.
- M. Cut conduit perpendicular to the length.
- N. Mount boxes at heights indicated on Drawings. If mounting heights of boxes are not individually indicated, give priority to ADA requirements. Install boxes with height measured to top of box unless otherwise indicated.
- O. Horizontally separate boxes mounted on opposite sides of walls so they are not in the same vertical channel.
- P. Locate boxes so that cover or plate will not span different building finishes.
- Q. Support boxes of three gangs or more from more than one side by spanning two framing members or mounting on brackets specifically designed for the purpose.
- R. Fasten junction and pull boxes to or support from building structure. Do not support boxes by conduits.

### 3.3 PROTECTION

- A. Protect coatings, finishes, and cabinets from damage and deterioration.
  - 1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
  - 2. Repair damage to PVC coatings or paint finishes with matching touchup coating recommended by manufacturer.

END OF SECTION 260533

## SECTION 260553 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Labels.
  - 2. Signs.
  - 3. Cable ties.
  - 4. Miscellaneous identification products.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Comply with ASME A13.1.
- B. Comply with NFPA 70.
- C. Comply with 29 CFR 1910.144 and 29 CFR 1910.145.
- D. Comply with ANSI Z535.4 for safety signs and labels.
- E. Adhesive-attached labeling materials, including label stocks, laminating adhesives, and inks used by label printers, shall comply with UL 969.
- F. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes.
  - 1. Temperature Change: 120 deg F (67 deg C), ambient.

#### 2.2 COLOR AND LEGEND REQUIREMENTS

- A. Color-Coding for Phase Identification, 600 V or Less: Use colors listed below for ungrounded branch-circuit conductors.
  - 1. Color shall be factory applied
  - 2. Colors for 208/120-V Circuits:
    - a. Phase A: Black.
    - b. Phase B: Red.
    - c. Phase C: Blue.
  - 3. Color for Neutral: White
  - 4. Color for Equipment Grounds: Green.
- B. Equipment Identification Labels:

## SECTION 260553 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

1. White letters on a black field.

### 2.3 LABELS

- A. Self-Adhesive Wraparound Labels: Preprinted, 3-mil- (0.08-mm-) thick, vinyl flexible label with acrylic pressure-sensitive adhesive.
  1. Self-Lamination: Clear; UV-, weather- and chemical-resistant; self-laminating, protective shield over the legend. Labels sized such that the clear shield overlaps the entire printed legend.
  2. Marker for Labels:
    - a. Permanent, waterproof, black ink marker recommended by tag manufacturer.
    - b. Machine-printed, permanent, waterproof, black ink recommended by printer manufacturer.

### 2.4 SIGNS

- A. Laminated Acrylic or Melamine Plastic Signs:
  1. Engraved legend.
  2. Thickness:
    - a. For signs up to 20 sq. in. (129 sq. cm), minimum 1/16 inch (1.6 mm) thick.
    - b. For signs larger than 20 sq. in. (129 sq. cm), 1/8 inch (3.2 mm) thick.
    - c. Retain first option in first subparagraph below for instruction signs; retain second option for identification signs.
    - d. Engraved legend with black letters on white face.
    - e. Self-adhesive.
    - f. Framed with mitered acrylic molding and arranged for attachment at applicable equipment.

### 2.5 CABLE TIES

- A. General-Purpose Cable Ties: Fungus inert, self-extinguishing, one piece, self-locking, and Type 6/6 nylon.
  1. Minimum Width: 3/16 inch (5 mm).
  2. Tensile Strength at 73 Deg F (23 Deg C) according to ASTM D638: 12,000 psi (82.7 MPa).
  3. Temperature Range: Minus 40 to plus 185 deg F (Minus 40 to plus 85 deg C).
  4. Color: Black, except where used for color-coding.

### 2.6 MISCELLANEOUS IDENTIFICATION PRODUCTS

- A. Paint: Comply with requirements in painting Sections for paint materials and application requirements. Retain paint system applicable for surface material and location (exterior or interior).
- B. Fasteners for Labels and Signs: Self-tapping, stainless-steel screws or stainless-steel machine screws with nuts and flat and lock washers.

## SECTION 260553 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A. Self-Adhesive Identification Products: Before applying electrical identification products, clean substrates of substances that could impair bond, using materials and methods recommended by manufacturer of identification product.

#### 3.2 INSTALLATION

- A. Verify and coordinate identification names, abbreviations, colors, and other features with requirements in other Sections requiring identification applications, Drawings, Shop Drawings, manufacturer's wiring diagrams, and operation and maintenance manual. Use consistent designations throughout Project.
- B. Verify identity of each item before installing identification products.
- C. Coordinate identification with Project Drawings, manufacturer's wiring diagrams, and operation and maintenance manual.
- D. Apply identification devices to surfaces that require finish after completing finish work.
- E. Install signs with approved legend to facilitate proper identification, operation, and maintenance of electrical systems and connected items.
- F. System Identification for Raceways and Cables under 600 V: Identification shall completely encircle cable or conduit. Place identification of two-color markings in contact, side by side.
  - 1. Secure tight to surface of conductor, cable, or raceway.
- G. Auxiliary Electrical Systems Conductor Identification: Identify field-installed alarm, control, and signal connections.
- H. Elevated Components: Increase sizes of labels, signs, and letters to those appropriate for viewing from the floor.
- I. Vinyl Wraparound Labels:
  - 1. Secure tight to surface of raceway or cable at a location with high visibility and accessibility.
  - 2. Attach labels that are not self-adhesive type with clear vinyl tape, with adhesive appropriate to the location and substrate.
- J. Self-Adhesive Wraparound Labels: Secure tight to surface at a location with high visibility and accessibility.
- K. Self-Adhesive Labels:
  - 1. On each item, install unique designation label that is consistent with wiring diagrams, schedules, and operation and maintenance manual.
  - 2. Unless otherwise indicated, provide a single line of text with 1/2-inch- (13-mm-) high letters on 1-1/2-inch- (38-mm-) high label; where two lines of text are required, use labels 2 inches (50 mm) high.

## SECTION 260553 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

- L. Heat-Shrink, Preprinted Tubes: Secure tight to surface at a location with high visibility and accessibility.
- M. Marker Tapes: Secure tight to surface at a location with high visibility and accessibility.
- N. Self-Adhesive Vinyl Tape: Secure tight to surface at a location with high visibility and accessibility.
  - 1. Field-Applied, Color-Coding Conductor Tape: Apply in half-lapped turns for a minimum distance of 6 inches (150 mm) where splices or taps are made. Apply last two turns of tape with no tension to prevent possible unwinding.
- O. Laminated Acrylic or Melamine Plastic Signs:
  - 1. Attach signs that are not self-adhesive type with mechanical fasteners appropriate to the location and substrate.
  - 2. Unless otherwise indicated, provide a single line of text with 1/2-inch- (13-mm-) high letters on 1-1/2-inch- (38-mm-) high sign; where two lines of text are required, use labels 2 inches (50 mm) high.
- P. Cable Ties: General purpose, for attaching tags, except as listed below:
  - 1. Outdoors: UV-stabilized nylon.
  - 2. In Spaces Handling Environmental Air: Plenum rated.

### 3.3 IDENTIFICATION SCHEDULE

- A. Install identification materials and devices at locations for most convenient viewing without interference with operation and maintenance of equipment. Install access doors or panels to provide view of identifying devices.
- B. Identify conductors, cables, and terminals in enclosures and at junctions, terminals, pull points, and locations of high visibility. Identify by system and circuit designation.
- C. Control-Circuit Conductor Identification: For conductors and cables in pull and junction boxes, use write-on tags or self-adhesive labels with the conductor or cable designation, origin, and destination.
- D. Control-Circuit Conductor Termination Identification: For identification at terminations, provide self-adhesive labels with the conductor designation.
- E. Conductors to Be Extended in the Future: Attach write-on tags or marker tape to conductors and list source.
- F. Instructional Signs: Self-adhesive labels, including the color code for grounded and ungrounded conductors.
- G. Operating Instruction Signs: Self-adhesive labels
- H. Equipment Identification Labels:
  - 1. Indoor Equipment: Self-adhesive label.
  - 2. Equipment to Be Labeled:
    - a. Identification labeling of some items listed below may be required by individual Sections or by NFPA 70.

**SECTION 260553 – IDENTIFICATION FOR ELECTRICAL SYSTEMS**

- b. Monitoring and control equipment.

END OF SECTION 260553





Treadwell Arena



Consolidated Public Works Facility



Douglas Fire Station and Library

# City and Borough of Juneau HVAC Control Upgrades Juneau, Alaska

Construction Documents  
March 22, 2022

Owner

City and Borough of Juneau

155 South Seward Street  
Juneau, Alaska 99801

907-586-0490

Mechanical Engineering

Alaska Energy Engineering LLC

25200 Amalga Harbor Road  
Juneau, Alaska 99801

907-789-1226  
jim@alaskaenergy.us

## Drawing Index

**General**

- M101 Scope of Work and Graphic Standards
- M102 Abbreviations General Symbols and Legend

**Treadwell Arena**

- M201 Scope of Work and DDC System Architecture
- M202 First Floor Plan
- M203 Mezzanine Plan
- M204 Enlarged Plans and Details
- M205 DDC Controls
- M206 DDC Controls
- M207 DDC Controls
- M208 DDC Controls

**Consolidated Public Works Facility**

- M301 Scope of Work and DDC System Architecture
- M302 Lower Floor Plan
- M303 Upper Floor and Mechanical Room 108 Plan
- M304 DDC Controls
- M305 DDC Controls
- M306 DDC Controls
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**Douglas Fire Station and Library**

- M401 Scope of Work, DDC System Architecture, Schedules
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**Reference Drawings**

- 1.1 Treadwell Arena Construction Drawings
- 1.2 Treadwell Arena DDC Drawings
- 1.3 Treadwell Arena Locker Expansion Construction Drawings
- 1.4 Treadwell Arena Locker Expansion DDC Drawings
- 1.5 Treadwell Dehumidifier Wiring Diagram
- 2.1 CPWF Admin and Fleet Construction Drawings
- 2.2 CPWF Admin and Fleet DDC Drawings
- 2.3 CPWF Streets Wing Construction Drawings
- 2.4 CPWF Streets Wing DDC Drawings
- 2.5 CPWF Wash Bay Construction Drawings
- 3.1 Douglas Fire Station Library Construction Drawings
- 3.2 Douglas Fire Station Library DDC Drawings

## Scope of Work

- A. Provide DDC control upgrades as shown and specified. The Scope of Work on Sheets M201, M301 and M401 have precedence over all other provisions in the specifications and drawings. The work includes, but is not limited to:
1. Treadwell Arena
    - a. Remove the DDC control system
    - b. Provide a new DDC control system
    - c. Adjustment and Balancing: Measure and balance the HRV-2 and HRV-3 supply, return and exhaust airflows at the system level when in locker room unoccupied mode.
  2. Consolidated Public Works Facility
    - a. Remove the DDC control system
    - b. Provide a new DDC control system
    - c. Adjustment and Balancing:
      - 1) AHU-1: Measure and set the minimum outside airflow and damper position and supply fan differential pressure setpoint.
      - 2) AHU-2 and AHU-3: Measure and set the minimum outside airflow damper position. Determine exhaust fan speeds to balance the supply and exhaust airflow for the range of outside air damper positions from minimum to full outside air during balancing.
  3. Douglas Fire Station and Library
    - a. Remove the pneumatic and electric control system
    - b. Provide a new DDC control system
    - c. Adjustment and Balancing:
      - 1) AHU-1, AHU-2 and AHU-3: Measure and set the minimum outside airflow and damper position.
      - 2) Replace balance valves and balance the hydronic heating system.
  4. Host the DDC control systems from a CBJ provided DDC server located in the Municipal Building.
- B. DDC System Requirements
1. DDC Server: The CBJ will host the DDC control system for each building from a network server located in the CBJ Municipal Building.
    - a. The CBJ will provide the vendor a virtual server running in a Hyper-V environment.
    - b. Network software updates and patches can be performed by the CBJ or the vendor. The control contractor is responsible for all DDC software requirements, including updates and patches.
    - c. The DDC equipment will reside on a segregated VLAN190.
  2. DDC System Architecture
    - a. The DDC system shall consist of dedicated and separated LANs that are not shared with other building systems and tenant data and communication networks.
    - b. System architecture shall consist of no more than three levels of LANs.
      - 1) Level One LAN: Connects the CBJ VLAN to the network controller. Minimum data transfer and communication speed of 100 Mbps.
      - 2) Level Two LAN: Connects the network controllers to programmable application controllers and between programmable application controllers. Minimum data transfer and communication speed of 50 kbps.
      - 3) Level Three LAN: Connects network controllers and programmable application controllers to application-specific controllers and between application-specific controllers. Minimum data transfer and communication speed of 19.2 kbps.
    - c. Number of LANs and associated communication shall be transparent to operator. All I/O points residing on any LAN shall be capable of global sharing between all system LANs.
    - d. System design shall eliminate dependence on any single device for system alarm reporting and control execution. Each controller shall operate independently by performing its' own control, alarm management and historical data collection.
    - e. Air-Handling Systems: For control applications of an air-handling system that consists of air-handling unit(s) and VAV terminal units, include a dedicated LAN of application-specific controllers serving VAV terminal units connected directly to controller that is controlling air-handling system air-handling unit(s). In general, create a DDC system LAN that aligns with air-handling system being controlled.
  3. System Access
    - a. CBJ Access: Provide the CBJ with complete access and functional control of DDC components, software functions and operations.
    - b. DDC Vendor Access:
      - 1) The CBJ MIS Department will provide a user account through a VPN connection.
      - 2) Provide a network port at each panel for DDC access to the network and graphical display screens.
      - 3) CBJ retains the right to restrict access and permissions to the DDC system at any time.
    - c. Local Human-Machine Interface (HMI): Provide a local HMI at each building to provide access to the DDC system when the CBJ Network is unavailable. Provide HMI access to system operating data, control points and local alarms. Provide capability to change setpoints. Zone level control from the HMI is not required.
    - d. User Logs: Maintain a user log of people who log into and access the DDC system.
  4. User Interface
    - a. Graphic Display Standards: Comply with the graphic display standards on Sheet M101.
    - b. Graphical Displays: Host graphical display screens from the CBJ Server.
    - c. Data Archive: Continuously store and archive all data points on the CBJ server. Archive dynamic points at 5-minute intervals and static points when a change in value occurs. Coordinate continual and automatic archiving of all data with CBJ MIS.
    - d. Trend Reports: Create permanent trend reports as called for in the control sequences.
    - e. Backup: The CBJ will routinely backup the complete DDC system, including but not limited to, the server, programming, graphic display screens, alarm logs, user logs, trend reports, and archive data to ensure a recovery from a failure. Collaborate with CBJ MIS to ensure backups include all DDC data and information.
    - f. Alarm Log: Send critical alarms via email or text to CBJ personnel
  5. Materials and Installation: Where the control upgrade requires modification of existing systems, perform the work using materials and installation methods equal to the existing systems. Coordinate the materials and methods with the Owner.
- C. Contractor Requirements
1. Manufacturer Requirement: Provide the same manufacturer's equipment and software for the DDC control systems in each building. Standardize when possible.
  2. Preconstruction Conference: Attend a preconstruction conference with CBJ MIS to discuss contractor operations on the CBJ network.
  3. Coordination and Support: Collaborate with and support the CBJ MIS department in the setup and integration of the server and DDC system on the CBJ Network. Provide quick access to a technical contact who can assist in system setup and configuration.
  4. Primary Control Tech: Assign one control technician as the primary point-of-contact and assign this person to be directly involved throughout construction with all aspects of the work including programming, installing, startup and commissioning. Submit the technicians name and contact information with the submittals.
  5. Programming: Develop control sequences using DDC programming logic blocks that directly display the values of the input and outputs of each block. Programming with text code is not allowed.
  6. Control Drawings: Use normal sentence case text for control submittals. Submittals containing sentences with ALL CAPS text will be rejected.

## Additive Bid Items

- A. Additive Bid Item 1 - Balance Douglas Fire Station and Library HVAC air-side systems.
- B. Additive Bid Item 2 - Balance Consolidated Public Works Facility HVAC air-side and water-side systems.
- C. Additive Bid Item 3 - Balance Treadwell Arena HVAC air-side and water-side systems.

## Graphic Display Standards

- A. Graphical Display Screens
1. Title: On each graphic display screen, provide a title header, centered on the screen, and the outside temperature.
  2. Navigation: Provide a navigation panel on the left side of each screen with links to each graphical screen as follows
    - a. Main or Home Screen
    - b. Main Heating System Graphic
      - 1) Sub graphic screens and links as needed
    - c. Main Domestic Hot Water System Graphic
      - 1) Sub graphic screens and links as needed
    - d. Ventilation Systems (separate graphic screens and links as needed)
    - e. Exhaust Systems (separate graphic screens and links as needed)
    - f. Floor Plan (separate graphic screens and links as needed)
      - 1) Sub menu for Zone Controls (separate graphic screens and links as needed)
    - g. Alarm page and trend report screen.
    - h. Control System Documentation: Provide links to the following:
      - 1) Control Drawings
      - 2) Control Sequences (if not incorporated into the drawings)
      - 3) Control system O&M data
  3. Main Page: Display an exterior elevation or picture of the building and the building name.
  4. Systems or Equipment: Show the location of all monitored and controlled HVAC equipment and provide a navigation link to the respective graphic screen. Show locations of duct, pipe and building pressure sensors.
  5. Floor Plans: Provide a graphic screen of each floor of the building with room layouts, names and numbers.
    - a. Zones: Shade or outline each zone and show thermostat location. Provide a link to the zone control screen. Display the zone temperature and color indicator of the zone temperature relative to the setpoint as follows: Red - 2°F or more above setpoint; Light Red - >1°F above setpoint; Green - 1°F above setpoint to 1°F below setpoint; Light Blue - 1°F or more below setpoint; Blue - 2°F or more below setpoint.
    - b. Hardware Points: Show the location and identification of each hardware point being controlled or monitored by DDC system.
  6. Control Diagrams: Create a control schematic for each piece of equipment, similar to that shown on the drawings, with point identification, set point and dynamic value indication. Include dynamic indication of all points associated with equipment.
  7. Zone Summary Display: Provide a zone summary screen showing zone name and number, temperature setpoint, temperature and color indicator of zone temperature relative to the setpoint as described for the floor plans. Include a link to each individual zone control display.
  8. Override Capability: Provide functionality to override each data point value from any screen. Include menu to input value and time period (permanent, duration in hours or days, specific date). Display override values with a unique color.
- B. Units: Display values to the number of digits as follows:
1. Temperature: Tenth of a deg F
  2. Humidity: Percent in whole numbers.
  3. Pressure: Tenth of psi; tenth of foot of head; hundredth of inch w.g.
  4. Flow: CFM or GPM to whole number
  5. Damper and valve position: Percent open in whole numbers (0% = closed position; 100% = open position)
  6. Fan and Pump Speed: Percent of full speed in whole numbers
- C. Alarms
1. Graphic Screens: Provide a red indicator for each alarm on the appropriate graphic display screen.
  2. Alarm Log: Include first in, first out handling of alarms according to alarm priority ranking, with most critical alarms first. Provide means for acknowledging and clearing the alarm.
    - a. Unacknowledged Alarms: List critical alarms on top and general alarms below.
    - b. Acknowledged Alarms: Display in time order below unacknowledged alarms.
- D. Trend Reports: Create a trend report summary screen with navigation links to each permanent trend report required by the control sequences. Automatically populate the trend for the previous 7-days. Provide capability to adjust the time period and add or remove data points.



**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**General**

SHEET TITLE:

**Scope of Work and  
Graphic Standards**

DATE: March 22, 2022

SCALE:

DRAWN: KB/JR

CHECKED: JR

SHEET NO.

**M101**



### Abbreviations

(C)	CONNECTION	HVAC	HEATING, VENTILATING AND AIR CONDITIONING
(E)	EXISTING	HW	HOT WATER
(X)	REMOVE	HWG	HIGH WALL GRILLE
A	AMPS	HWM	HOT WATER MAKER
AAV	AUTOMATIC AIR VENT	HWR	HOT WATER RECIRCULATING
AD	AUTOMATIC DAMPER	HWRP	HOT WATER RECIRCULATING PUMP
AHU	AIR HANDLING UNIT	HZ	HERTZ
AI	ANALOG INPUT	KBPS	KILO BITS PER SECOND
AMCA	AIR MOVEMENT AND CONTROL ASSOCIATION	KW	KILOWATT
AO	ANALOG OUTPUT	LL	??
AS	AIR SEPARATOR	MA	MIXED AIR
AV	AUTOMATIC VALVE	MAX	MAXIMUM
B	BOILER	MBH	1,000 BTU PER HOUR
BC	BOOSTER COIL	MDP	MAIN DISTRIBUTION PANEL
CEF	CEILING EXHAUST FAN	MECH	MECHANICAL
CFM	CUBIC FEET PER MINUTE	MIN	MINIMUM
CO	CLEANOUT, CARBON MONOXIDE	OAD	OUTSIDE AIR DAMPER
CO2	CARBON DIOXIDE	OSA	OUTSIDE AIR
CS	CURRENT SENSOR	P	PUMP
CUH	CABINET UNIT HEATER	PPM	PARTS PER MILLION
CV	CONVECTOR	PSI	POUNDS PER SQUARE INCH
CW	COLD WATER	PSIG	POUNDS PER SQUARE INCH GAUGE
DA	DE-AERATOR	RA	RETURN AIR
DDC	DIRECT DIGITAL CONTROL	RAD	RETURN AIR DAMPER
DI	DIGITAL INPUT, DUCTILE IRON	RF	RETURN FAN
DO	DIGITAL OUTPUT	RM	RADIANT MANIFOLD
DP	DIFFERENTIAL PRESSURE	S	SENSOR
DV	DRAIN VALVE	SA	SUPPLY AIR
EA	EXHAUST AIR	SF	SUPPLY FAN
EAD	EXHAUST AIR DAMPER	T	TEMPERATURE, THERMOSTAT
EB	ELECTRIC BASEBOARD	TSP	TOTAL STATIC PRESSURE, TRISODIUM PHOSPHATE
EC-1	ELECTRIC CEILING HEATER	TYP	TYPICAL
EF	EXHAUST FAN	UH	UNIT HEATER
F	FAHRENHEIT	V	VOLTS
FP	FIN PIPE	VA	VALVE ACTUATOR
GPM	GALLONS PER MINUTE	VAC	VOLTS ALTERNATING CURRENT
HC	HEATING COIL	VAV	VARIABLE AIR VOLUME
H-O-A	HAND-OFF-AUTOMATIC	VFD	VARIABLE FREQUENCY DRIVE
HP	HORSEPOWER, HEAT PUMP	VLAN	VIRTUAL LOCAL AREA NETWORK
HR	HEATING RETURN	VPN	VIRTUAL PRIVATE NETWORK
HRU	HEAT RECOVERY UNIT	WG	WATER GAUGE
HRV	HEAT RECOVERY VENTILATOR	WH	WATER HEATER
HS	HEATING SUPPLY		

### General Symbols

AHU-#	EQUIPMENT DESIGNATION
(C)	CONNECT TO EXISTING
(E)	EXISTING TO REMAIN
(X)	REMOVE
	POINT OF CONNECTION
	3/M200 DETAIL REFERENCE

### Legend

	CW	COLD WATER
	HW	HOT WATER
	HWR	HOT WATER RECIRCULATING
		CONTACTOR
		HUMIDITY TRANSMITTER
		RELAY
		TEMPERATURE TRANSMITTER
		ROOM THERMOSTAT, SENSOR
		AVERAGING BULB TEMPERATURE TRANSMITTER
		HORN AND STROBE
		CARBON MONOXIDE SENSOR
		CARBON DIOXIDE SENSOR
		NITROGEN DIOXIDE SENSOR
		CURRENT SENSOR
		DAMPER ACTUATOR
		DIFFERENTIAL PRESSURE SWITCH
		LEVEL SENSOR
		VALVE ACTUATOR
		PRESSURE TRANSDUCER
		VALVE
		BALANCING VALVE
		CONTROL VALVE
		UNION
	AAV	AUTOMATIC AIR VALVE
	DV	DRAIN VALVE
		LINE BREAK
		THERMOMETER
		FLOW DIRECTION

**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**General**

SHEET TITLE:

**Abbreviations General  
Symbols and Legend**

DATE: March 22, 2022

SCALE:

DRAWN: KB/JR

CHECKED: JR

SHEET NO.

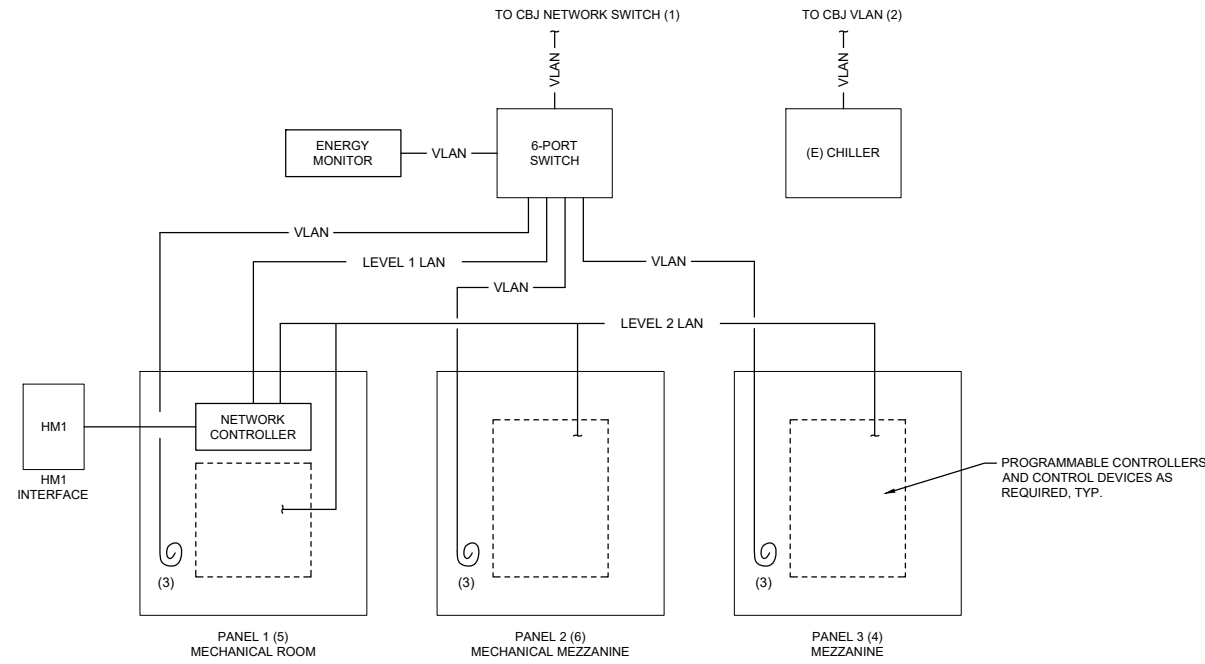
**M102**



**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

## Treadwell Arena Scope of Work

- A. DDC Control Upgrade: The following provides a general description of the scope of work. The work includes, but it is not limited to, the following work elements. See the construction documents for the project requirements.
1. Existing Conditions: The building is currently controlled by a Barber Coleman Network 8000 DDC system consisting of a network controller (Global Command Module) and two network controllers (Local Command Modules) and associated control panels and devices.
  2. Demolition
    - a. Remove all components of the existing control system including, but not limited to, devices, sensors, relays, tubing, wiring, raceways, supports, and fasteners. The only exceptions are the existing control panels and raceways which may be reused.
    - b. Where control components are removed, seal equipment and duct penetrations with plugs or neatly cut and fully adhered foil tape. Fill holes and voids in pipe and duct insulation and seal with adhesive jacketing.
    - c. Where control components are removed, patch, prepare and paint finished wall, ceiling and floor surfaces that are penetrated, damaged or unfinished when components are removed or replaced.
  3. DDC Upgrade
    - a. Provide a new and complete DDC system for control, monitoring, and alarm of mechanical systems.
    - b. Develop new control programming. Do not import the existing control logic or programming.
  4. Adjustment and Balancing: Determine the positions of the return air and exhaust air dampers to supply 25% outside air while maintaining the lockers at negative pressure.
- B. Additive Bid Item 3 - Balancing: Adjust and balance the heating and ventilation systems. Provide adjustments logs for each operating mode. See the reference drawings for layout of systems and flow rates.
1. Hydronic Heating System: Adjust and balance the heating system. Replace the balancing valves on all heating units.
  2. Heat Recovery Ventilators HRV-1, HRV-2 and HRV-3
    - a. Balance the system outlets and inlets in full outside air mode with airflows at design capacity.
    - b. Measure and balance the HRV-2 and HRV-3 supply, return and exhaust airflows when in locker room unoccupied mode.
- C. DDC System Architecture (See Diagram on Sheet M201)
1. Network Controller (Located in Mechanical (Boiler) Room): The CBJ will provide a VLAN network cable/port.
  2. Panels: Reuse and/or provide new panels as required.
  3. Field Devices: Provide new devices except valve and damper actuators may be reused if they are compatible with the new DDC system.
  4. Wiring: New wiring is required. Existing raceways may be reused if they comply with the project specifications. No wire splicing is allowed.
  5. Provide a local human-machine interface (HMI), located in the Mechanical (Boiler) Room.
- D. Requirements
1. Confirm existing conditions prior to performing the work. Notify the Owner immediately of any discrepancies.
  2. Fire seal penetrations through fire rated assemblies.
  3. Conceal wiring and raceways above ceilings and within walls except as follows:
    - a. Ice Rink: Install new wiring in existing conduits and/or provide new conduits and wiring following the same routing as the existing.
    - b. Rooms Without Ceilings: Install raceways and wiring along walls above 8' elevation or along the ceiling or roof structure.
  4. The building will be occupied and in use during the work. See the Division 1 requirements for contractor operations on-site.



### 1 DDC System Architecture

### Drawing Notes

- (1) Provide network cable from the CBJ switch located in the Mechanical Room.
- (2) (E) chiller connection to VLAN by Owner.
- (3) Provide a CAT6 ethernet cable to each control panel with coiled 12' spare length and connector in each panel.
- (4) Reuse or replace existing 24" w x 36" h x 9" d control panel. Reuse 120V circuit.
- (5) Provide 120V circuit for control panel from adjacent electrical panel, including 20A circuit breaker, 2#12 and #12 ground copper conductors and EMT raceways.
- (6) Reuse 120V circuit from removed control panel for new control panel.

### EXISTING EQUIPMENT SCHEDULE

Symbol	Service	Location	Description	Capacity	Make / Model	Notes
(E) Boiler B-1	Building Heat	Boiler Room	Fuel Oil Boiler	634 MBH	Weil McLain 680	Beckett AFG burner
(E) Pump P-1	Building Heat	Boiler Room	Pipe-mounted Circulator / 3-speed	50 gpm / 40 feet head / 1-1/2 HP	Grundfos UPS50-240	
(E) Pump P-2	Boiler Recirculation	Boiler Room	Pipe-mounted Circulator	10 gpm / 7 feet head / 1/20 HP	Taco 005	
(E) Hot Water Generator HWG-2	Lockers 1-4	Janitor Room	Indirect Hot Water Heater	120 gallons	Amtrol WH1202CDW	
(E) Hot Water Generator HWG-3	Lockers 1-4	Janitor Room	Indirect Hot Water Heater	120 gallons	Amtrol WH1202CDW	
(E) Hot Water Generator HWG-5	Lockers 5-6	Mech Mezzanine	Indirect Hot Water Heater	120 gallons	Amtrol WH1202CDW	
(E) HWR Pump	Lockers 1-4	Janitor Room	Pipe-mounted Circulator	3 gpm / 6 feet head / 1/20 HP	Taco 003	
(E) Heat Recovery Ventilator HRV-1	Manager, Ticket, Rental	Mezzanine	Heat Recovery Ventilator	2,090 cfm / 2.35" TSP	Heatex 5000A	
(E) Heat Recovery Ventilator HRV-2	Lockers 1-4	Mezzanine	Heat Recovery Ventilator	2,720 cfm / 2.35" TSP	Heatex 5000A	
(E) Heat Recovery Ventilator HRV-3	Locker 5-6	Mech Mezzanine	Heat Recovery Ventilator	2,330 cfm / 1.5" TSP	Inovent E-5000-1A-2330-HW/FR	
(E) Exhaust Fan EF-1	Arena Ventilation	Arena	Propeller Exhaust Fan	6,000 cfm / 0.75" TSP	Greenheck SE2-24-610-A15	
(E) Exhaust Fan EF-2	Arena Ventilation	Arena	Propeller Exhaust Fan	6,000 cfm / 0.75" TSP	Greenheck SE2-24-610-A15	
(E) Chiller	Ice Rink	Refrigeration Room	Chiller	-	Cimco CCS-70AC ARENA PAK	
(E) Dehumidifier DH-1	Arena Dehumidification	Arena	Desicant Dehumidifier / Propane Reactivation	3,000 cfm / 235 MBH	Concept Designs DH-130-3.0-DSOBBLOC	
(E) Dehumidifier DH-2	Arena Dehumidification	Arena	Desicant Dehumidifier / Propane Reactivation	3,000 cfm / 235 MBH	Concept Designs DH-130-3-DSOSSLIR	

### BALANCE VALVE SCHEDULE

Equipment	Location	Flow GPM	Balance Valve Size
Pump P-2	Boiler Room	4.0	3/4
(E) HC-1 / HRV-1	Mezzanine	4.6	1
(E) HC-2 / HRV-2	Mezzanine	6.0	1
(E) HC-3 / HRV-3	Mechanical Mezzanine	3.4	1
(E) Warming Heater	Lobby	1.1	1/2
(E) Warming Heater	Lobby	1.1	1/2
(E) CUH-1	Vestibule	2.5	1
(E) UH-1	Ice Resurfacers	1.1	1/2
(E) UH-2	Concession	0.7	1/2
(E) UH-2	Rental	0.6	1/2
(E) UH-2	Ticket Office	0.5	1/2
(E) FP-1	Manager	0.7	1/2
(E) UH	Mechanical Mezzanine	0.6	1/2
(E) HWM-1	Boiler Room	8.0	1
(E) HWM-2	Janitor	8.0	1
(E) HWM-3	Janitor	8.0	1
(E) HWM-4	Boiler Room	8.0	1
(E) HWM-5	Mechanical Mezzanine	7.0	1-1/4
Bypass	Mezzanine	4	1

Replace balance valves in Additive Bid Item 3.

No.	Description	Date

BUILDING :  
Treadwell Arena

SHEET TITLE:  
Scope of Work and DDC System Architecture

DATE: March 22, 2022

SCALE:

DRAWN: KB/JR

CHECKED: JR

SHEET NO.  
**M201**

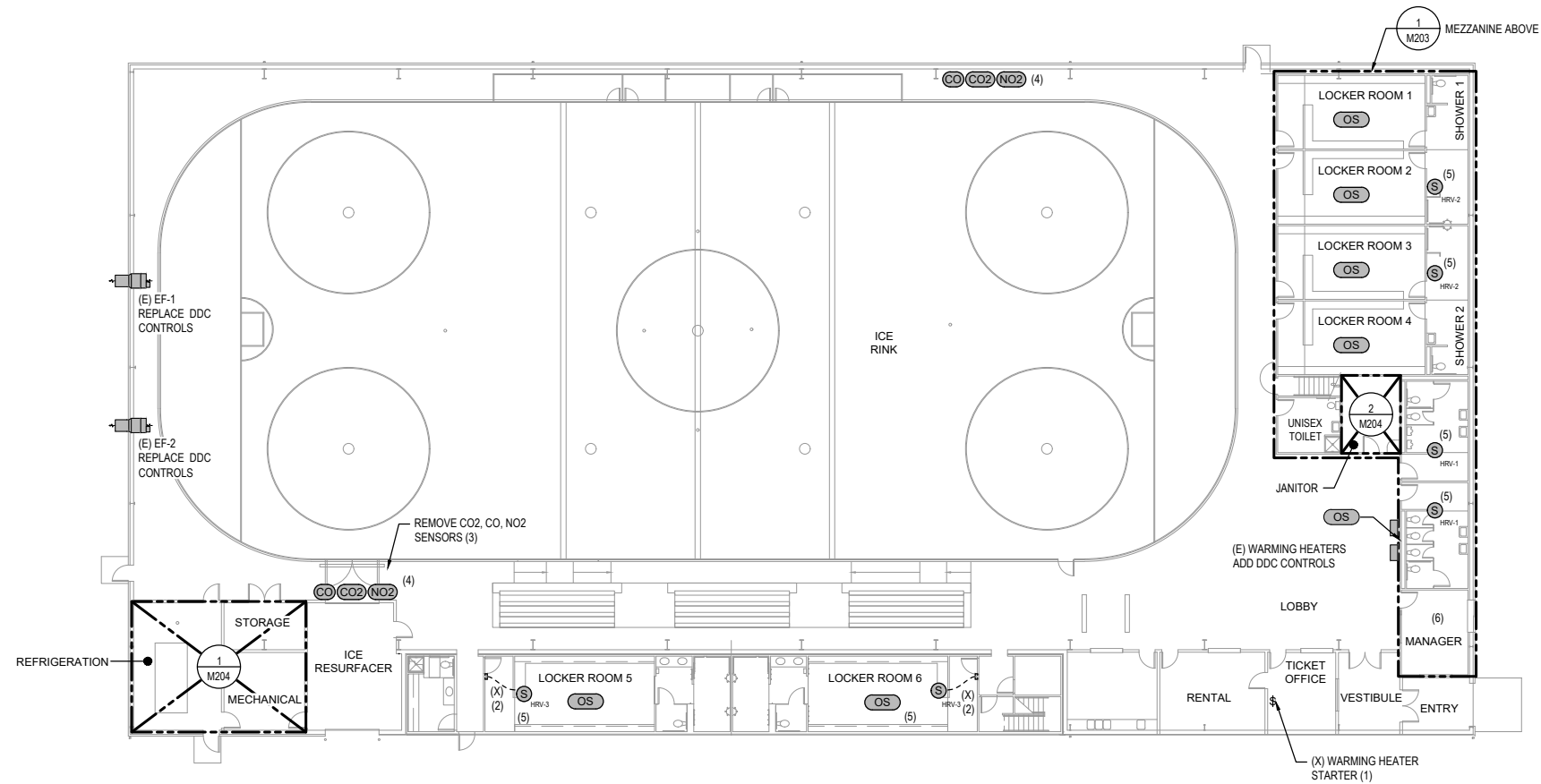


**BALANCING SCHEDULE**

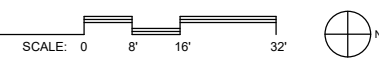
System	Room Name	Supply CFM	Exhaust CFM	
HRV-1	Concession	300	-	
	Rental	340	-	
	Ticket Office	240	-	
	Manager	270	260	
	Women	190	420	
	Men	190	420	
	Janitor	230	250	
	Unisex Toilet	140	150	
	Totals	2,280	1,500	
	HRV-2	Locker Room 4	215	480
Showers 2		200	220	
Locker Room 3		215	480	
Showers 2		200	220	
Locker Room 2		215	480	
Showers 1		200	220	
Locker Room 1		215	480	
Showers 1		200	220	
Totals		2,520	2,800	
HRV-3		Official Locker Room	180	190
		Locker 3	115	200
		Toilet 3	100	100
	Shower 3	270	300	
	Shower 4	270	300	
	Toilet 4	100	100	
	Locker 4	150	130	
	Mezzanine	315	285	
	Storage	80	80	
	Totals	2,160	2,100	

**Drawing Notes**

- (1) Remove warming heater manual starter and provide stainless steel cover plate.
- (2) Replace temperature sensor and provide new raceway and wiring to the control panel. Remove flexible conduit and wiring across locker entrance hallway. Provide stainless steel cover plates for electrical box on each side of hallway.
- (3) Remove all components of the existing gas monitoring sensors.
- (4) Provide CO and NO2 monitoring sensor (ToxAlert TOXEC) and CO2 monitoring sensor (ToxAlert TOCCO2) and mount at 5' above floor. Configure sensors for DDC monitoring of gas concentration level.
- (5) Replace DDC sensor.
- (6) Reduce supply airflow in Managers Office to approximately 25 cfm.



**1 First Floor Plan**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Treadwell Arena**

SHEET TITLE:  
**First Floor Plan**

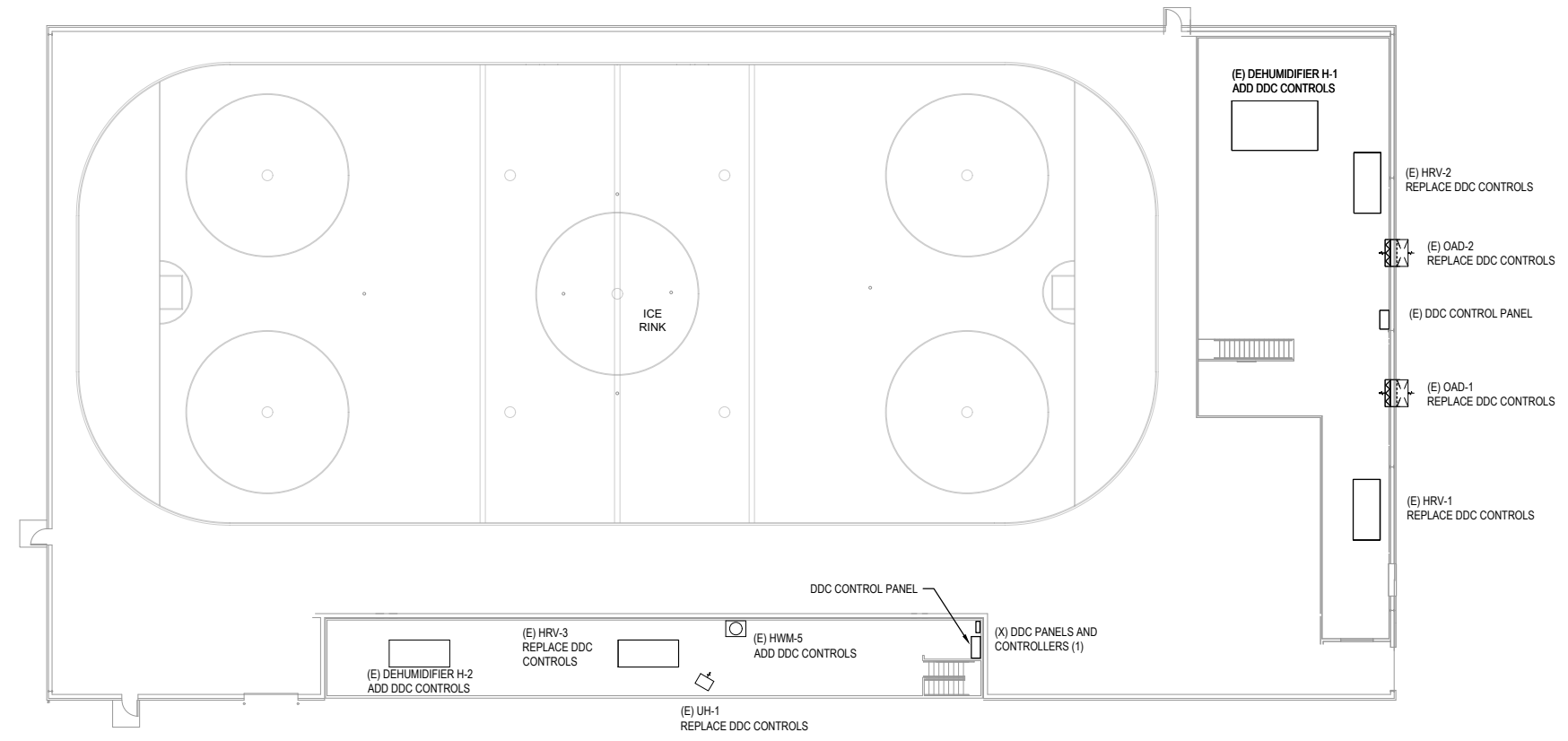
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 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M202**

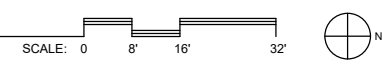


**Drawing Notes**

- (1) Remove Barber Coleman Network 8000 Global Control Module, Local Control Module and all control panels, devices, raceways and wiring.



**1 Mezzanine Plan**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

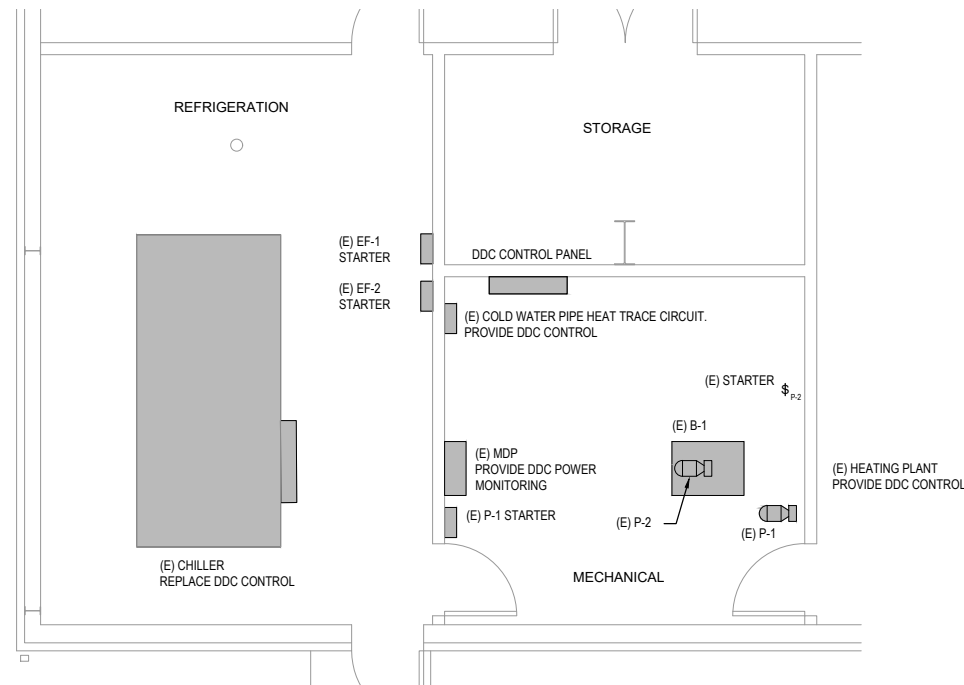
No.	Description	Date

BUILDING :  
**Treadwell Arena**

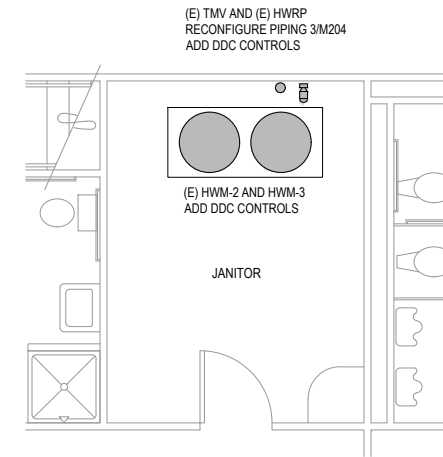
SHEET TITLE:  
**Mezzanine Plan**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

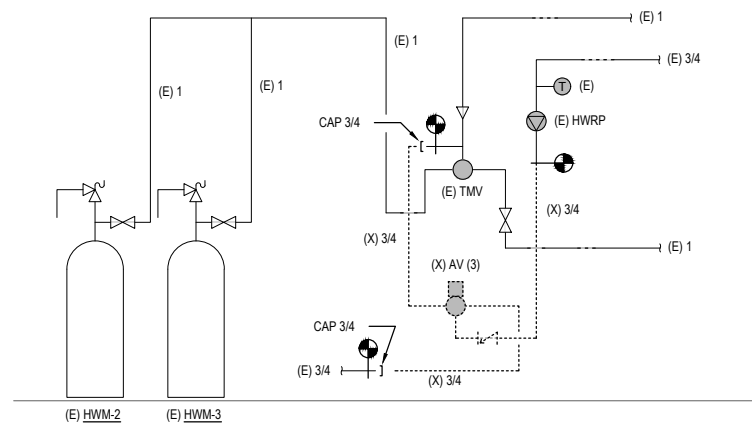
SHEET NO.  
**M203**



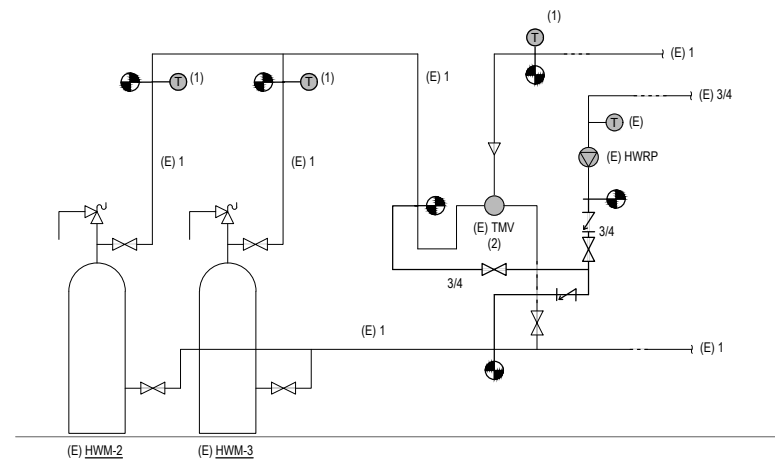
**1 Enlarged Mechanical and Chiller Room Plan** SCALE: 0 2' 4' 8'



**2 Enlarged Janitor Room Plan** SCALE: 0 2' 4' 8'



**Demo Diagram**



**Piping Diagram**

**Drawing Notes**

- (1) Provide a thermowell protruding half way into the pipe. Locate the sensing bulb at the bottom of the well and fill with thermal conductive paste.
- (2) Reconfigure the piping connected to the (E) Powers LFMM430 TMV per the manufacturer's recommendations and commission its operation at varying flow rates.
- (3) Remove AV and Honeywell T7500 controller.

**3 Hot Water Maker HWM-2/HWM-3 Diagram**

**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

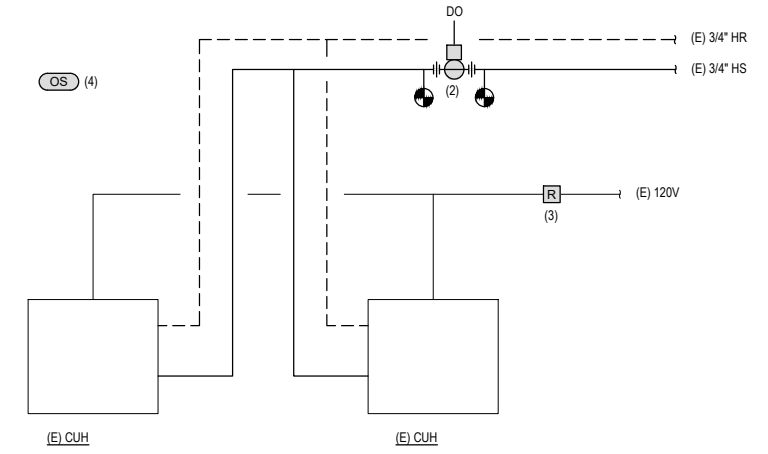
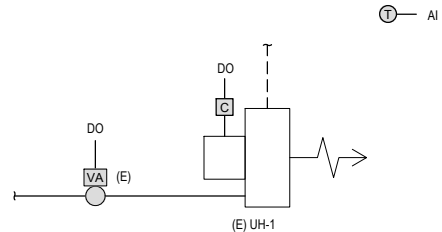
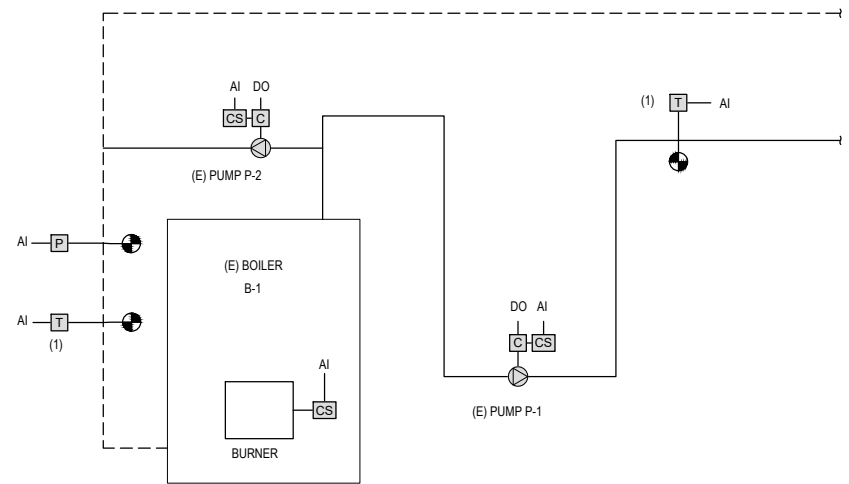
No.	Description	Date

BUILDING :  
**Treadwell Arena**

SHEET TITLE:  
**Enlarged Plans and Details**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M204**

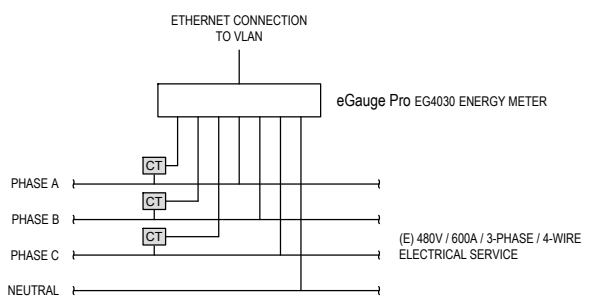


### 1 Heating Plant Control

- A. Control
  - 1. Boiler B-1: Existing manual starter supplies power to the burner. Boiler is enabled when the switch is positioned on.
  - 2. Heating Pump P-1
    - a. Pump Starter: Existing magnetic starter with H-O-A switch supplies power to the motor.
      - 1) Auto: Operate per the control sequence.
      - 2) Hand: Enable the pump.
      - 3) Off: Disable the pump.
    - b. Control Sequence: Enable pump continuously.
  - 3. Boiler Recirculation Pump P-2
    - a. Pump Starter: Existing manual starter supplies power to the motor.
    - b. Control Sequence: Enable pump whenever the burner is operating.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
  - 1. Critical
    - a. Heating Supply Temperature: Activate when the heating supply temperature drops below 150°F for 5 minutes.
    - b. Pump P-1: Activate when the pump status differs from the command.
  - 2. Non-critical
    - a. Pressure: Activate when the pressure drops below 8 psig for 10 minutes.
    - b. Boiler Recirculation Pump P-2: Activate when the pump status differs from the command.
- D. Trend Reports
  - 1. Heating Supply Temperature Trend
    - a. Outside air temperature
    - b. Boiler heating supply temperature
    - c. Boiler heating return temperature
    - d. Boiler B-1 operating
  - 2. Pump Control Trend
    - a. Pump P-1 enable
    - b. Pump P-1 status
    - c. Pump P-2 enable
    - d. Pump P-2 status

### 2 Unit Heater UH-1 Control

- A. Control: Enable the fan and open the heating valve when the room temperature drops 2°F below the setpoint. Disable the fan and close the heating valve when the room temperature rises 2°F above the setpoint.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Heating Trend Report
  - 1. Room setpoint
  - 2. Room temperature
  - 3. Heating valve position



### 4 Power Monitoring Control

- A. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
  - 1. Manually measure voltage and average current readings to display and trend building power consumption.
- B. Trend Reports
  - 1. Average current, amps
  - 2. Power consumption, kW

### 3 Warming Heater Control

- A. Control
  - 1. Heating Control Valve: Open the valve during occupied hours per an occupancy schedule. Coordinate the schedule with the Ice Rink manager.
  - 2. Fan Operation: Enable the CUH fan when an occupancy sensor senses occupancy for five seconds. Disable the fan when occupancy is not sensed for 30 seconds. Fine-tune the sensitivity and range on the occupancy sensor so the heater does not come on when people pass by.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.

### Drawing Notes

- (1) Provide a thermowell protruding half way into the pipe. Locate the sensing bulb at the bottom of the well and fill with thermal conductive paste.
- (2) Install control valve in (E) 3/4" copper pipe. Valve Cv between 1.4 and 1.8 with a shutoff pressure of 60 feet.
- (3) Remove manual starter in Ticket Office and replace with blank stainless-steel plate. Provide relay control of power circuit to enable warming heaters.
- (4) Locate and adjust range and sensitivity of the occupancy sensor so it senses occupancy only within a 5-foot radius of the heater.

**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

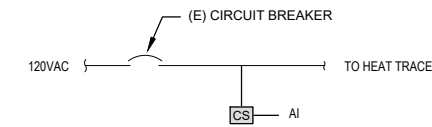
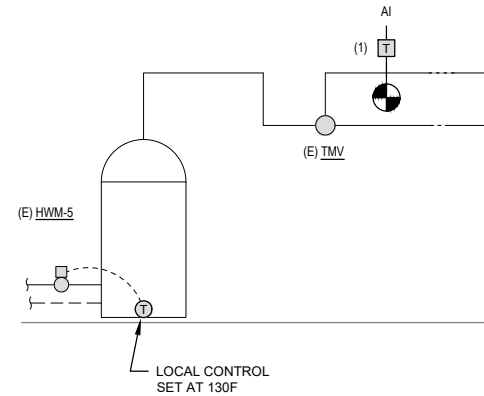
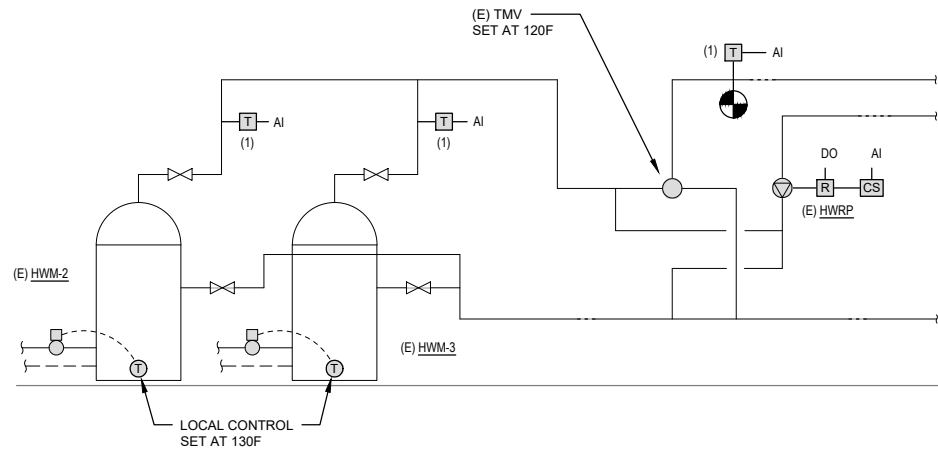
BUILDING :  
Treadwell Arena

SHEET TITLE:  
DDC Controls

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M205**





### 1 Hot Water Maker HWM-2 and HWM-3 Control

- A. Control
  1. HWG-3 and HWG-4: Integral thermostat controls the heating valve to maintain the tank setpoint.
  2. Hot Water Recirculation Pump: Existing manual starter supplies power to the pump motor. Enable the pump during occupied hours.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
  1. Critical
    - a. Hot Water Temperature: Activate when the hot water recirculation pump has bene operating for 5 minutes and the hot water temperature leaving the TMV drops below 110°F for 5 minutes.
  2. Non-critical
    - a. Hot Water Recirculation Pump: Activate when the pump status differs from the command.
- D. Trend Reports
  1. Hot Water Trend
    - a. HWM-3 and HWM-4 outlet temperature
    - b. TMV outlet temperature
    - c. Hot water recirculation pump status

### 2 Hot Water Maker HWM-5 Control

- A. Control: Integral thermostat controls the heating valve to maintain the tank setpoint.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Hot Water Trend Report: TMV output temperature

### 3 Cold Water Pipe Heat Trace Controls

- A. Control: Heat trace is manually controlled.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Trend Reports
  1. Heat trace current

### Drawing Notes

- (1) Provide a thermowell protruding halfway into the pipe. Locate the sensing bulb at the bottom of the well and fill with thermal conductive paste.

**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

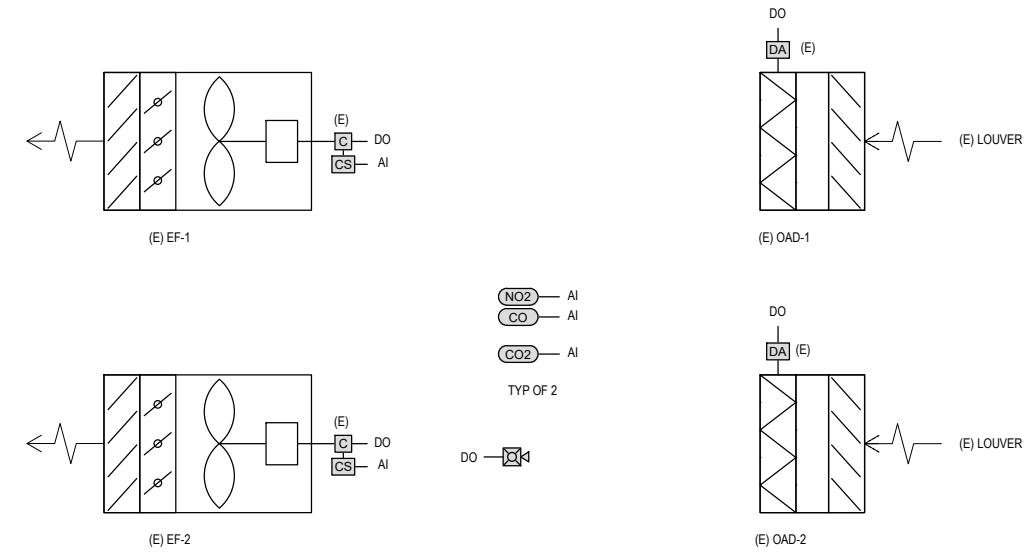
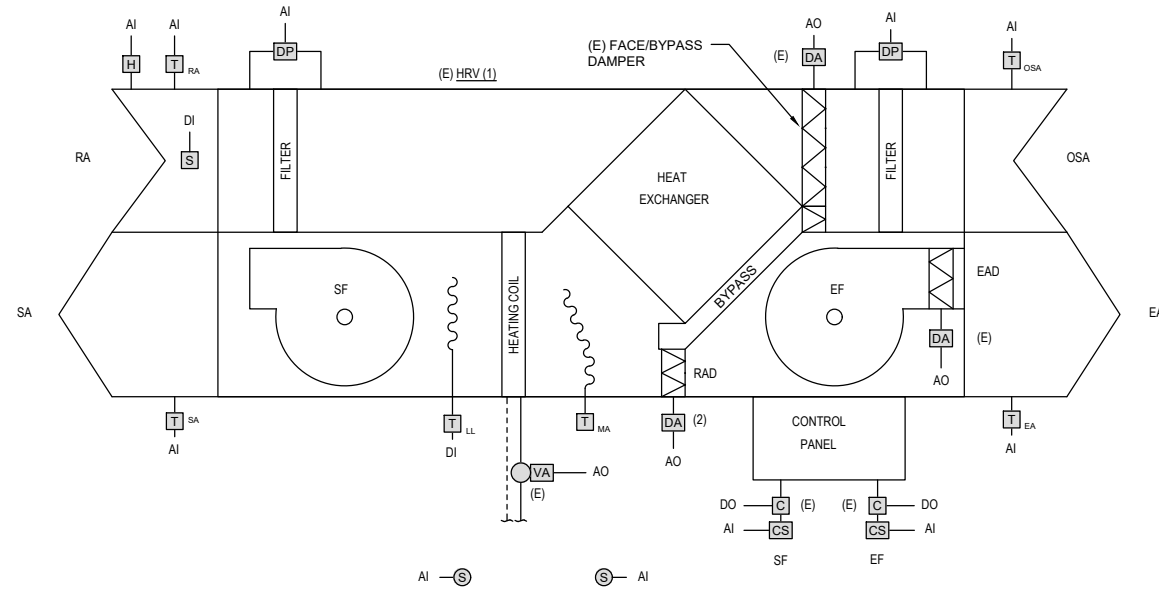
No.	Description	Date

BUILDING :  
**Treadwell Arena**

SHEET TITLE:  
**DDC Controls**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M206**



### 1 Heat Recovery Ventilator HRV-1, HRV-2 and HRV-3 Control

NOTE: ORIENTATION OF HRV-3 IS DIFFERENT THAN SHOWN

- A. Control**
- Motor Controllers**
    - Supply Fan Starter:** An existing magnetic starter supplies power to the fan motor.
      - Auto: Fan operates in accordance with the control sequence.
      - Hand: Enables the fan and operates the HRV in occupied mode.
      - Off: Disables fan and places the HRV in unoccupied mode.
    - Exhaust Fan Starter:** An existing magnetic starter supplies power to the fan motor.
      - Auto: Fan operates in accordance with the control sequence.
      - Hand: Opens the exhaust air damper and enables the fan after 30 seconds.
      - Off: Closes the exhaust air damper and disables the fan.
  - Safeties:** Hardwire the following safeties to shut down the fans when in either the Auto and Hand position.
    - Smoke/Fire Alarm:** When smoke is detected by a smoke sensor in the AHU return duct or a fire alarm occurs, place the HRV in unoccupied mode.
    - Low Temperature:** When the HRV heating coil discharge temperature is below 35°F for more than one minute, place the HRV in unoccupied and open the heating coil valve fully until the alarm is cleared.
  - Schedule:** Schedule the system to operate in occupied and unoccupied modes.
  - Occupied Mode**
    - Supply Fan: Enabled.
    - Exhaust Fan: Open exhaust air damper and enable fan after 30 seconds.
    - Supply Air Temperature Control: Sequentially modulate the face and bypass dampers to full face and the heating coil valve to maintain both rooms at a minimum temperature of 65°F.
      - Defrost Control: Override the face and bypass dampers to maintain an exhaust air temperature greater than 35°F.
    - Ventilation: When both rooms have been unoccupied for 15 minutes, modulate the return air and exhaust air dampers to supply 25% outside air and maintain the lockers at negative pressure. When either locker room is occupied for five minutes, close the return air damper and fully open the exhaust air damper.
  - Normal Unoccupied Mode:** Operate the HRV as follows.
    - Supply and Exhaust Fans: Disabled.
    - Face and Bypass Dampers: Full face position
    - Return and Exhaust Air Damper: Closed.
    - Heating Coil Valve: Modulate the heating valve to maintain a mixed air temperature of 50°F.
  - Heating Unoccupied Mode:** Enable heating unoccupied mode when either room temperature drops below 45°F. Return HRV to normal unoccupied mode when both room temperatures are above 55°F.
    - Supply Fan: Enabled.
    - Exhaust Fan: Disabled.
    - Face and Bypass Dampers: Full face position.
    - Return Air Damper: Open.
    - Exhaust Air Damper: Closed.
    - Heating Coil Valve: Fully Open.
- B. Display and Monitoring:** Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms**
- Critical**
    - Fire/Smoke: Activate when the fire alarm panel is in alarm.
    - Low Temperature: Activate when safety is activated.
    - Supply Fan: Activate when the fan status differs from command.
    - Exhaust Fan: Activate when the fan status differs from command.
  - Non-critical**
    - Room Temperature: Activate when room temperature differs from the setpoint by 5°F for 15 minutes.
    - Humidity: Activate when return air humidity exceeds 55% for 30 minutes.
    - Filter Alarm: Activate when filter differential pressure exceeds 0.25" w.g.
- D. Trend Reports**
- Supply Air Temperature**
    - Supply air temperature
    - Face and bypass damper position
    - Heating coil valve position
    - Locker room temperature (2)
  - Humidity**
    - Return air relative humidity setpoint
    - Return air relative humidity
    - Return air damper position
  - Fans**
    - Supply fan command
    - Supply fan status
    - Exhaust fan command
    - Exhaust fan status
    - Exhaust air damper position
  - Heat Recovery**
    - Outside air temperature
    - Mixed air temperature
    - Return air temperature
    - Exhaust air temperature
    - Face and bypass damper position
    - Heat exchanger effectiveness (Tma-Tosa) / (Tra-Tosa)

### 2 Exhaust Fan EF-1 and EF-2 Control

- A. Control**
- Motor Controllers**
    - (E) EF-1 Fan Starter:** An existing magnetic starter supplies power to the fan motor.
      - Auto: Fan operates in accordance with the sequence of control.
      - Hand: Fan enabled and OAD-1 is open.
      - Off: Fan disabled and OAD-1 is closed.
    - (E) EF-2 Fan Starter:** An existing magnetic starter supplies power to the fan motor.
      - Auto: Fan operates in accordance with the sequence of control.
      - Hand: Fan enabled and OAD-1 is open.
      - Off: Fan disabled and OAD-1 is closed.
  - Safeties:** Hardwire the following safeties to shut down the fans when in either the Auto and Hand position.
    - Smoke/Fire Alarm:** When the fire alarm panel is in alarm, disable EF-1 and EF-2 and close OAD-1 and OAD-2.
  - Manual Operation**
    - EF-1: Enable the fan and open OAD-1 when the manual timer switch located in the Janitor Room is turned on.
    - EF-2: Enable the fan and open OAD-2 when the manual timer switch located in the Janitor Room is turned on.
  - Auto Operation**
    - Lead/Lag Control:** Operate EF-1 and EF-2 in a lead/lag arrangement with monthly switchover. Open the respective OAD whenever the fan is enabled.
    - Lead Fan:** Enable when any of the following occur:
      - Carbon Dioxide (CO2): Enable when levels exceed 800 ppm and disable when levels are below 600 ppm.
      - Carbon Monoxide (CO): Enable when levels exceed 10 ppm and disable when levels are below 5 ppm.
      - Nitrogen Dioxide (NO2): Enable when levels exceed 5 ppm and disable when levels are below 0.2 ppm.
- c. Lag Fan:** Enable when any of the following occur:
- Carbon Dioxide (CO2): Enable when levels exceed 1,000 ppm and disable when levels are below 800 ppm.
  - Carbon Monoxide (CO): Enable when levels exceed 15 ppm and disable when levels are below 8 ppm.
  - Nitrogen Dioxide (NO2): Enable when levels exceed 8 ppm and disable when levels are below 4 ppm.
- B. Display and Monitoring:** Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms**
- Critical**
    - Carbon Dioxide (CO2): Activate when levels exceed 1,000 ppm for 10 minutes and provide an audio/visual alarm in the Arena.
    - Carbon Monoxide (CO): Activate when levels exceed 20 ppm for 10 minutes and provide an audio/visual alarm in the Arena.
    - Nitrogen Dioxide (NO2): Activate when levels exceed 10 ppm for 10 minutes and provide an audio/visual alarm in the Arena.
  - Non-critical**
    - Fans: Activate when fan status differs from the command.
- D. Air Quality Trend Report**
- EF-1 command
  - EF-1 status
  - EF-2 command
  - EF-2 status
  - CO2 concentration
  - CO concentration
  - NO2 concentration

### Drawing Notes

- All components of the HRV are existing. Remove all controllers, devices and wiring interior and exterior of the unit. Seal casing and baffle penetrations. Provide control devices as shown and as required for the sequence of control, except those that are noted as existing. Existing damper and valve actuators to remain are modulating, 24 VAC. Replace smoke detector.
- Replace actuator with modulating type.

**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

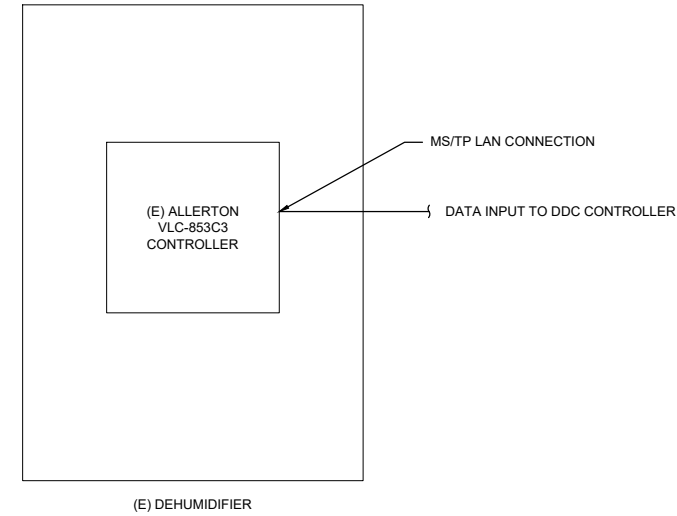
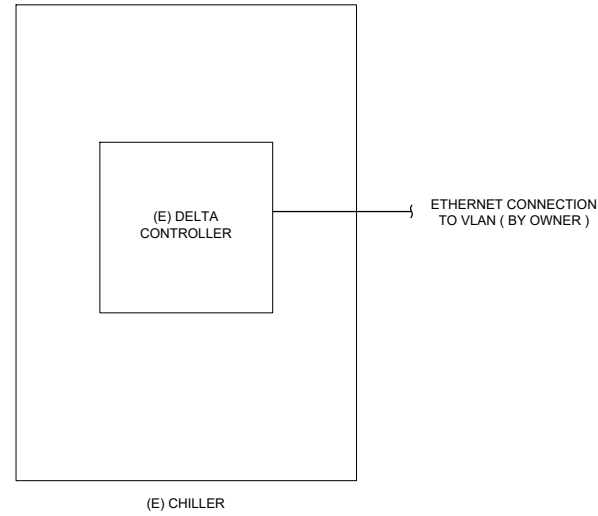
BUILDING :  
Treadwell Arena

SHEET TITLE:  
DDC Controls

DATE: March 22, 2022  
SCALE:  
DRAWN: KB/JR  
CHECKED: JR

SHEET NO.

**M207**



**1 Chiller Control**

- A. Control
    - 1. Local Control: The chiller is operated by its local controllers.
    - 2. DDC Setpoints: Provide the following DDC setpoints that are adjustable from the graphic screens:
      - a. Ice temperature setpoint
      - b. Underfloor temperature setpoint
  - B. Display and Monitoring: Interface with the existing Delta controller and display all control and monitoring points on a DDC table. Provide a graphic display of the following points and archive them at 5-minute intervals.
    - 1. Ice Rink
      - a. Ice temperature
      - b. Ice temperature setpoint
      - c. Compressor 1 status
      - d. Compressor 2 status
      - e. Chilled water supply temperature
      - f. Chilled water return temperature
    - 2. Subfloor
      - a. Subfloor temperature
      - b. Subfloor temperature setpoint
    - 3. Compressors
      - a. Lead/Lag Control: Provide toggle of values and set to fixed rotation
        - 1) Display lead compressor
        - 2) Lag Compressor Start Delay
          - a) Games and Daytime: 5 minutes
          - b) Night: 15 minutes
        - 3) Compressor 1
          - a) Starts
          - b) Run hours
        - 4) Compressor 2
          - a) Starts
          - b) Run hours
        - 5) Rink Cold Pump
          - a) Starts
          - b) Run hours
        - 6) Underfloor Pump
          - a) Starts
          - b) Run hours
- C. Alarms
  - 1. Critical
    - a. Rink Ice Temperature
      - 1) Activate when temperature exceeds 28°F.
      - 2) Activate when temperature is below 15°F.
    - b. Chilled Water Supply Temperature: Activate when temperature is below 8°F.
    - c. Compressor 1: Activate when the compressor is in alarm.
    - d. Compressor 2: Activate when the compressor is in alarm.
    - e. Emergency Stop Alarm: Activate when the chiller is in emergency stop mode.
  - 2. Non-critical
    - a. Underfloor Pump: Activate when the pump is in alarm.
    - b. Communication Alarm: Activate when the chiller creates alarm.
- D. Trend Reports
  - 1. Ice Rink Trend Report
    - a. Ice rink temperature setpoint
    - b. Ice rink temperature
    - c. Compressor 1 status
    - d. Compressor 2 status
    - e. Chilled water supply temperature
    - f. Chilled water return temperature
    - g. Ice rink pump status
  - 2. Subfloor Trend Report
    - a. Subfloor temperature
    - b. Subfloor temperature setpoint
    - c. Underfloor pump status

**2 Dehumidifier DH-1 and DH-2 Control**

- A. Control: The dehumidifier is operated by its local controller.
- B. Display and Monitoring
  - 1. Table of Values: Interface with the existing controller and display all control and monitoring points on a DDC table. Submit a list of data points for Owner selection.
  - 2. Graphic Screen Display: Display the below trend report points and additional points as selected by the Owner. Archive the displayed points at 5-minute intervals.
- C. Trend Reports
  - 1. Humidity Trend Report
    - a. Arena humidity
    - b. Air inlet humidity
    - c. Air discharge humidity
    - d. Air inlet temperature
    - e. Air discharge temperature
  - 2. Dehumidifier Trend Report
    - a. Supply fan status
    - b. Wheel rotation status
    - c. Reactivation air inlet temperature
    - d. Reactivation air outlet temperature

**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Treadwell Arena**

SHEET TITLE:  
**DDC Controls**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M208**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

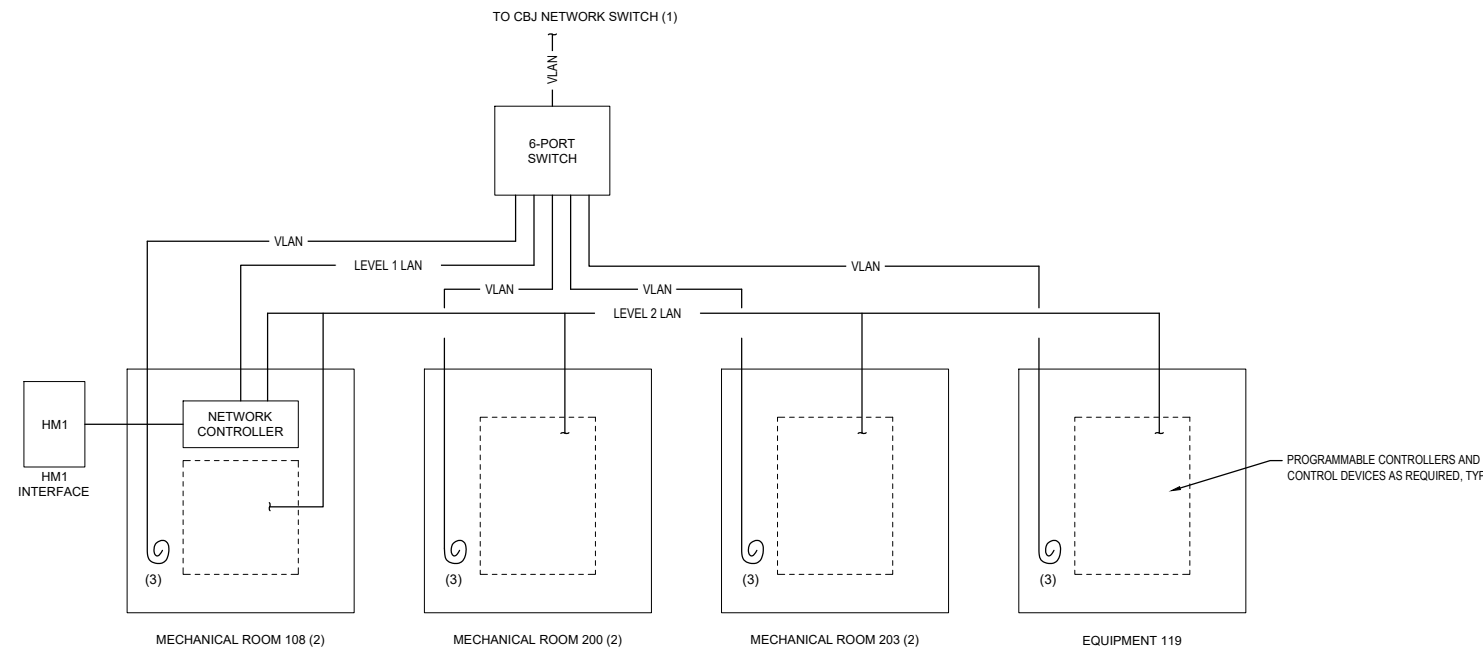
BUILDING :  
 Consolidated Public Works Facility  
 SHEET TITLE:  
 Scope of Work and DDC System Architecture

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M301**

## Consolidated Public Works Facility Scope of Work

- A. DDC Control Upgrade: The following provides a general description of the scope of work. The work includes, but it is not limited to, the following work elements. See the construction documents for the project requirements.
1. Existing Conditions
    - a. The Fleet/Admin and Streets areas are currently controlled by a Barber Coleman Network 8000 DDC system consisting of a network controller (Global Command Module), network controllers (Local Command Modules), application specific controllers and associated control panels and devices.
    - b. The Wash Bay area is controlled by a Tekmar controller and associated devices.
  2. Demolition
    - a. Remove all components of the existing control system including, but not limited to, devices, sensors, relays, tubing, wiring, raceways, supports, and fasteners. The only components that may be retained, provided that the contractor determines they are suitable for the new DDC control system, are:
      - 1) Control panels
      - 2) Valve and damper actuators
      - 3) Relays and transformers
      - 4) Raceways
    - b. Where control components are removed:
      - 1) Seal equipment and duct penetrations with plugs or neatly cut and fully adhered foil tape. Fill holes and voids in pipe and duct insulation and seal with adhesive jacketing.
      - 2) Patch, prepare and paint finished wall, ceiling and floor surfaces that are penetrated, damaged or unfinished when components are removed or replaced.
  3. DDC Upgrade
    - a. Provide a new and complete DDC system for control, monitoring, and alarm of mechanical systems.
    - b. Develop new control programming. Do not import the existing control logic or programming into the Upgraded DDC system.
  4. Adjustment and Balancing
    - a. Air Handling Units AHU-1, AHU-2 and AHU-3: Adjust the minimum outside air damper position with the zone airflows at minimum airflow.
- B. Additive Bid Item 2 - Balancing: Adjust and balance the heating and ventilation systems. Provide adjustments logs for each operating mode. See the reference drawings for layout of systems and air and water flow rates.
1. Hydronic Heating System: Adjust and balance the heating system. Replace the balancing valves on all heating units.
  2. Air Handling Unit AHU-1
    - a. Adjust and balance the system in full outside air mode with zone airflows at design capacity. Replace pulleys if necessary to achieve design airflow at 60 Hz motor speed.
    - b. Verify variable volume box minimum and maximum flow rates.
  3. Air Handling Unit AHU-2
    - a. Adjust and balance the system with the mixing dampers in full outside air position and the heat recovery bypass dampers closed. Replace pulleys if necessary to achieve design airflow at 60 Hz motor speed.
  4. Air Handling Unit AHU-3
    - a. Adjust and balance the system with the mixing dampers in full outside air position and the heat recovery bypass dampers closed.
  5. Exhaust Fan EF-3
    - a. Adjust and balance the system.
- C. DDC System Architecture (See Diagram on Sheet M301)
1. Network Controller (Located in Mechanical Room 108: The CBJ will provide a VLAN network cable/port.
  2. Panels: Reuse and/or provide new panels as required.
  3. Field Devices: Provide new devices except valve and damper actuators, transformers and relays may be reused if they are compatible with the new DDC system.
  4. Wiring: New wiring is required. Existing raceways may be reused if they comply with the project specifications. No wire splicing is allowed.
  5. Provide a local human-machine interface (HMI), located in the Mechanical Room 108.
- D. General Requirements
1. Confirm existing conditions prior to performing the work. Notify the Owner immediately of any discrepancies.
  2. Fire seal penetrations through fire rated assemblies.
  3. Conceal wiring and raceways above ceilings and within walls except as follows:
    - a. Maintenance Bays: Install new wiring in existing raceways and/or provide new raceways following the same routing as the existing.
    - b. Rooms Without Ceilings: Install raceways and wiring along walls above 8' elevation or along the ceiling or roof structure.
  4. The building will be occupied and in use during the work. See the Division 1 requirements for contractor operations on-site.



### 1 DDC System Architecture

#### Drawing Notes

- (1) Provide network cable from CBJ switch located in Electrical Room 114.
- (2) Reuse or replace control panel. Extend (E) 120V power circuit for new panel.
- (3) Provide a CAT6 Ethernet cable to each control panel with coiled 12' spare length and connector in each panel.

#### EQUIPMENT SCHEDULE

Symbol	Service	Location	Description	Capacity	Make / Model	Notes
(E) Boiler B-1	Fleet/Admin Heat	Mechanical 108	Electric Boiler	90 kW	Latner S90LW	
(E) Boiler B-2	Streets Wing	Mechanical 203	Electric Boiler	60 kW	Latner S60	
(E) Boiler EB-1	Wash Bay	Equipment 119	Electric Boiler	45 kW	Precision PCW-1	
(E) Pump P-1	Fleet/Admin Heat	Mechanical 108	Boiler Pump	30 gpm / 13' head	B&G 90 1-1/2	
(E) Pump P-2	Fleet/Admin Heat	Mechanical 108	Radiant Manifold Pump	4 gpm / 25' head	Grundfos UPS40-160	
(E) Pump P-3	Fleet/Admin Heat	Mechanical 108	Radiant Manifold Pump	26 gpm / 45' head	B&G 90 1-1/4	
(E) Pump P-4	Streets Wing	Mechanical 203	Boiler Pump	24 gpm / 15' head	Grundfos UPS43-100F	
(E) Pump P-5	Streets Wing	Mechanical 203	Radiant Manifold Pump	13 gpm / 33' head	Grundfos	
(E) Pump P-6	Streets Wing	Mechanical 203	Radiant Manifold Pump	7 gpm / 35' head	Grundfos	
(E) Pump P-1	Wash Bay	Equipment 119	Boiler Pump	18 gpm / 15' head	Taco VR3452	Integral speed controller
(E) Pump P-2	Wash Bay	Equipment 119	Radiant Manifold Pump	12 gpm / 15' head	Taco VR3452	Integral speed controller
(E) UH-1	Space Heat	Mechanical 108	Electric Unit Heater	10 kW	Markel P3P5110CA1N	
(E) UH-2	Space Heat	Electrical 114	Electric Unit Heater	5 kW	Markel P3P5105CA1N	
(E) WH-1	Domestic Hot Water	Mechanical 108	Electric Hot Water Heater	120 gal / 15 kW	Rheem ES120-15	
(E) WH-2	Domestic Hot Water	Mechanical 203	Electric Hot Water Heater	30 gal / 1.5 kW	Bradford White M-2-30R6DS	
(E) AHU-1	Admin Ventilation	Mechanical 108	Air Handling Unit	Supply: 4,275 cfm / 5 hp Return: 3,275 cfm / 5 hp	York Solutions	Min OSA = 1,000 cfm
(E) AHU-2	Fleet Ventilation	Mechanical 200	Heat Recovery Air Handling Unit	Supply: 10,500 cfm / 10 hp Return: 10,500 cfm / 10 hp	York Solutions	Min OSA = 1,000 cfm
(E) AHU-3	Streets Ventilation	Mechanical 203	Heat Recovery Air Handling Unit	Supply: 6,000 cfm / 7.5 hp Return: 6,000 cfm / 5 hp	York Solutions	Min OSA = 500 cfm
(E) VAV-4	Locker Room 141	Mens 105	Variable Air Volume Box	900 cfm	Titus DESV	CFM = 625 max / 625 min
(E) VAV-7	Locker Room 141	Mens 105	Variable Air Volume Box	900 cfm	Titus DESV	CFM = 350 max / 350 min
(E) FTU-A2	Office 135	Office 135	Fan Terminal Unit	500 cfm / 7 kW	Titus DTFS-F	CFM = 600 max / 300 min
(E) FTU-A3	Offices	Office 134	Fan Terminal Unit	800 cfm / 11 kW	Titus DTFS-F	CFM = 600 max / 300 min
(E) FTU-2	Reception/Files	Files 101B	Fan Terminal Unit	600 cfm / 8 kW	Titus DTFS-F	CFM = 600 max / 300 min
(E) FTU-3	Lunch/Training 143	Lunch/Training 143	Fan Terminal Unit	400 cfm / 5 kW	Titus DTFS-F	CFM = 350 max / 175 min
(E) FTU-5	Office 113	Office 113	Fan Terminal Unit	350 cfm / 4 kW	Titus DTFS-F	CFM = 550 max / 275 min
(E) FTU-6	Parts 110/111	Parts 110	Fan Terminal Unit	550 cfm / 7 kW	Titus DTFS-F	CFM = 550 max / 275 min
(E) EF-1	Mechanical 108	Mechanical 108	Inline Exhaust Fan	750 cfm / 0.25" TSP / 1/4 hp	Greenheck SQ-100-A	
(E) EF-2	Lube Storage 119	Lube Storage 119	Inline Exhaust Fan	240 cfm / 0.25" TSP / 1/4 hp	Greenheck BSQ-80-4	
(E) EF-3	Lockers/Toilets	Lunch/Training 143	Inline Exhaust Fan	1,050 cfm / 0.25" TSP / 1/4 hp	Greenheck SQ-100-A	

#### BALANCE VALVE SCHEDULE

Equipment	Location	Flow GPM	Balance Valve Size
Pump P-2	Mechanical 203	4.0	1
Pump P-3	Mechanical 203	26.0	2
Pump P-4	Mechanical 203	24.0	1-1/2
North Manifold	Maintenance Bay 149	13.0	1-1/2
South Manifold	Maintenance Bay 149	7.0	1-1/2

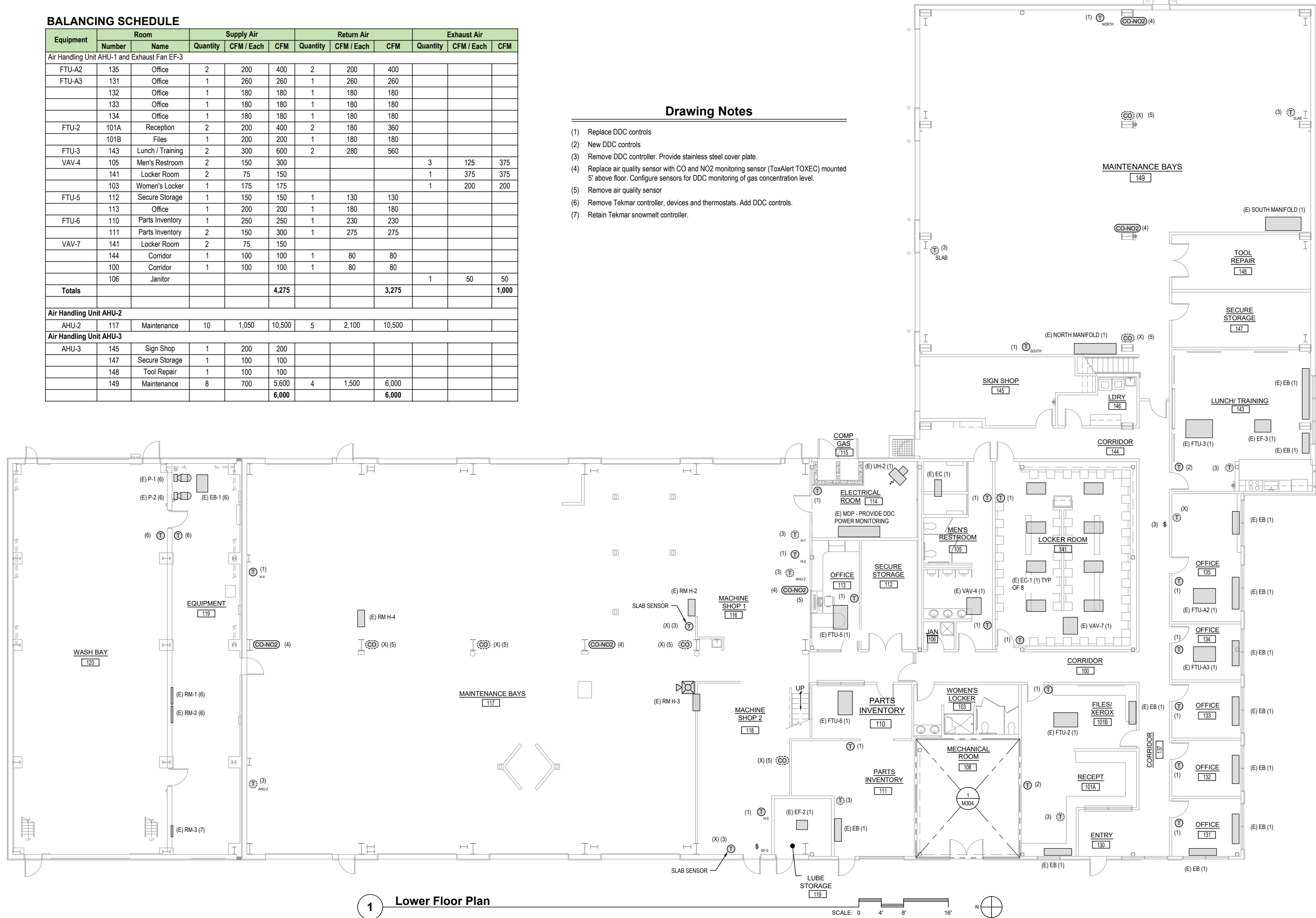
Replace the balance valves in Additive Bid Item 2.

**BALANCING SCHEDULE**

Equipment	Room		Supply Air			Return Air			Exhaust Air		
	Number	Name	Quantity	CFM / Each	CFM	Quantity	CFM / Each	CFM	Quantity	CFM / Each	CFM
Air Handling Unit AHU-1 and Exhaust Fan EF-3											
FTU-A2	135	Office	2	200	400	2	200	400			
FTU-A3	131	Office	1	260	260	1	260	260			
	132	Office	1	180	180	1	180	180			
	133	Office	1	180	180	1	180	180			
	134	Office	1	180	180	1	180	180			
FTU-2	101A	Reception	2	200	400	2	180	360			
	101B	Files	1	200	200	1	180	180			
FTU-3	143	Lunch / Training	2	300	600	2	280	560			
VAV-4	105	Men's Restroom	2	150	300				3	125	375
	141	Locker Room	2	75	150				1	375	375
	103	Women's Locker	1	175	175				1	200	200
FTU-5	112	Secure Storage	1	150	150	1	130	130			
	113	Office	1	200	200	1	180	180			
FTU-6	110	Parts Inventory	1	250	250	1	230	230			
	111	Parts Inventory	2	150	300	1	275	275			
VAV-7	141	Locker Room	2	75	150						
	144	Corridor	1	100	100	1	80	80			
	100	Corridor	1	100	100	1	80	80			
	106	Janitor							1	50	50
<b>Totals</b>					<b>4,275</b>			<b>3,275</b>			<b>1,000</b>
Air Handling Unit AHU-2											
AHU-2	117	Maintenance	10	1,050	10,500	5	2,100	10,500			
Air Handling Unit AHU-3											
AHU-3	145	Sign Shop	1	200	200						
	147	Secure Storage	1	100	100						
	148	Tool Repair	1	100	100						
	149	Maintenance	8	700	5,600	4	1,500	6,000			
					<b>6,000</b>			<b>6,000</b>			

**Drawing Notes**

- Replace DDC controls
- New DDC controls
- Remove DDC controller. Provide stainless steel cover plate.
- Replace air quality sensor with CO and NO2 monitoring sensor (ToxAlert TOXEC) mounted 5' above floor. Configure sensors for DDC monitoring of gas concentration level.
- Remove air quality sensor
- Remove Tekmar controller, devices and thermostats. Add DDC controls.
- Retain Tekmar snowmelt controller.



**1 Lower Floor Plan**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Consolidated Public Works Facility**  
 SHEET TITLE:  
**Lower Floor Plan**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M302**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

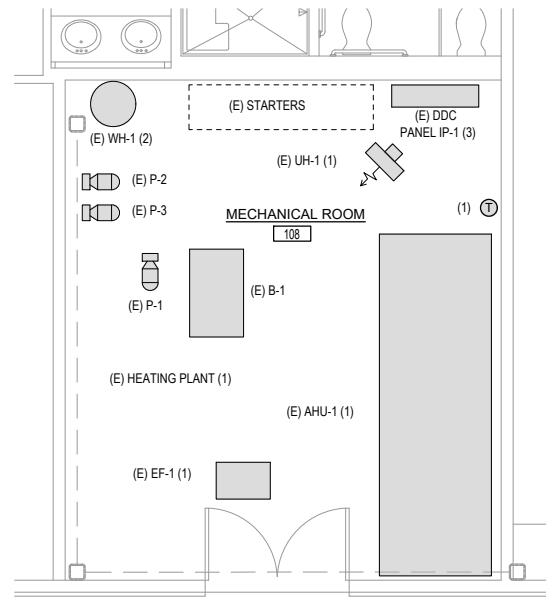
No.	Description	Date

BUILDING :  
**Consolidated Public Works Facility**  
 SHEET TITLE:  
**Upper Floor and Mechanical Room 108 Plan**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.

**M303**

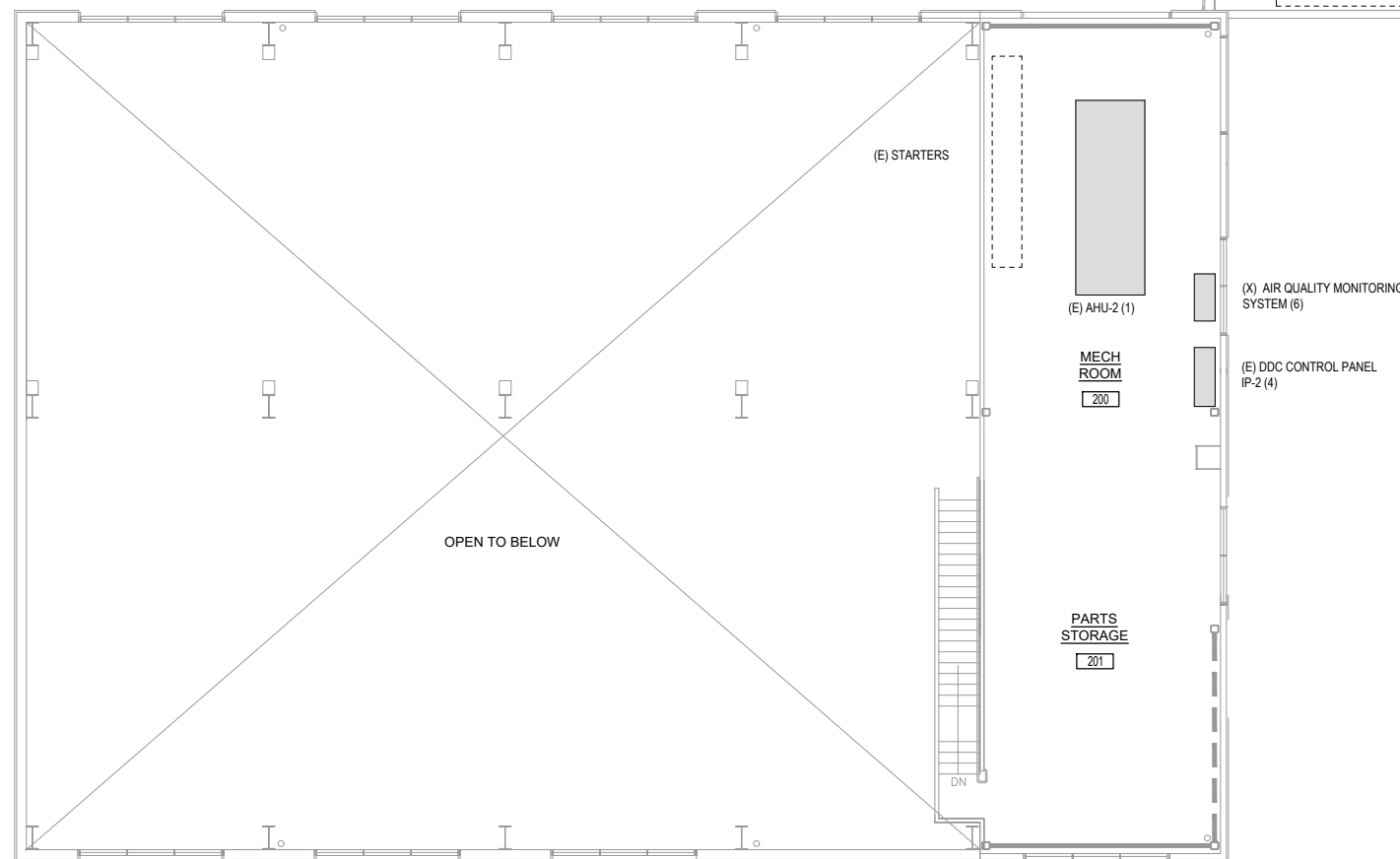
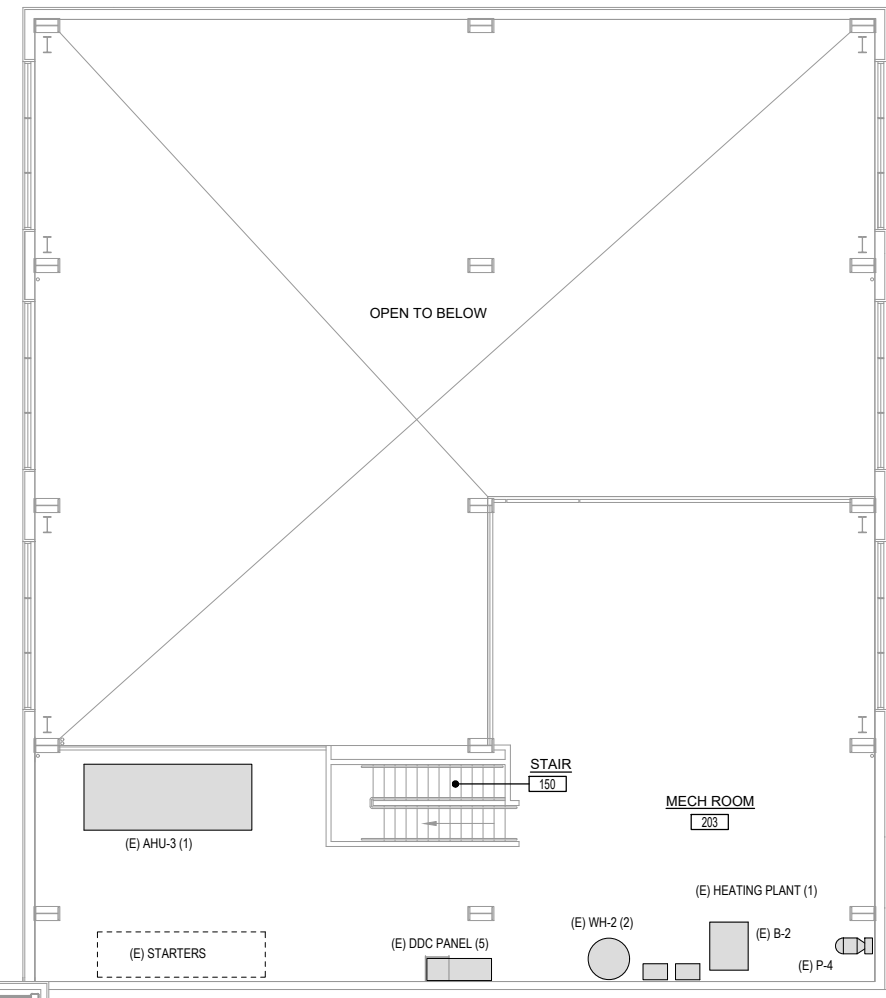


**2 Mechanical Room 108 Plan**

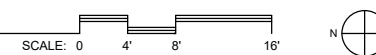


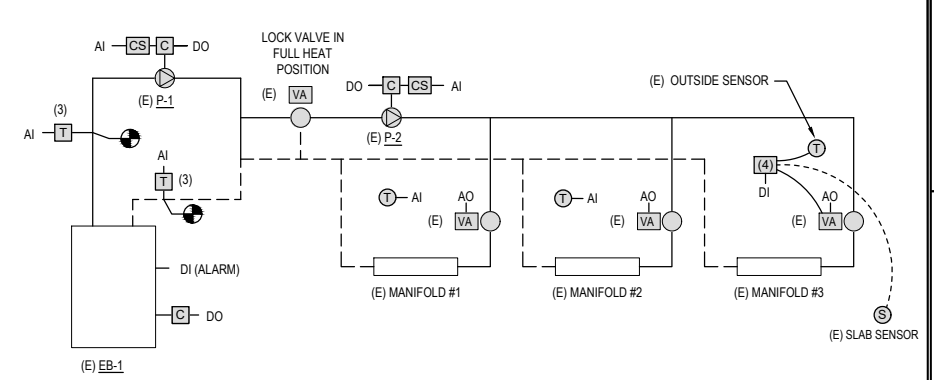
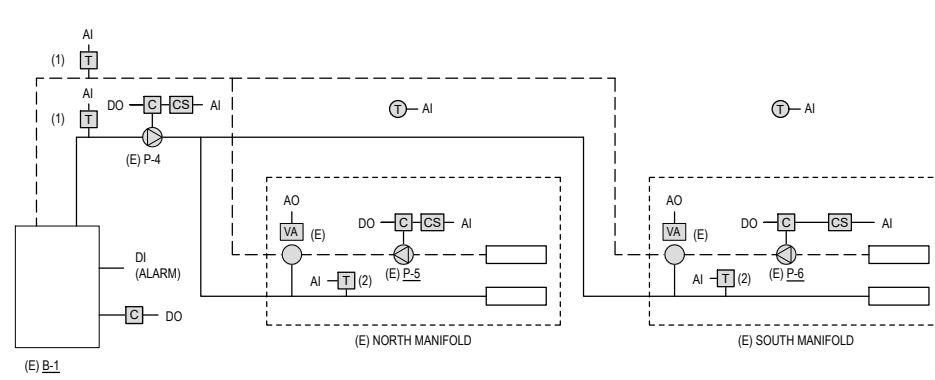
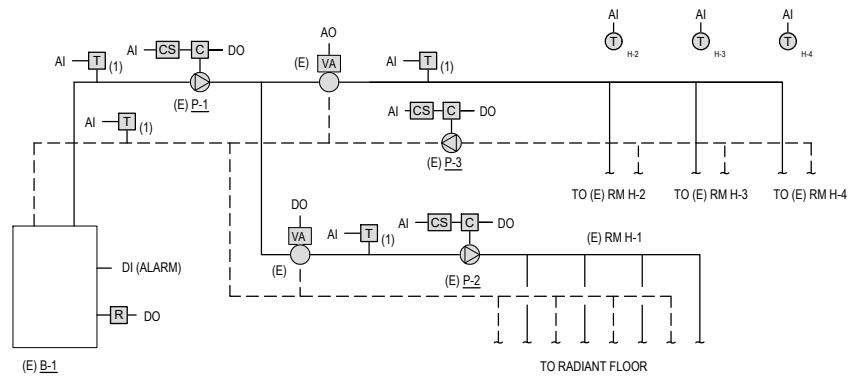
**Drawing Notes**

- (1) Replace DDC controls
- (2) Add DDC controls
- (3) Reuse or replace DDC Panel IP-1 (30w x 40h x 9d)
- (4) Reuse or replace DDC Panel IP-2 (48w x 36h x 10d)
- (5) Reuse or replace DDC Panel IP-3 (36w x 48h x 10d)
- (6) Remove all components of the Aircity air quality monitoring system including control panels, sensing tubes, sensors, raceways, electrical etc.



**1 Upper Floor Plan**





### 1 Fleet/Admin Heating Plant Control

- A. Control
- (E) Boiler B-1
    - Switch: Existing integral disconnect switch supplies power to the boiler.
    - Control
      - Enable the boiler when outside temperature is below 62°F. Set the integral boiler controller to maintain 100°F heating supply temperature.
  - (E) Heating Pump P-1
    - Starter: Existing manual starter supplies power to the pump.
    - Control: Enable the pump when outside temperature is below 62°F.
  - (E) Radiant Manifold H-1
    - (E) Heating Pump P-2
      - Starter: Existing manual starter supplies power to the pump.
      - Control: Enable the pump when outside temperature is below 62°F.
    - (E) 3-way Automatic Valve
      - When Pump P-2 is disabled, position the valve to the full bypass position.
      - When Pump P-2 is enabled, modulate the valve to maintain 70°F heating supply temperature to radiant manifold H-1.
  - (E) Radiant Manifolds H-2, H-3 and H-4
    - (E) Heating Pump P-3
      - Starter: An existing magnetic starter supplies power to the pump motor.
        - Auto: Pump operates in accordance with the control sequence.
        - Hand: Pump operates.
        - Off: Disables pump.
      - Control: Enable the pump when any room thermostat in Maintenance Bay 117 calls for heat.
    - (E) 3-way Automatic Valve: Position the valve to full heating position.
    - (E) 2-way Automatic Valve: Open the valve prior to enabling Pump P-3. Closed the valve after Pump P-3 is disabled.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Critical
    - Boiler Heating Supply Temperature: Activate when the outside temperature is below 62°F and the heating supply temperature is below 90°F for 5 minutes.
    - Pump P-1: Activate when the pump status differs from the command.
    - Pump P-2: Activate when the pump status differs from the command.
    - Pump P-3: Activate when the pump status differs from the command.
- D. Trend Reports
- Temperature Trend
    - Outside air temperature
    - Boiler B-1 heating supply temperature
    - Boiler B-1 heating return temperature
    - Boiler B-1 status
    - Radiant Manifold H-1 heating supply temperature
    - Maintenance Bay setpoints (3 ea)
    - Maintenance Bay temperature (3 ea)
  - Pump Control Trend
    - Pump P-1 enable
    - Pump P-1 status
    - Pump P-2 enable
    - Pump P-2 status
    - Pump P-3 enable
    - Pump P-3 status

### 2 Streets Heating Plant Control

- A. Control
- (E) Boiler B-1
    - Switch: Existing integral disconnect switch supplies power to the boiler.
    - Control: Enable the boiler when outside temperature is below 62°F. Set the integral boiler controller to maintain 100°F heating supply temperature.
  - (E) Heating Pump P-4
    - Starter: Existing manual starter supplies power to the pump.
    - Control: Enable the pump when outside temperature is below 62°F.
  - (E) North Radiant Manifold
    - (E) Heating Pump P-5
      - Starter: Existing manual starter supplies power to the pump.
      - Control: Enable the pump when the outside temperature is below 62°F and the room temperature drops below the setpoint.
    - (E) 3-way Automatic Valve
      - When Pump P-5 is disabled, position the valve to the full bypass position.
      - When Pump P-5 is enabled, modulate the valve to maintain the room setpoint temperature.
  - (E) South Radiant Manifold
    - (E) Heating Pump P-6
      - Starter: Existing manual starter supplies power to the pump.
      - Control: Enable the pump when the outside temperature is below 62°F and the room temperature drops below the setpoint.
    - (E) 3-way Automatic Valve
      - When Pump P-6 is disabled, position the valve to the full bypass position.
      - When Pump P-6 is enabled, modulate the valve to maintain the room setpoint temperature.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Critical
    - Boiler Heating Supply Temperature: Activate when the outside temperature is below 62°F and the heating supply temperature drops below 90°F for 5 minutes.
    - Pump P-4: Activate when the pump status differs from the command.
    - Pump P-5: Activate when the pump status differs from the command.
    - Pump P-6: Activate when the pump status differs from the command.
- D. Trend Reports
- Temperature Trend
    - Outside air temperature
    - Boiler B-2 heating supply temperature
    - Boiler B-2 heating return temperature
    - Boiler B-2 status
    - North Maintenance Bay 116 temperature
    - South Maintenance Bay 116 temperature
    - North Manifold heating supply temperature
    - South Manifold heating supply temperature
  - Pump Control Trend
    - Pump P-4 enable
    - Pump P-4 status
    - Pump P-5 enable
    - Pump P-5 status
    - Pump P-6 enable
    - Pump P-6 status

### 3 Wash Bay Heating Plant Control

- A. Control
- (E) Boiler EB-1
    - Switch: Existing integral disconnect switch supplies power to the boiler.
    - Control: Enable the boiler when outside temperature is below 62°F. Set the integral boiler controller to maintain 100°F heating supply temperature.
  - (E) Heating Pump P-1
    - Starter: Existing manual starter supplies power to the pump.
    - Control: Enable the pump when outside temperature is below 62°F.
  - (E) Heating Pump P-2
    - Starter: Existing manual starter supplies power to the pump.
    - Control: Enable the pump when any zone calls for heat. Pump speed is controlled by an integral variable speed controller.
  - Radiant Manifolds #1 and #2
    - Open the heating valve when the room temperature is below the setpoint.
  - Radiant Manifold #3
    - Program Tekmar snowmelt controller to provide DDC monitoring using the auxiliary contact.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Critical
    - Boiler Heating Supply Temperature: Activate when the outside temperature is below 62°F and the heating supply temperature drops below 90°F for 5 minutes.
    - Pump P-1: Activate when the pump status differs from the command.
    - Pump P-2: Activate when the pump status differs from the command.
  - Non-critical
    - Radiant Manifold #1 and #2: Activate when the room thermostat is calling for heat and the heating supply temperature is greater than 110°F or less than 90°F for 5 minutes.
- D. Trend Reports
- Heating Supply Temperature Trend
    - Outside air temperature
    - Boiler EB-1 heating supply temperature
    - Boiler EB-1 heating return temperature
    - Boiler EB-1 status
    - Equipment 119 temperature setpoint
    - Equipment 119 temperature
    - Wash Bay 120 temperature setpoint
    - Wash Bay 120 temperature
  - Pump Control Trend
    - Pump P-1 enable
    - Pump P-1 status
    - Pump P-2 enable
    - Pump P-2 status

### Drawing Notes

- Install sensor in existing thermowell.
- Strap sensor bulb to heating pipe and insulate with 8" long, 1" thick insulation.
- Install thermowell in existing pipe with end protruding half way into pipe. Install sensor with bulb at bottom of socket and fill with thermo-conductive paste.
- Retain Tekmar snowmelt controller. Provide a 120/24 VAC transformer. Power transformer from the existing 120V power supply for the removed Tekmar controller and connect to 24V wiring powering the existing Tekmar snowmelt controller. Program controller to provide DDC monitoring using the auxiliary dry contact.



**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Consolidated Public Works Facility**  
SHEET TITLE:  
**DDC Controls**

DATE: March 22, 2022  
SCALE:  
DRAWN: KB/JR  
CHECKED: JR

SHEET NO.

**M304**



**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

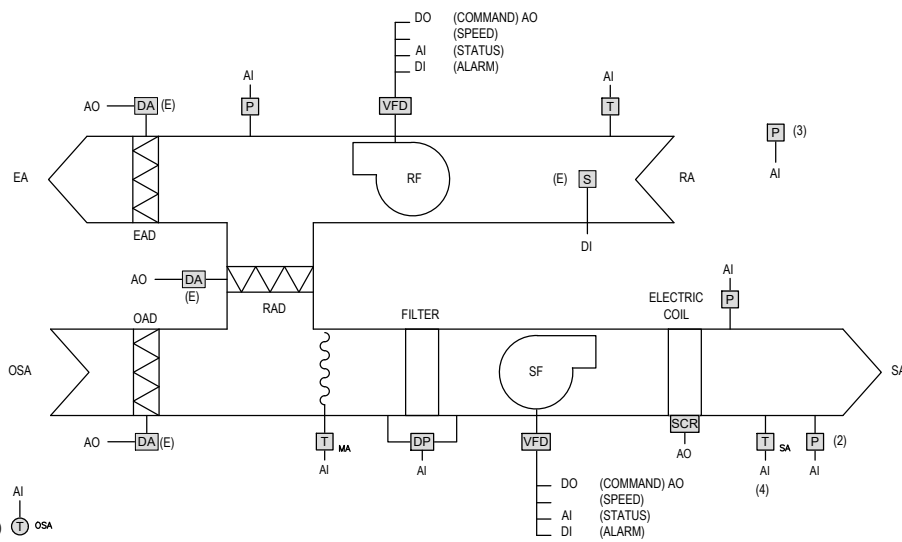
BUILDING :  
**Consolidated Public Works Facility**  
SHEET TITLE:  
**DDC Controls**

DATE: March 22, 2022  
SCALE:  
DRAWN: KB/JR  
CHECKED: JR

SHEET NO.  
**M305**

### Drawing Notes

- Locate outside air temperature sensor on north side of building.
- Locate high pressure reference in supply duct above Corridor 100 adjacent to Secure Storage 112. Locate low pressure reference in Corridor 100.
- Locate the building pressure reference in Corridor 100. Locate the ambient reference on the north side of the building.
- Remove supply air temperature sensor from AHU cabinet and install new sensor in a straight length of supply duct.
- Locate the building pressure reference in the center of Maintenance Bay 117. Locate the ambient reference on the north side of the building.

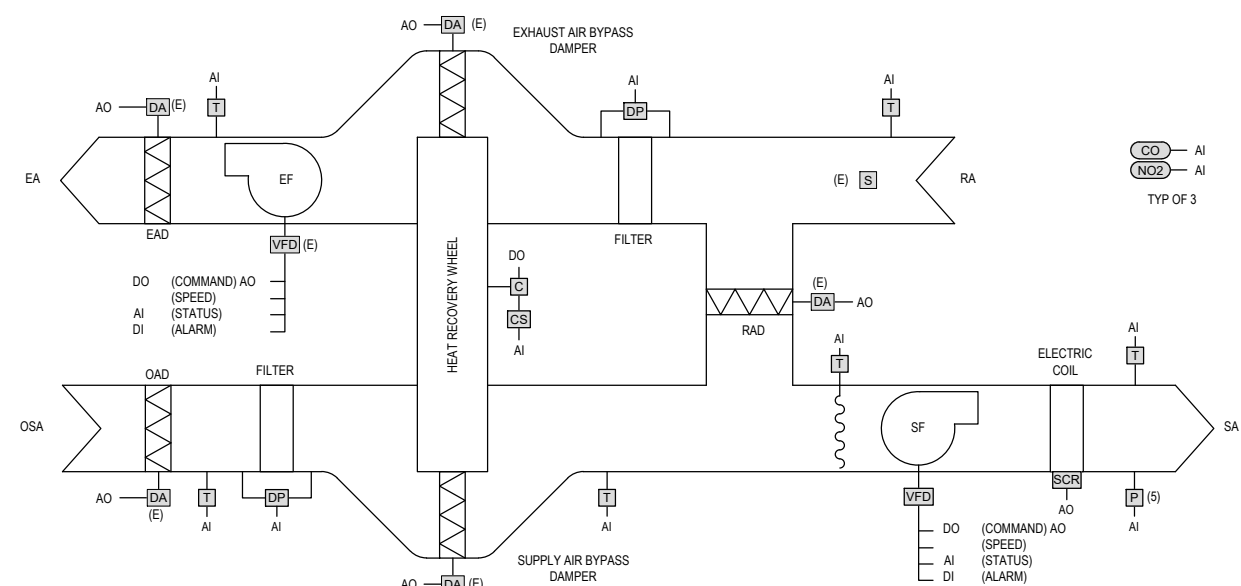


### 1 Air Handling Unit AHU-1 Control (Admin)

- A. Control
- Controllers
    - Supply Fan: An existing VFD supplies power to the fan motor.
      - Auto: Fan and AHU operate in accordance with the control sequence.
      - Hand: Fan and AHU operate in occupied mode with fan speed manually set at the VFD.
      - Bypass: Fan and AHU operate in occupied mode with fan speed at 60 Hz.
      - Off: Fan is off and AHU is in unoccupied mode.
    - Return Fan: A VFD supplies power to the fan motor.
      - Auto: Fan operates in accordance with the control sequence.
      - Hand: Fan operates with fan speed manually set at the VFD and the AHU is in unoccupied mode.
      - Bypass: Fan operates at fan speed of 60 Hz and the AHU is in unoccupied mode.
      - Off: Fan is off and AHU is in unoccupied mode.
    - Electric Heating Coil: An existing disconnect switch supplies power to the coil.
  - Safeties: Hardwire the following safeties to shut down the fans when the VFDs are in Auto, Hand or Bypass position.
    - Smoke/Fire Alarm: When smoke is detected by the smoke sensor in the AHU return air duct or a fire alarm occurs, place the AHU in unoccupied mode.
    - Heating Coil: Pressure sensor disables coil when there is no airflow.
  - Schedule: Schedule the system to operate in occupied and unoccupied modes.
  - Occupied Mode: Operate the AHU as follows.
    - Supply Fan: Modulate the fan speed to maintain a duct static pressure of 1.25" w.g.
    - Return Fan: Modulate the fan speed to maintain a return plenum pressure of 0.1" w.g.
    - Supply Air Temperature Setpoint: Vary the setpoint from 65°F when outside temperature is below 20°F to 58°F at 58°F outside temperature.
    - Supply Air Temperature Control: Sequentially modulate the mixing dampers and heating coil to maintain the supply air temperature setpoint. Provide the following damper overrides, in order of priority:
      - Maintain the supply air temperature above 55°F.
      - Maintain minimum outside airflow of 1,000 cfm as set by a balancing contractor.
    - Building Pressure: Modulate the exhaust air damper to maintain the building at +0.02" w.g.
  - Unoccupied Mode: Operate the AHU as follows.
    - Supply Fan: Disabled.
    - Return Fan: Disabled.
    - Mixing Dampers: Full recirculation position.
    - Exhaust Air Damper: Closed.
    - Heating Coil: Disabled.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Critical
    - Fire/Smoke: Activate when the fire alarm panel is in alarm.
    - Supply Fan: Activate when the fan status differs from command.
    - Supply Fan VFD Alarm: Activate when the VFD is in alarm and place the AHU in unoccupied mode until alarm clears.
    - Return Fan VFD Alarm: Activate when the VFD is in alarm and place the AHU in unoccupied mode until alarm clears.
    - Return Fan: Activate when the fan status differs from command.
  - Non-critical
    - Supply Air Temperature: Activate when the AHU has been operating for 15 minutes and the supply air temperature differs from the setpoint by 3°F for 5 minutes.
    - Supply Duct Pressure: Activate when the AHU has been operating for 15 minutes and the supply duct pressure differs from the setpoint by 0.2" w.g. for 5 minutes.
    - Return Plenum Pressure: Activate when the AHU has been operating for 15 minutes and the return plenum pressure differs from the setpoint by 0.03" w.g. for 5 minutes.
    - Filter Alarm: Activate when filter differential pressure exceeds 0.25" w.g.
- D. Trend Reports
- Supply Air Temperature
    - Supply air temperature setpoint
    - Supply air temperature
    - Outside air damper position
    - Heating coil percentage
  - Fans
    - Supply fan command
    - Supply fan status
    - Exhaust fan command
    - Exhaust fan status
    - Exhaust air damper position
  - Air Quality
    - CO concentration
    - NO2 concentration
    - Outside air damper position
  - Heat Recovery
    - Outside air temperature
    - Supply air outlet temperature
    - Return air temperature
    - Exhaust air temperature

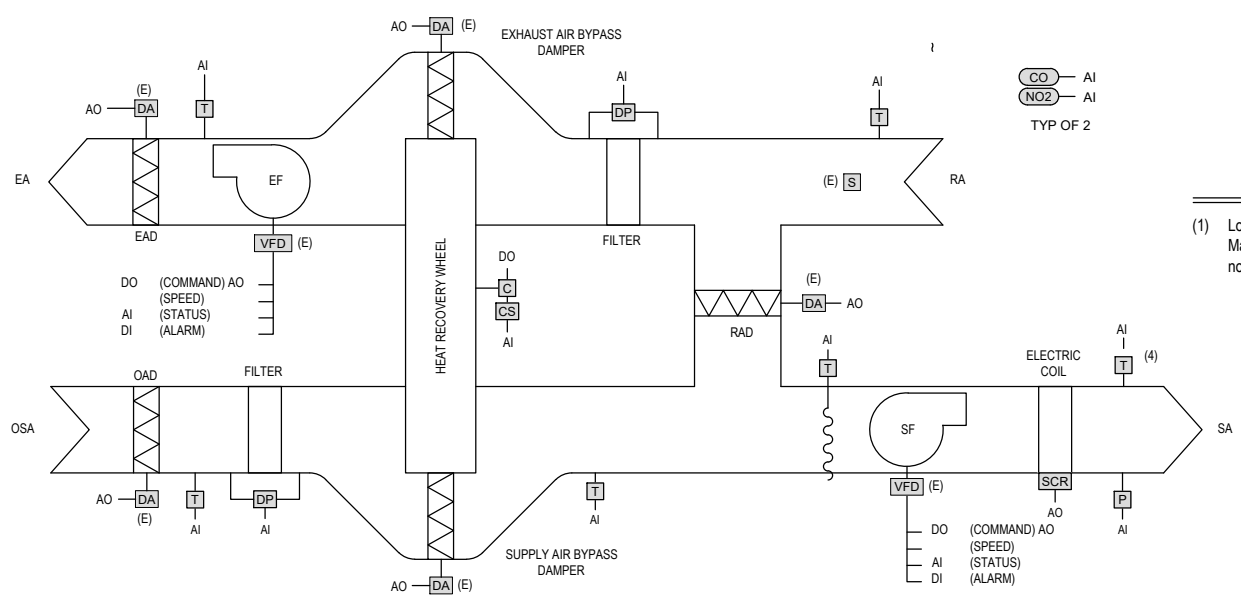
### 2 Air Handling Unit AHU-2 Control (Fleet)

- A. Control
- Controllers
    - Supply Fan: An existing VFD supplies power to the fan motor.
      - Auto: Fan and AHU operate in accordance with the control sequence.
      - Hand: Fan and AHU operate in occupied mode with fan speed manually set at the VFD.
      - Bypass: Fan and AHU operate in occupied mode with fan speed at 60 Hz.
      - Off: Fan is off and AHU is in unoccupied mode.
    - Exhaust Fan: A VFD supplies power to the fan motor.
      - Auto: Fan operates in accordance with the sequence.
      - Hand: Fan operates with fan speed manually set at the VFD with the AHU in unoccupied mode.
      - Bypass: Fan operates at fan speed of 60 Hz with the AHU in unoccupied mode.
      - Off: Fan is off and AHU is in unoccupied mode.
    - Heat Recovery Wheel Motor: A magnetic starter supplies power to the motor.
      - Auto: Wheel operates accordance with the control sequence.
      - Hand: Wheel operates.
      - Off: Wheel is off.
    - Electric Heating Coil: An existing disconnect switch supplies power to the coil.
  - Safeties: Hardwire the following safeties to shut down the fans when the VFDs are in Auto, Hand or Bypass position.
    - Smoke/Fire Alarm: When smoke is detected by the smoke sensor in the AHU return air duct or a fire alarm occurs, place the AHU in unoccupied mode.
    - Heating Coil: Pressure sensor disables coil when there is no airflow.
  - Schedule: Schedule the system to operate in occupied and unoccupied modes.
  - Occupied Mode: Operate the AHU as follows.
    - Supply Fan: Enable the fan at a constant speed.
    - Exhaust Fan: Open the exhaust air damper. After a 30 second delay, modulate the fan to maintain the exhaust airflow at 400 cfm greater than the supply airflow. Determine exhaust fan speeds for the range of outside air damper positions from minimum to full open during balancing.
    - Heat Recovery Wheel: Enable the wheel at a constant speed.
    - Bypass Dampers: Closed
    - Supply Air Temperature Setpoint: Vary the setpoint from 65°F when outside temperature is below 20°F to 60°F at 60°F outside temperature.
    - Supply Air Temperature Control: Sequentially modulate the
- outside air, return air and exhaust air dampers and heating coil to maintain the supply air temperature setpoint. Provide the following wheel and damper overrides, in order of priority:
- Modulate the supply air bypass damper to maintain an exhaust air temperature of 38°F.
  - Maintain the supply air temperature above 50°F.
  - When the CO level at any sensor exceeds 10 ppm for one minute, modulate the outside damper until the level drops below 5 ppm.
  - When the NO2 level at any sensor exceeds 5 ppm for one minute, modulate the outside damper until the level drops below 1 ppm.
  - Maintain a minimum outside airflow of 5,250 cfm.
  - When the outside temperature exceeds the indoor temperature, open the supply air and exhaust air bypass dampers and disable the heat recovery wheel.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Critical
    - Fire/Smoke: Activate when the fire alarm panel is in alarm.
    - Supply Fan: Activate when the fan status differs from command.
    - Supply Fan VFD Alarm: Activate when the VFD is in alarm and place the AHU in unoccupied mode until alarm clears.
    - Return Fan: Activate when the fan status differs from command.
    - Return Fan VFD Alarm: Activate when the VFD is in alarm and place the AHU in unoccupied mode until alarm clears.
    - Heat Recovery Wheel: Activate when the wheel status differs from command.
    - Carbon Monoxide: Activate when the CO level exceeds 10 ppm for 5 minutes and provide an audio/visual alarm in the Maintenance Bay.
    - Nitrogen Dioxide: Activate when the NO2 level exceeds 5 ppm for 5 minutes. and provide an audio/visual alarm in the Maintenance Bay.
  - Non-critical
    - Supply Air Temperature: Activate when the AHU has been operating for 15 minutes and the supply air temperature differs from the setpoint by 3°F for 5 minutes.
    - Filter Alarm: Activate when filter differential pressure exceeds 0.25" w.g.



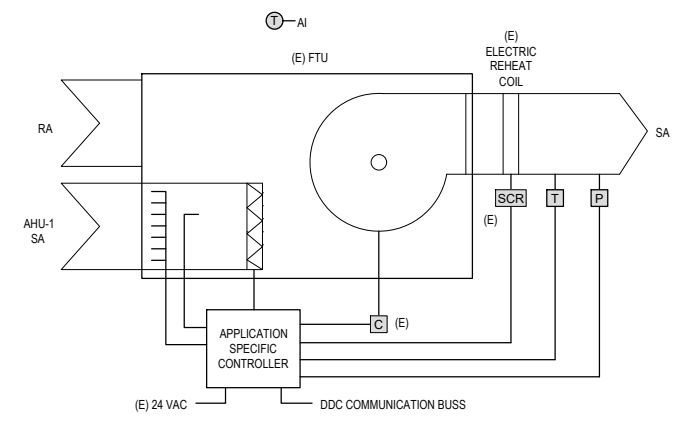
- D. Trend Reports
- Supply Air Temperature
    - Supply air temperature setpoint
    - Supply air temperature
    - Outside air damper position
    - Heat wheel status
    - Mixed air temperature
    - Heating coil percentage
    - Exhaust air temperature
    - Supply air bypass damper status
  - Fans
    - Supply fan command
    - Supply fan status
    - Exhaust fan command
    - Exhaust fan status
    - Exhaust air damper position
  - Air Quality
    - CO concentration
    - NO2 concentration
    - Outside air damper position
  - Heat Recovery
    - Outside air temperature
    - Supply air outlet temperature
    - Return air temperature
    - Exhaust air temperature





**Drawing Notes**

- (1) Locate the building pressure reference in the center of Maintenance Bay 149. Locate the ambient reference on the north side of the building.

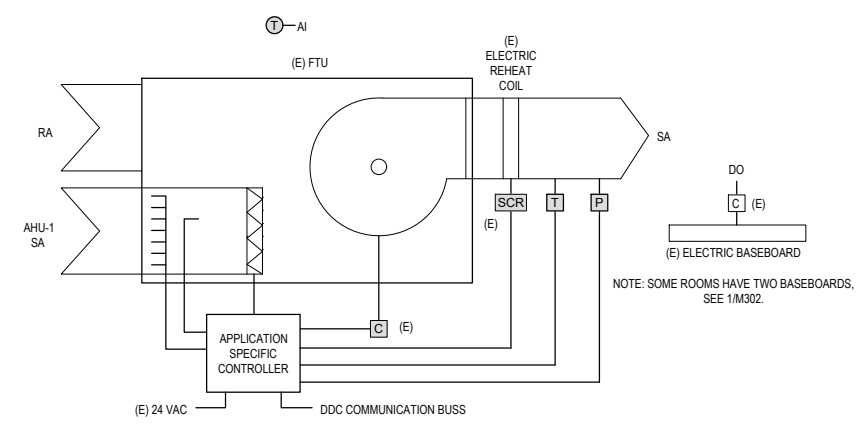


**2 Fan Terminal Unit FTU-5 Control**

- A. Schedule: Provide an occupied/unoccupied schedule.
- B. Safety:
  - 1. Heating Coil: Pressure sensor disables coil when there is no airflow.
- C. Control
  - 1. Occupied: Sequentially modulate the primary air damper, between maximum and minimum airflow, and the duct reheat coil to maintain the room temperature setpoint +/- 0.5°F.
  - 2. Unoccupied: Disable the FTU fan and reheat coil and close the primary air damper.
- D. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- E. Alarms
  - 1. Non-critical
    - a. Room Temperature: Activate when the control has been in occupied mode for 45 minutes and the room temperature is more than 5°F below the setpoint for 15 minutes.
- F. Heating Trend Report
  - 1. Room setpoint
  - 2. Room temperature
  - 3. Supply air temperature
  - 4. Fan status
  - 5. Primary air damper position
  - 6. Reheat coil heating percentage

**1 Air Handling Unit AHU-3 Control (Streets)**

- A. Control
  - 1. Controllers
    - a. Supply Fan: An existing VFD supplies power to the fan motor.
      - 1) Auto: Fan and AHU operate in accordance with the control sequence.
      - 2) Hand: Fan and AHU operate in occupied mode with fan speed manually set at the VFD.
      - 3) Bypass: Fan and AHU operate in occupied mode with fan speed at 60 Hz.
      - 4) Off: Fan is off and AHU is in unoccupied mode.
    - b. Exhaust Fan: A VFD supplies power to the fan motor.
      - 1) Auto: Fan operates in accordance with the sequence.
      - 2) Hand: Fan operates with fan speed manually set at the VFD and the AHU is in unoccupied mode.
      - 3) Bypass: Fan operates at fan speed of 60 Hz and the AHU is in unoccupied mode.
      - 4) Off: Fan is off and AHU is in unoccupied mode.
    - c. Heat Recovery Wheel Motor: A magnetic starter supplies power to the motor.
      - 1) Auto: Wheel operates accordance with the control sequence.
      - 2) Hand: Wheel operates.
      - 3) Off: Wheel is off.
    - d. Electric Heating Coil: An existing disconnect switch supplies power to the coil.
  - 2. Safeties: Hardwire the following safeties to shut down the fans when the VFDs are in Auto, Hand or Bypass position.
    - a. Smoke/Fire Alarm: When smoke is detected by the smoke sensor in the AHU return air duct or a fire alarm occurs, place the AHU in unoccupied mode.
    - b. Heating Coil: Pressure sensor disables coil when there is no airflow.
  - 3. Schedule: Schedule the system to operate in occupied and unoccupied modes.
  - 4. Occupied Mode: Operate the AHU as follows.
    - a. Supply Fan: Enable the fan at a constant speed.
    - b. Exhaust Fan: Open the exhaust air damper. After a 30 second delay, modulate the fan to maintain the exhaust airflow at 400 cfm greater than the supply airflow. Determine exhaust fan speeds for the range of outside air damper positions from minimum to full open during balancing.
    - c. Heat Recovery Wheel: Enable the wheel at a constant speed.
    - d. Bypass Dampers: Closed
    - e. Supply Air Temperature Setpoint: Vary the setpoint from 65°F when outside temperature is below 20°F to 60°F at 60°F outside temperature.
  - f. Supply Air Temperature Control: Sequentially modulate the outside air, return air and exhaust air dampers and heating coil to maintain the supply air temperature setpoint. Provide the following wheel and damper overrides, in order of priority:
    - 1) Modulate the supply air bypass damper to maintain an exhaust air temperature of 38°F.
    - 2) Maintain the supply air temperature above 50°F.
    - 3) When the CO level at any sensor exceeds 10 ppm for one minute, modulate the outside damper until the level drops below 5 ppm.
    - 4) When the NO2 level at any sensor exceeds 5 ppm for one minute, modulate the outside damper until the level drops below 1 ppm.
    - 5) Maintain a minimum outside airflow of 1,710 cfm.
    - 6) When the outside temperature exceeds the indoor temperature, open the supply air and exhaust air bypass dampers and disable the heat recovery wheel.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
  - 1. Critical
    - a. Fire/Smoke: Activate when the fire alarm panel is in alarm.
    - b. Supply Fan: Activate when the fan status differs from command.
    - c. Supply Fan VFD Alarm: Activate when the VFD is in alarm and place the AHU in unoccupied mode until alarm clears.
    - d. Return Fan: Activate when the fan status differs from command.
    - e. Return Fan VFD Alarm: Activate when the VFD is in alarm and place the AHU in unoccupied mode until alarm clears.
    - f. Heat Recovery Wheel: Activate when the wheel status differs from command.
    - g. Carbon Monoxide: Activate when the CO level exceeds 10 ppm for 5 minutes.
    - h. Nitrogen Dioxide: Activate when the NO2 level exceeds 5 ppm for 5 minutes.
  - 2. Non-critical
    - a. Supply Air Temperature: Activate when the AHU has been operating for 15 minutes and the supply air temperature differs from the setpoint by 3°F for 5 minutes.
    - b. Filter Alarm: Activate when filter differential pressure exceeds 0.25" w.g.
- D. Trend Reports
  - 1. Supply Air Temperature
    - a. Supply air temperature setpoint
    - b. Supply air temperature
    - c. Outside air damper position
    - d. Heat wheel status
    - e. Mixed air temperature
    - f. Heating coil percentage
    - g. Exhaust air temperature
    - h. Supply air bypass damper status
  - 2. Fans
    - a. Supply fan command
    - b. Supply fan status
    - c. Exhaust fan command
    - d. Exhaust fan status
    - e. Building pressure
    - f. Exhaust air damper position
  - 3. Air Quality
    - a. CO concentration
    - b. NO2 concentration
    - c. Outside air damper position
  - 4. Heat Recovery
    - a. Outside air temperature
    - b. Supply air outlet temperature
    - c. Return air temperature
    - d. Exhaust air temperature



**3 Fan Terminal Unit with Electric Baseboard Control**

- A. Fan Terminal Units
  - 1. FTU-A2: Office 135
  - 2. FTU-A3: Offices 131, 132, 133, 134
  - 3. FTU-2: Reception 101A and Files 101B
  - 4. FTU-3: Lunch/Training 143 (East)
  - 5. FTU-6: Parts Inventory 111
- B. Safety:
  - 1. Heating Coil: Pressure sensor disables coil when there is no airflow.
- C. Schedule: Provide an occupied/unoccupied schedule.
- D. Control
  - 1. Occupied
    - a. Electric Baseboards: Enable the baseboard to maintain the room setpoint.
    - b. Fan Terminal Unit
      - 1) Supply Air Setpoint: Vary the setpoint between 70°F at 20°F outside temperature and 60°F at 60°F outside temperature.
      - 2) Supply Air Temperature Control: Sequentially modulate the primary air damper, between maximum and minimum airflow, and the duct reheat coil to maintain the supply air temperature setpoint.
  - 2. Unoccupied
    - a. Electric Baseboard: Enable the baseboard to maintain the room temperature at 62°F.
    - b. FTU: Disable the FTU fan and heating coil and close the primary air damper.
- E. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- F. Alarms
  - 1. Non-critical
    - a. Room Temperature: Activate when the control has been in occupied mode for over 45 minutes and the room temperature is more than 5°F below the setpoint.
- G. Heating Trend Report
  - 1. Room setpoint
  - 2. Room temperature
  - 3. Supply air temperature
  - 4. Baseboard status
  - 5. Fan status
  - 6. Primary air damper position
  - 7. Reheat coil heating percentage

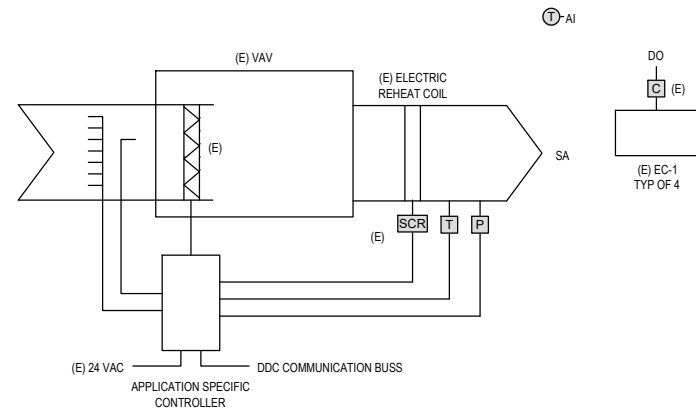
**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Consolidated Public Works Facility**  
 SHEET TITLE:  
**DDC Controls**

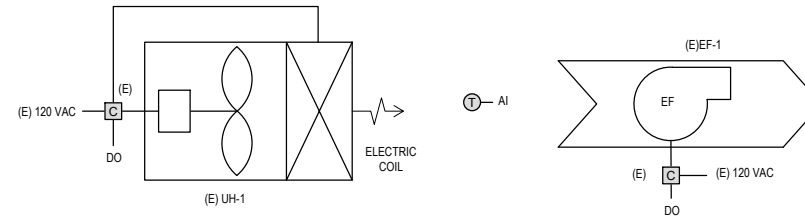
DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M306**



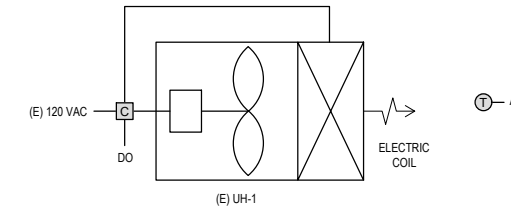
**1 Variable Air Volume Box VAV-4 & VAV-7 with Electric Ceiling Heater Control**

- A. Safety:
  1. Heating Coil: Pressure sensor disables coil when there is no airflow.
- B. Schedule: Provide an occupied/unoccupied schedule.
- C. Control
  1. Occupied: Sequentially modulate the airflow from maximum and minimum and enable the ceiling heaters to maintain the room temperature setpoint. When the airflow is at minimum, modulate the VAV heating coil to maintain 68°F supply air temperature.
  2. Unoccupied
    - a. Ceiling Heaters: Enable the heater to maintain the room temperature at 62°F.
    - b. VAV Box: Close the air damper and disable the heating coil.
- D. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- E. Alarms
  1. Non-critical
    - a. Room Temperature: Activate when the control has been in occupied mode for over 45 minutes and the room temperature is more than 5°F below the setpoint.
- F. Heating Trend Report
  1. Room setpoint
  2. Room temperature
  3. Ceiling heater status
  4. VAV Box damper position
  5. VAV box electric coil percentage
  6. VAV box discharge temperature



**2 UH-1 and EF-1 ( Mechanical Room 108 ) Control**

- A. Controllers:
  1. EF-1 Starter: Existing magnetic starter with H-O-A switch.
  2. UH-1 Starter: Existing manual starter.
- B. Control
  1. UH-1: Enable the unit heater when the room temperature drops below the setpoint.
  2. EF-1: Enable the fan when the room temperature is 5°F above the setpoint.
- C. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- D. Alarms
  1. Non-critical
    - a. Activate when the room temperature is 5°F below the setpoint or 10°F above the setpoint for 5 minutes.

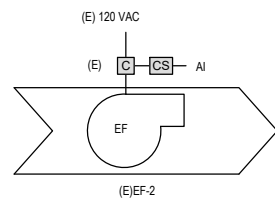


**3 Unit Heater UH-2 Control**

- A. Control: Enable the unit heater when the room drops below the temperature setpoint.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
  1. Non-critical
    - a. Room Temperature: Activate when the room temperature is more than 5°F above or below the setpoint for 15 minutes.
- D. Heating Trend Report
  1. Room setpoint
  2. Room temperature
  3. Unit heater status

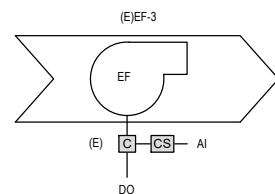
**Drawing Notes**

- (1) Strap sensor bulb to heating pipe and insulate with 8" long, 1" thick insulation.



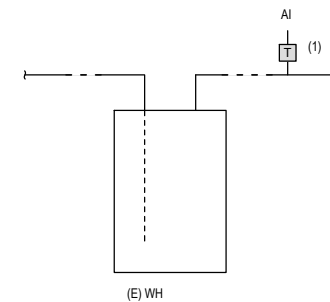
**4 Exhaust Fan EF-2 ( Lube Storage 119 ) Control**

- A. Starter: Existing manual starter supplies power to the motor.
- B. Control: Fan is manually controlled to operate continuously.
- C. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- D. Alarms
  1. Non-critical
    - a. Activate when the fan is off.



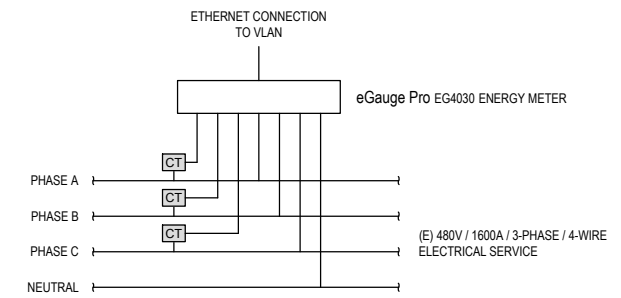
**5 Exhaust Fan EF-3 Control**

- A. Starter: Existing magnetic starter with H-O-A switch.
  1. Auto: Fan operates accordance with the control sequence.
  2. Hand: Fan operates.
  3. Off: Fan is off.
- B. Control: Enable the fan when AHU-1 is in occupied mode.
- C. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- D. Alarms
  1. Non-critical
    - a. Activate when the fan status differs from the command.



**6 Water Heater WH-1 and WH-2 Control**

- A. Control: Internal controls maintain the tank at the temperature setpoint.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
  1. Non-critical
    - a. Tank Temperature: Activate when the hot water supply temperature is above 125°F or below 100°F.



**7 Power Monitoring Control**

- A. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
  1. Manually measure voltage and average current readings to display and trend building power consumption.
- B. Trend Reports
  1. Average current, amps
  2. Power consumption, kW

**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Consolidated Public Works Facility**  
 SHEET TITLE:  
**DDC Controls**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M307**



**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Douglas Fire Station and Library**  
SHEET TITLE:  
**Scope of Work, DDC System Architecture, Schedules**

DATE: March 22, 2022  
SCALE:  
DRAWN: KB/JR  
CHECKED: JR

SHEET NO.

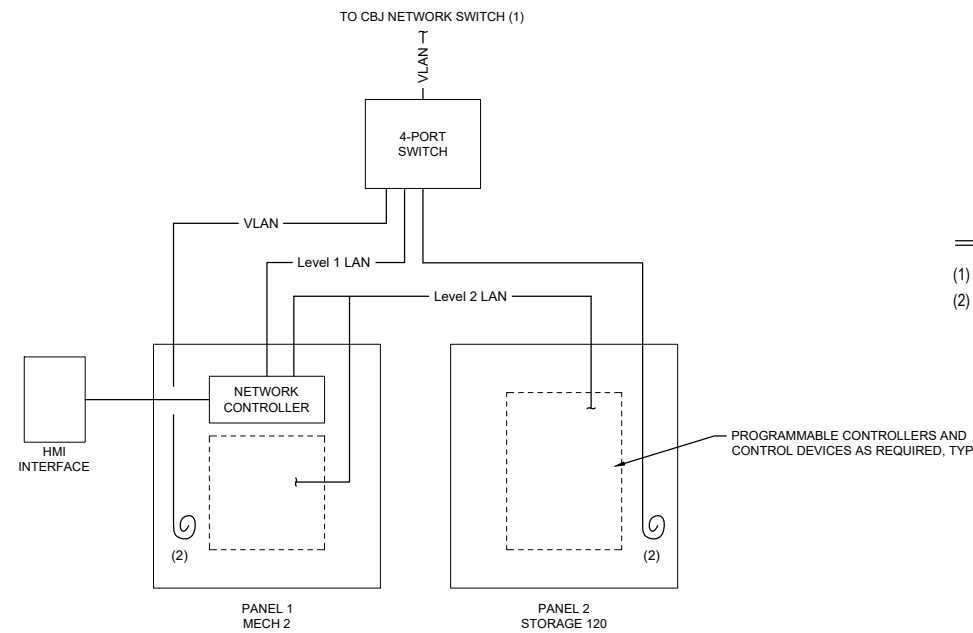
**M401**

## Douglas Fire Station and Library Scope of Work

- A. DDC Control Upgrade: The following provides a general description of the scope of work. The work includes, but it is not limited to, the following work elements. See the construction documents for the project requirements.
1. Existing Conditions
    - a. The building is currently controlled by a pneumatic/electric control system.
  2. Demolition
    - a. Remove all components of the existing control system including, but not limited to, devices, sensors, relays, tubing, air compressor, wiring, raceways, supports, and fasteners. The only components that may be retained, provided that the contractor determines they are suitable for the new DDC control system, are the raceways.
    - b. Where control components are removed:
      - 1) Seal equipment and duct penetrations with plugs or neatly cut and fully adhered foil tape. Fill holes and voids in pipe and duct insulation and seal with adhesive jacketing.
      - 2) Patch, prepare and paint finished wall, ceiling and floor surfaces that are penetrated, damaged or unfinished when components are removed or replaced.
  3. DDC Upgrade
    - a. Provide a new and complete DDC system for control, monitoring, and alarm of mechanical systems.
    - c. Develop new control programming. Do not import the existing control logic or programming into the Upgraded DDC system.
  4. Balancing: Adjust and balance the hydronic heating system. Replace the balance valves as shown on the Balance and Control Valve Schedule.
- B. Additive Bid Item 1 - Balancing: Adjust and balance the ventilation systems. Provide adjustments logs for each operating mode. See the reference drawings for layout of systems and airflow rates.
1. Air Handling Units AHU-1, AHU-2 and AHU-3
    - a. Adjust and balance the system in full outside air mode.
    - b. Measure the minimum outside airflow and provide the respective damper position.
    - c. Measure the system in minimum outside air mode.
- C. DDC System Architecture (See Diagram on Sheet M401)
1. Network Controller (Located in Mech 2): The CBJ will provide a VLAN network cable/port.
  2. Panels: Provide new panels where shown and as required.
  3. Field Devices: Provide new devices.
  4. Wiring: Provide new wiring. Existing raceways may be reused if they comply with the project specifications. No wire splicing is allowed.
  5. Provide a local human-machine interface (HMI), located in Mech 2.
- D. General Requirements
1. Confirm existing conditions prior to performing the work. Notify the Owner immediately of any discrepancies.
  2. Fire seal penetrations through fire rated assemblies.
  3. Conceal wiring and raceways above ceilings and within walls except as follows:
    - a. Apparatus Bay: Install new wiring in existing raceways and/or provide new painted raceways along ceiling.
    - b. Rooms Without Ceilings: Install painted raceways along walls above 8' elevation or along the ceiling or roof structure.
  4. The building will be occupied and in use during the work. See the Division 1 requirements for contractor operations on-site.

### Drawing Notes

- (1) Provide network cable from CBJ switch located in Storage 103.
- (2) Provide a CAT6 Ethernet cable with coiled 12' spare length and connector in each panel.



## 1 DDC System Architecture

### BALANCE and CONTROL VALVE SCHEDULE

Room	Unit Served	Flow GPM	Balance Valve Size, inch	Control Valve Cv Range (1)	Control Valve Type (2)	Control Operation	Control Fail Position	
Mech 2	Pump P-1	81	3	-	-	-	-	
Mech 2	Pump P-2	10	1-1/4	-	-	-	-	
Mech 2	Pump P-3	9	1-1/4	-	-	-	-	
Mech 2	Pump P-4	42	2-1/2	-	-	-	-	
Mech 2	AHU-1	46	2-1/2	26.6	32.5	2-way	Fail In-place	
Mech 2	AHU-2	7	Two 1-1/4"	4.0	4.9	3-way	Fail In-place	
Mech 2	AHU-3	28	Two 1-1/2"	16.2	19.8	3-way	Fail In-place	
Storage 4	Cabinet Unit Heater	5.0	1	Pipe Size	2-way	Open/Closed	Open	
Stair 111	Convactor	1.2	1/2	Pipe Size	2-way	Open/Closed	Open	
Vestibule 100	Convactor	1.1	1/2	Pipe Size	2-way	Open/Closed	Open	
Foyer 101	Convactor	0.7	1/2	Pipe Size	2-way	Open/Closed	Open	
Foyer 101	Convactor	0.7	1/2	Pipe Size	2-way	Open/Closed	Open	
Library 102	Booster Coil A	14.5	1-1/2	8.4	10.3	3-way	Modulating	Fail In-place
Library 102	Booster Coil B	12.7	1-1/2	7.3	9.0	3-way	Modulating	Fail In-place
Office 105	Booster Coil	1.1	1/2	0.6	0.8	2-way	Modulating	Fail In-place
Meeting B 109	Baseboard	1.6	-	Pipe Size	2-way	Open/Closed	Open	
Meeting B 109	Booster Coil	3.5	1	2.0	2.5	2-way	Modulating	Fail In-place
Meeting A 110	Booster Coil	3.5	1	2.0	2.5	2-way	Modulating	Fail In-place
Men's 114	Convactor	0.4	1/2	Pipe Size	2-way	Open/Closed	Open	
Women's 115	Convactor	0.4	1/2	Pipe Size	2-way	Open/Closed	Open	
Chief 116	Baseboard	0.5	1/2	Pipe Size	2-way	Open/Closed	Open	
Dispatch 117	Baseboard	1.4	1/2	Pipe Size	2-way	Open/Closed	Open	
Dispatch 117	Bypass (Pump P-4)	1.0	1/2	-	-	-	-	
Store 120	Convactor	0.3	1/2	Pipe Size	2-way	Open/Closed	Open	
Tools 121	Convactor	0.3	1/2	Pipe Size	2-way	Open/Closed	Open	
Hose Store 122	Convactor	0.2	1/2	Pipe Size	2-way	Open/Closed	Open	
Utility 123	Convactor	0.2	1/2	Pipe Size	2-way	Open/Closed	Open	
Hose Tower 126	Convactor	1.2	1/2	Pipe Size	2-way	Open/Closed	Open	
Hose Tower 126	Bypass (Pump P-2)	1.0	1/2	-	-	-	-	
Hallway 201	Convactor	0.5	-	Pipe Size	2-way	Open/Closed	Open	
Bedroom 203	Baseboard	1.2	-	Pipe Size	2-way	Open/Closed	Open	
Toilet 204	Convactor	0.2	-	Pipe Size	2-way	Open/Closed	Open	
Dressing 205	Convactor	0.2	-	Pipe Size	2-way	Open/Closed	Open	
Living 209	Baseboard	2.4	-	Pipe Size	2-way	Open/Closed	Open	
Bedroom 210	Baseboard	0.5	-	Pipe Size	2-way	Open/Closed	Open	
Bedroom 211	Baseboard	0.5	-	Pipe Size	2-way	Open/Closed	Open	
Bedroom 212	Baseboard	0.6	-	Pipe Size	2-way	Open/Closed	Open	
Storage 213	Convactor	0.3	-	Pipe Size	2-way	Open/Closed	Open	
Meeting B 109	Bypass (Pump P-3)	1.0	1/2	-	-	-	-	

(1) Size control valves for 2-3 psig pressure drop at design flow  
(2) Control valve close-off pressure equals 45 feet.

### MAJOR EQUIPMENT SCHEDULE

Symbol	Description	Service	Location	Capacity	Make / Model	Notes
(E) Boiler B-1	Fuel Oil Boiler	Building Heat	Mech 2	1,419 MBH	Weil McLain ABL-788	-
(E) Pump P-1	Heating Pump	AHU Coils	Mech 2	81 gpm / 15' head	Grundfos UPS 50-80/2F	-
(E) Pump P-2	Heating Pump	Main Area Mezzanine Level	Mech 2	10 gpm / 11' head	Grundfos UP 43-75 F	-
(E) Pump P-3	Heating Pump	Upper Level and Main Area North	Mech 2	9 gpm / 11' head	Grundfos UP 43-75 F	-
(E) Pump P-4	Heating Pump	Main Level South	Mech 2	42 gpm / 12' head	Grundfos UMC 50-40	-
(E) Pump P-5	Hot Water Recirculation Pump	Building Hot Water	Mech 2	10 gpm / 6' head	-	-
(E) WH-1	Electric Hot Water Heater	Domestic Hot Water	Mech 2	100 gal / 15 kW	AO Smith DSE-100	-
(E) AHU-1	Air Handling Unit	Apparatus Bay	Mech 2	Supply: 2,900 cfm / 1.25" TSP / 2 hp	Pace A-11F-SI	-
(E) AHU-2	Air Handling Unit	Meeting Rooms	Mech 2	Supply: 1,000 cfm / 1.25" TSP / 3/4 hp	Pace A-8F-SI	-
(E) AHU-3	Air Handling Unit	Library	Mech 2	Supply: 4,000 cfm / 1.5" TSP / 3 hp	Pace A-12F-SI	-
CEF-1	Ceiling Exhaust Fan	Men's Toilets	Men's 114	900 cfm	Titus DES-F	CFM = 900 max / 900 min
CEF-2	Ceiling Exhaust Fan	Women's Toilet	Women's 115	500 cfm / 7 kW	Titus DTFS-F	CFM = 500 max / 250 min

### AUTOMATIC DAMPER SCHEDULE

Symbol	Service	Size, in (1)	Design Basis / Description
AD-1	Combustion Air	24x30	Ruskin CD40X2 / Steel frame insulated control damper, AMCA Class 1A leakage rating
AD-2	Cooling	24x30	Ruskin CD40X2 / Steel frame insulated control damper, AMCA Class 1A leakage rating

(1) Verify and match size of existing louver

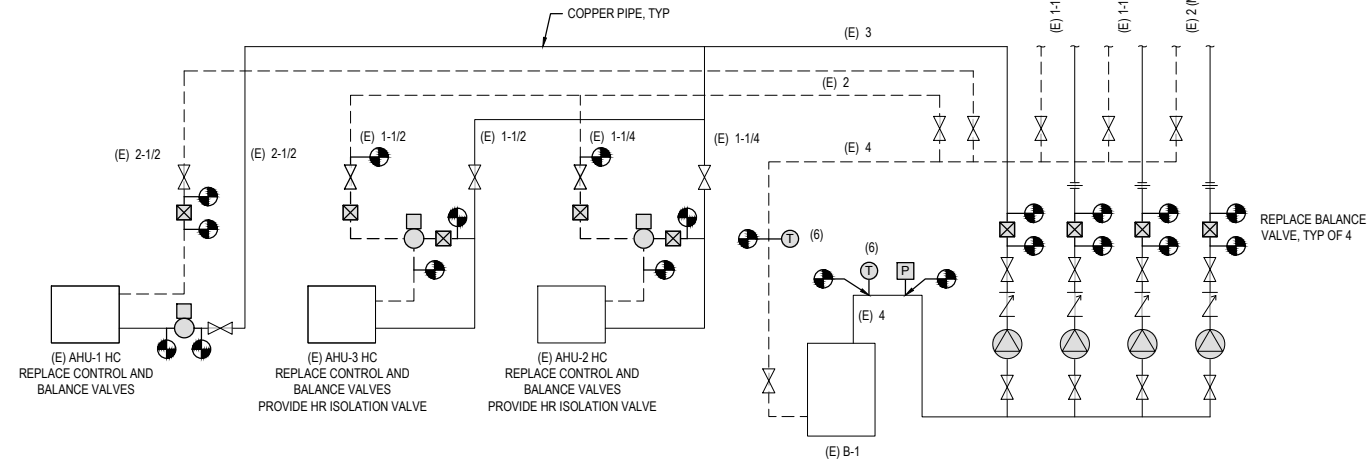
### BALANCING SCHEDULE

System	Room		Supply Air			Return Air			Exhaust Air		
	Number	Name	Qty	CFM / Each	CFM	Qty	CFM / Each	CFM	Qty	CFM / Each	CFM
AHU-1 Fire Station	119	Apparatus Room	4	600	2,400	1	2,700	2,700			
			2	250	500						
	Totals					2,900			2,700		
AHU-2 Meeting Room	109	Meeting B	2	250	500	1	450	450			
	110	Meeting A	2	250	500	1	450	450			
	Totals					1,000			900		
AHU-3 Library	102	Library	1	125	125	4	950	3,800			0
			10	180	1,800						0
			4	450	1,800						0
	104	Control	1	125	125						0
	105	Office	1	150	150						0
Totals					4,000			3,800			0

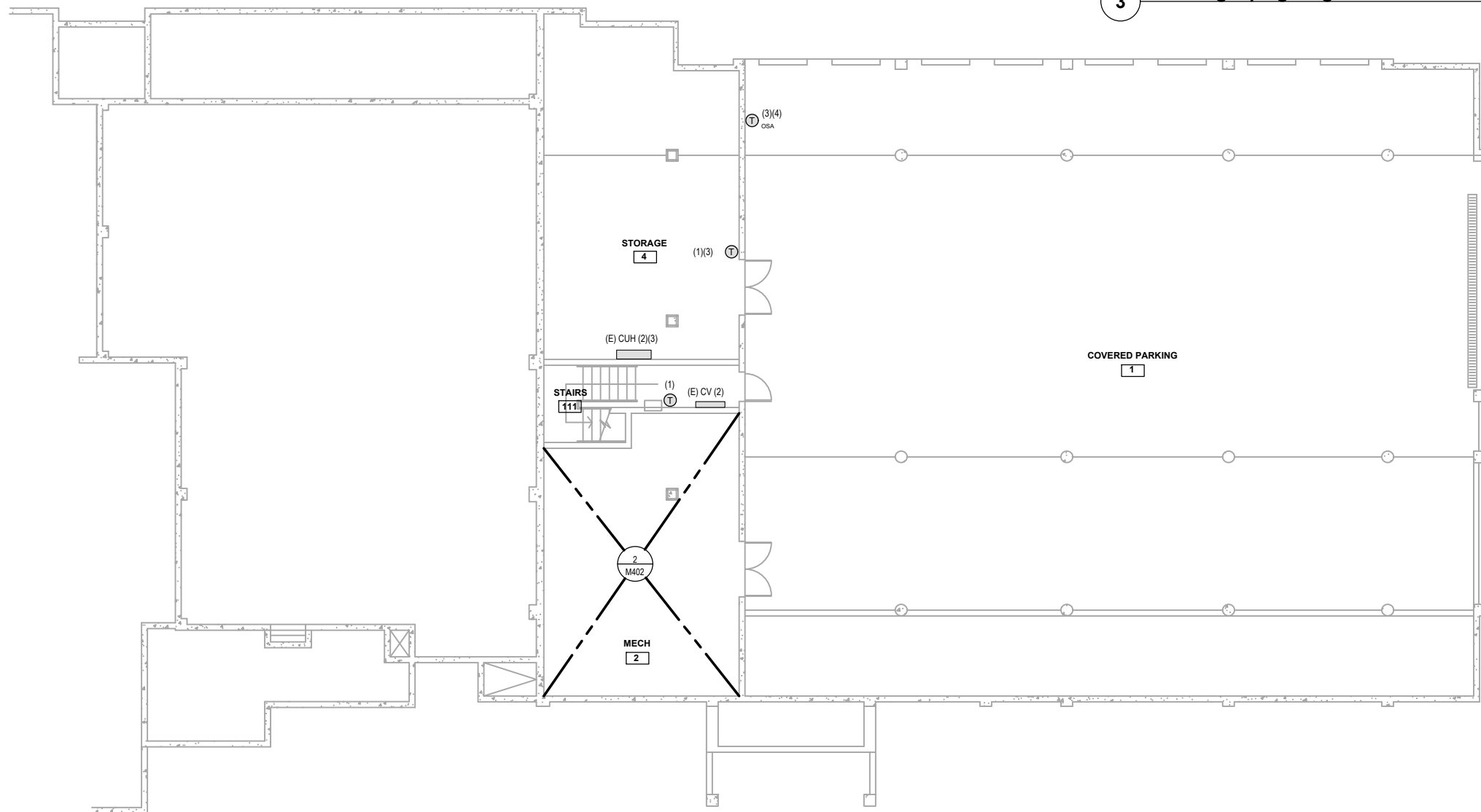


### Drawing Notes

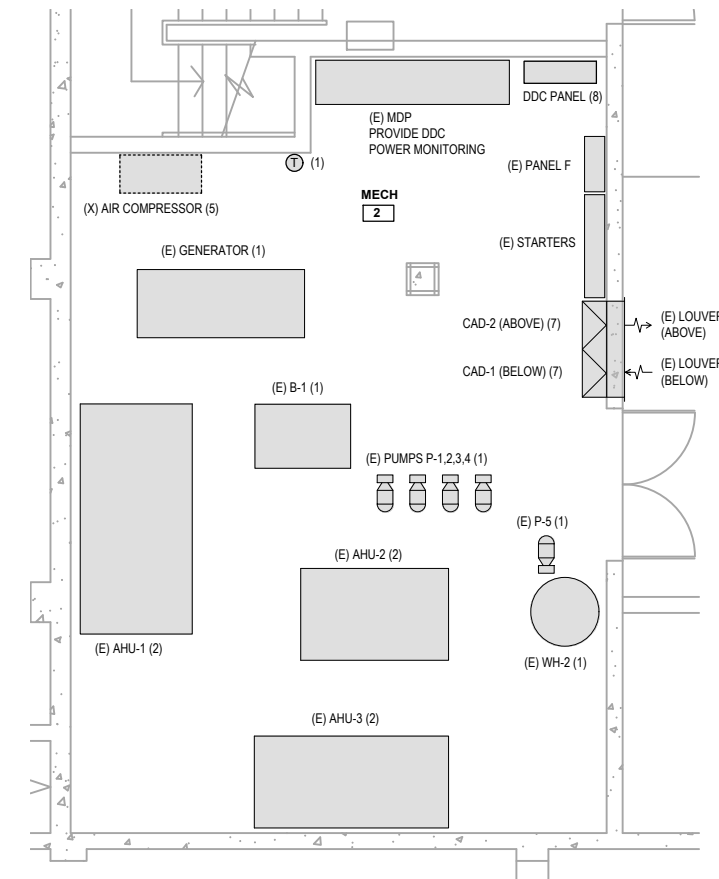
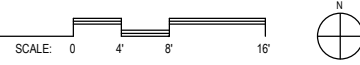
- (1) Provide DDC controls
- (2) Replace control and balance valves. Remove existing controls and install DDC controls.
- (3) Route control wiring from Mech 2 along MDP conduit above Stair 111 ceiling.
- (4) Locate outside air temperature sensor in the Parking Garage.
- (5) Remove control air compressor, air dryer, controls, power and appurtenances.
- (6) Provide thermowell extending half way into pipe.
- (7) Provide automatic damper on existing louver.
- (8) Provide 120V/20A power circuit from Panel F. Circuit with 2#12 conductors and 1#12 ground in EMT conduit.



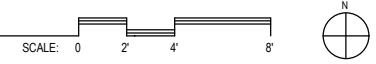
3 Heating Piping Diagram



1 Lower Floor Plan



2 Mech 2 Plan



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Douglas Fire Station and Library**  
 SHEET TITLE:  
**Lower Floor Plan and Mechanical Room Plan**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M402**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

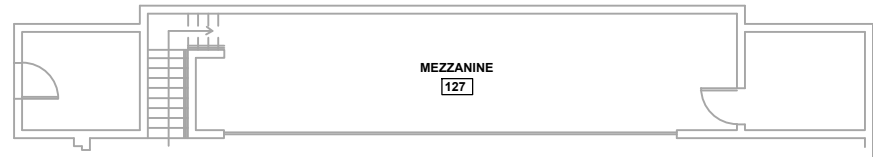
BUILDING :  
**Douglas Fire Station and Library**  
 SHEET TITLE:  
**Main Floor Plan**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

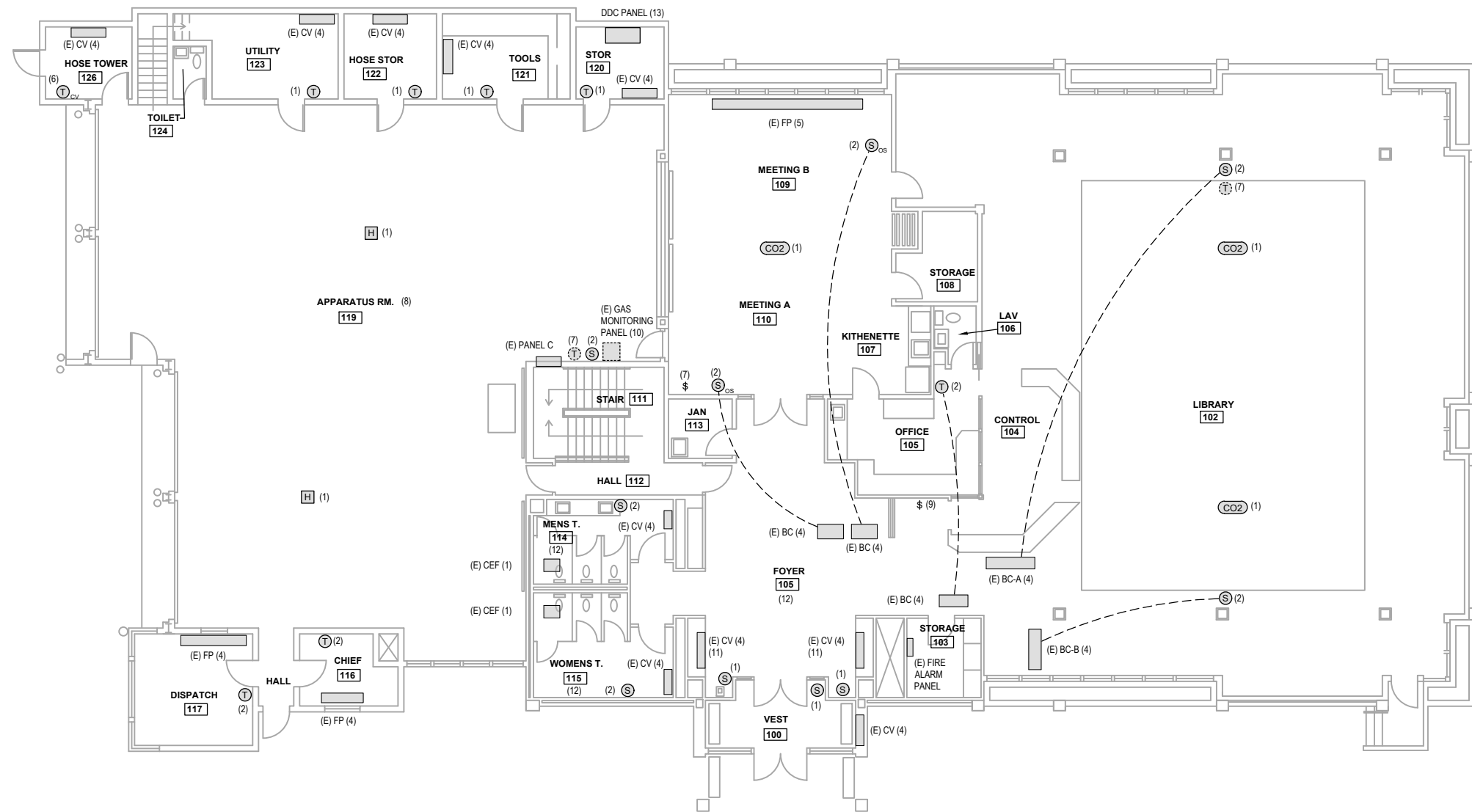
SHEET NO.  
**M403**

**Drawing Notes**

- (1) Provide DDC controls
- (2) Remove existing controls. Install DDC controls
- (3) Replace control and balance valves. Provide DDC controls
- (4) Replace control and balance valves. Remove existing controls and provide DDC controls
- (5) Replace control valve. Remove existing controls and install DDC controls
- (6) Locate thermostat at mid-height in Hose Tower 126
- (7) Remove switch or thermostat. Provide stainless steel cover plate.
- (8) Expose control raceways along ceiling. Coordinate routing with Owner. Paint raceways to match.
- (9) Disable switch for Men's and Women's lights and exhaust fans.
- (10) Provide DDC alarm when gas monitoring system is in alarm by connecting to alarm dry contacts.
- (11) Route control wiring through display cabinet. Coordinate with Owner.
- (12) Provide relay in existing power circuit to control lights and exhaust fan.
- (13) Provide 120V/20A power circuit from Panel C. Circuit with 2#12 conductors and 1#12 ground in EMT conduit.



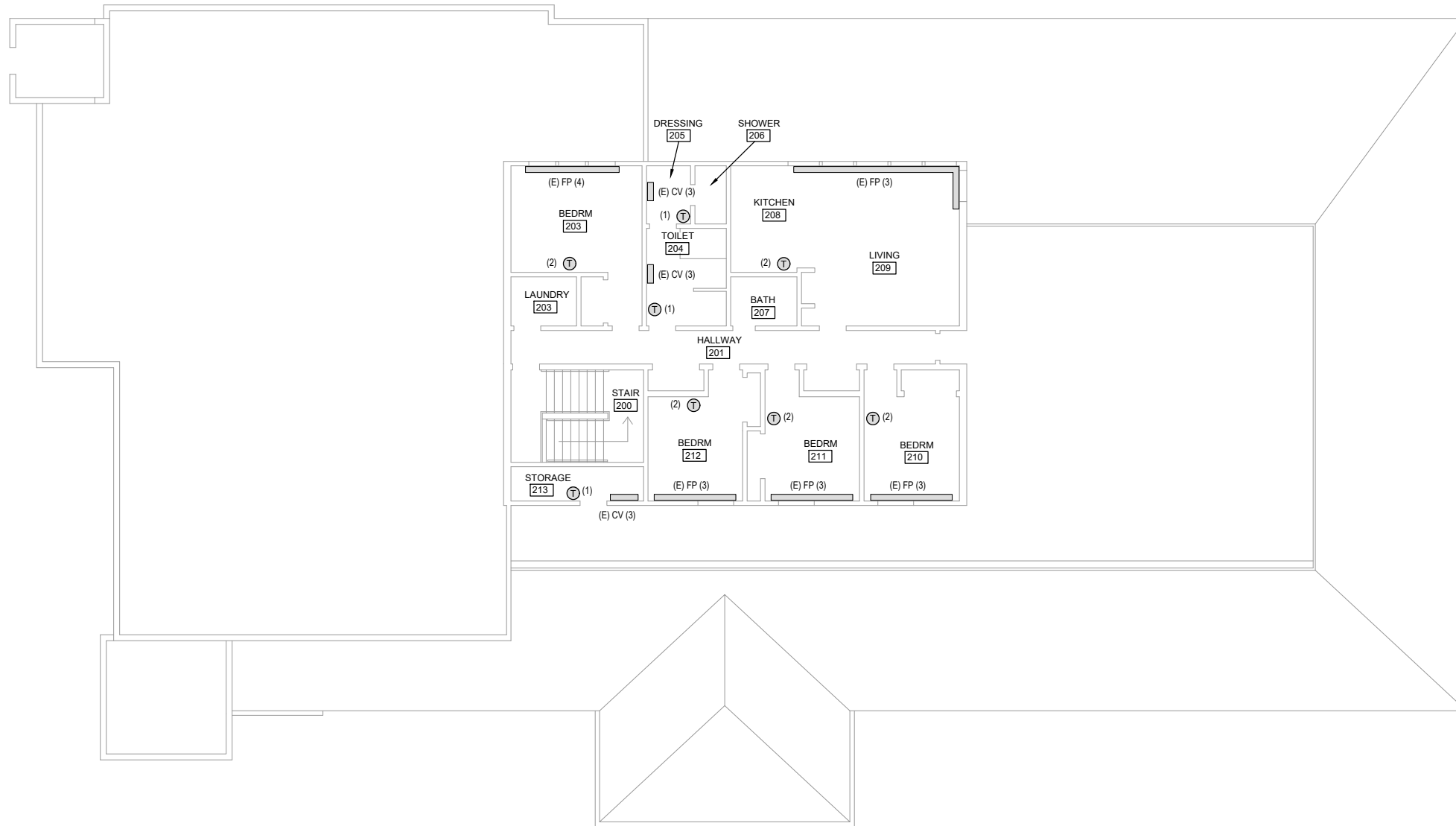
**2 Mezzanine Plan**



**1 Main Floor Plan**

**Drawing Notes**

- (1) Provide wireless DDC controls.
- (2) Remove existing controls. Install wireless DDC controls.
- (3) Replace control valve. Remove existing controls and provide DDC controls.
- (4) Replace control valve. Remove existing controls and provide DDC controls. Route wiring in ceiling space of Apparatus Bay to control valve. Provide ceiling access doors as required. Coordinate location with Owner.



**1 Upper Floor Plan**



**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Douglas Fire Station and Library**  
 SHEET TITLE:  
**Upper Floor Plan**

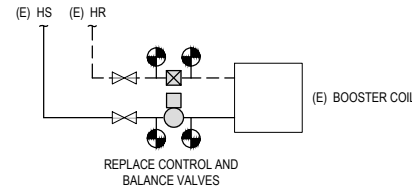
DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M404**



### Drawing Notes

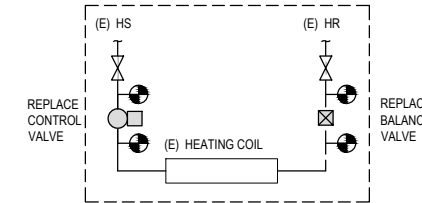
- (1) Strap sensor bulb to pipe and insulate pipe.



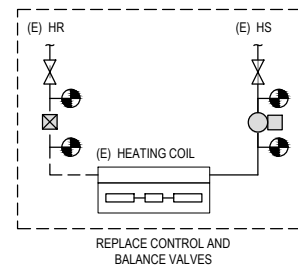
**1** Booster Coil Piping Diagram



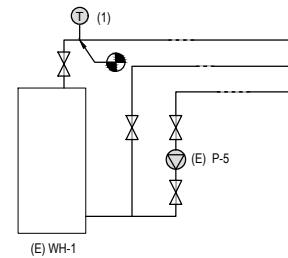
**2** Baseboard Heater Piping Diagram



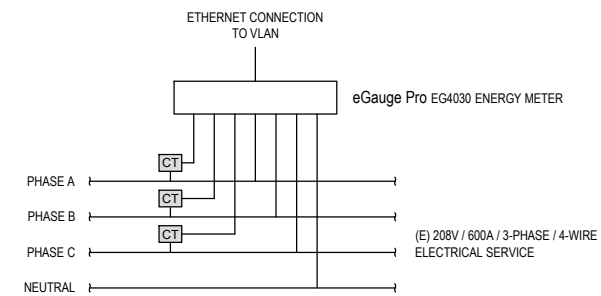
**3** Convactor Piping Diagram



**4** Cabinet Unit Heater Piping Diagram



**5** Hot Water Heater WH-1 Piping Diagram



**6** Power Monitoring Control

- A. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
  1. Manually measure voltage and average current readings to display and trend building power consumption.
- B. Trend Reports
  1. Average current, amps
  2. Power consumption, kW

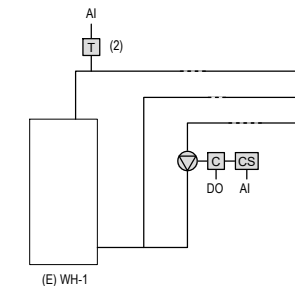
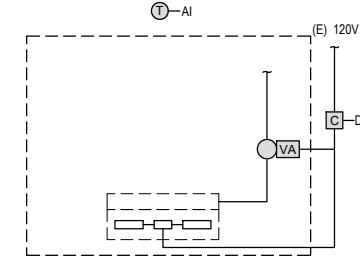
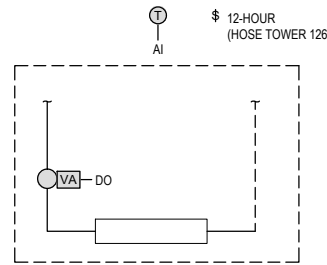
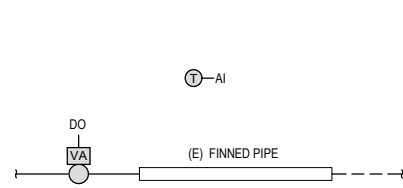
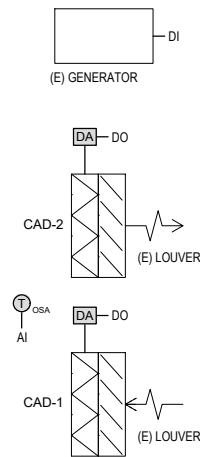
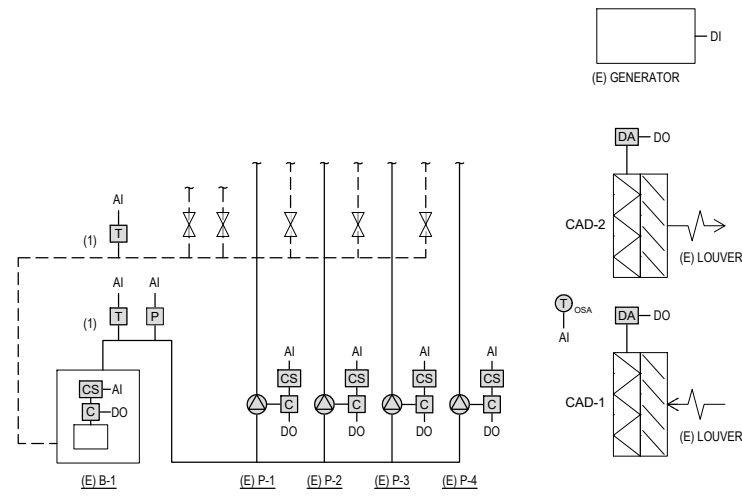
**HVAC Control Upgrades**  
 Treadwell Arena  
 Consolidated Public Works Facility  
 Douglas Fire Station and Library  
 CBJ Contract Number: BE22-272

No.	Description	Date

BUILDING :  
**Douglas Fire Station and Library**  
 SHEET TITLE:  
**Piping Diagrams**

DATE: March 22, 2022  
 SCALE:  
 DRAWN: KB/JR  
 CHECKED: JR

SHEET NO.  
**M405**



## 1 Heating Plant Control

- A. Control
- (E) Boiler B-1
    - Switch: Existing circuit breaker supplies power to the boiler.
    - Control: Enable the boiler when outside temperature is below 62°F.
  - (E) Heating Pumps P-1, P-2, P-3 and P-4
    - Starter: Existing magnetic starter supplies power to the pump.
      - Auto: Pump operates in accordance with the control sequence.
      - Hand: Pump operates.
      - Off: Disables pump.
    - Control: Enable the pump when outside temperature is below 62°F.
  - Automatic Dampers CAD-1 and CAD-2
    - Combustion Air: Open CAD-1 when the boiler burner or generator is operating.
    - Temperature Control: Open CAD-1 and CAD-2 when the room temperature exceeds 80°F.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Critical
    - Boiler Heating Supply Temperature: Activate when the outside temperature is below 62°F and the heating supply temperature is below 150°F for 15 minutes.
    - Pump P-1: Activate when the pump status differs from the command.
    - Pump P-2: Activate when the pump status differs from the command.
    - Pump P-3: Activate when the pump status differs from the command.
    - Pump P-4: Activate when the pump status differs from the command.
- D. Trend Reports
- Temperature Trend
    - Outside air temperature
    - Boiler B-1 heating supply temperature
    - Boiler B-1 heating return temperature
    - Boiler B-1 status
  - Pump Trend
    - Pump P-1 enable
    - Pump P-1 status
    - Pump P-2 enable
    - Pump P-2 status
    - Pump P-3 enable
    - Pump P-3 status
    - Pump P-4 enable
    - Pump P-4 status

## 2 Baseboard Heater Control

- A. Control
- Upper Floor: Open the heating valve when the room temperature drops 0.5°F below the setpoint and close it when the room temperature is 0.5°F above the setpoint.
  - Chief 116 and Dispatch 117
    - Occupied Mode: When AHU-1 is in occupied mode, open the heating valve when the room temperature drops 0.5°F below the setpoint and close it when the room temperature is 0.5°F above the setpoint.
    - Unoccupied Mode: When AHU-1 is in unoccupied mode, open the heating valve when the room temperature drops to 60°F and close it when the room temperature rises to 64°F.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Non-critical
    - Room Temperature: Activate when the room temperature is more than 5°F above or below the setpoint for 15 minutes.
- D. Heating Trend Report
- Room setpoint
  - Room temperature
  - Heating valve status

## 3 Convectector Control

- A. Control
- Foyer 105, Men's 114, Women's 115
    - Occupied Mode: When the respective AHU is in occupied mode, open the heating valve when the room temperature drops 0.5°F below 70°F AND close it when the room temperature is 0.5°F above 70°F.
    - Unoccupied Mode: When the respective AHU is in unoccupied mode, open the heating valve when the room temperature drops to 60°F and close it when the room temperature rises to 64°F.
  - Store 120, Tools, 121, Hose Storage 122 and Utility 123: Open the heating valve when the room temperature drops to 61.5°F and close it when the room temperature is 62.5°F.
  - Vestibule 100, Stair 111, Hallway, 201, Toilet 204 and Storage 213: Open the heating valve when the room temperature drops to 60°F and close it when the room temperature is 62°F.
  - Hose Tower 126
    - Open the heating valve when the room temperature drops to 60°F and close it when the room temperature is 62°F.
    - When the timer switch is activated, open the heating valve when the room temperature is 68°F and close it when the room temperature is 70°F.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Non-critical
    - Room Temperature: Activate when the room temperature is more than 5°F above or below the setpoint for 15 minutes.
- D. Heating Trend Report
- Room setpoint
  - Room temperature
  - Heating valve status
  - Timer switch status (Hose Tower 126)

## 4 Cabinet Unit Heater Control

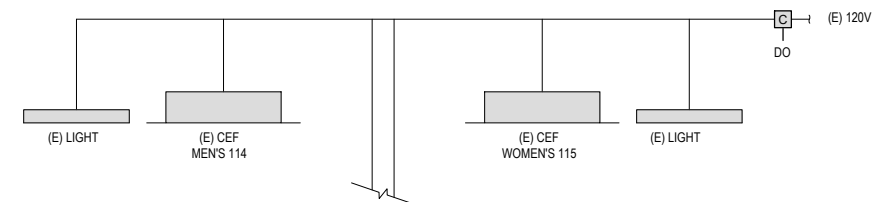
- A. Control: Open the heating valve and enable the fan when the room temperature drops 0.5°F below the 60°F setpoint and close the valve and disable the fan when the room temperature is 0.5°F above the 60°F setpoint.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Non-critical
    - Room Temperature: Activate when the room temperature is more than 5°F above or below the setpoint for 15 minutes.
- D. Heating Trend Report
- Room setpoint
  - Room temperature
  - Heating valve and fan status

## 5 Hot Water Heater WH-1 Control

- A. Control
- WH-1: Internal controls maintain the tank at the temperature setpoint.
  - Hot Water Recirculation Pump P-5
    - Pump Controller: An existing magnetic starter supplies power to the motor.
      - Auto: Pump operates in accordance with the control sequence.
      - Hand: Pump operates.
      - Off: Pump is off.
    - Control: Enable pump when AHU-1 or AHU-2 are in occupied mode.
- B. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
- C. Alarms
- Non-critical
    - Tank Temperature: Activate when AHU-1 or AHU-2 are in occupied mode and the hot water supply temperature is above 125°F or below 100°F for 30 minutes.
    - Pump P-5: Activate when the pump status differs from the command.

### Drawing Notes

- Extend sensor bulb to bottom of thermowell and fill with thermo-conductive paste.
- Strap sensor bulb onto pipe and insulate pipe.



## 6 Men's and Women's Ceiling Exhaust Fan and Light Control

- A. Power: Existing 120 volt power is controlled by a switch in Library 102. Disable the switch and control the power from a contactor.
- B. Control: Enable the exhaust fans and lights whenever AHU-1 or AHU-2 are in occupied mode.
- C. Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.

**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
Douglas Fire Station and Library  
CBJ Contract Number: BE22-272

No.	Description	Date

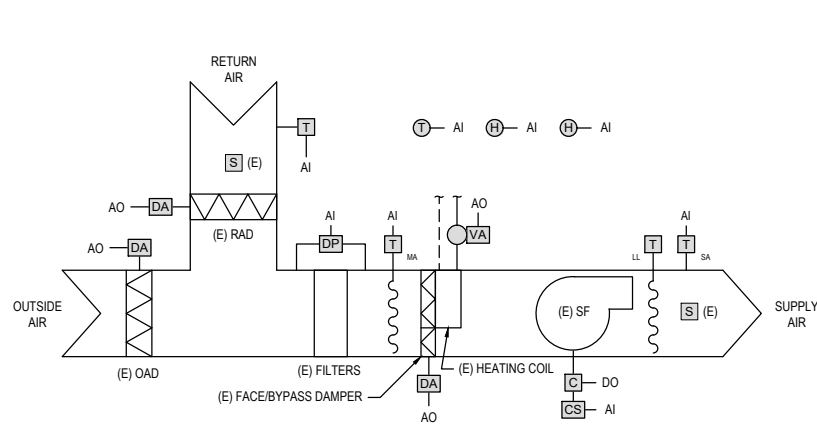
BUILDING :  
**Douglas Fire Station and Library**  
SHEET TITLE:  
**DDC Controls**

DATE: March 22, 2022  
SCALE:  
DRAWN: KB/JR  
CHECKED: JR

SHEET NO.

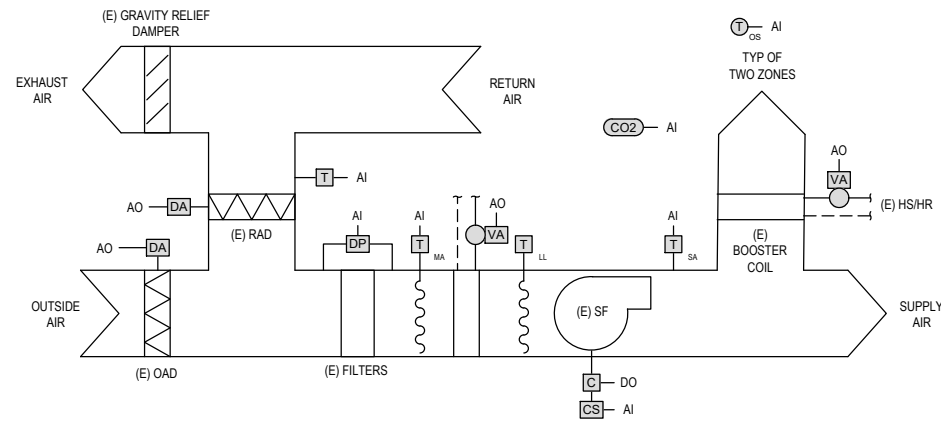
**M406**





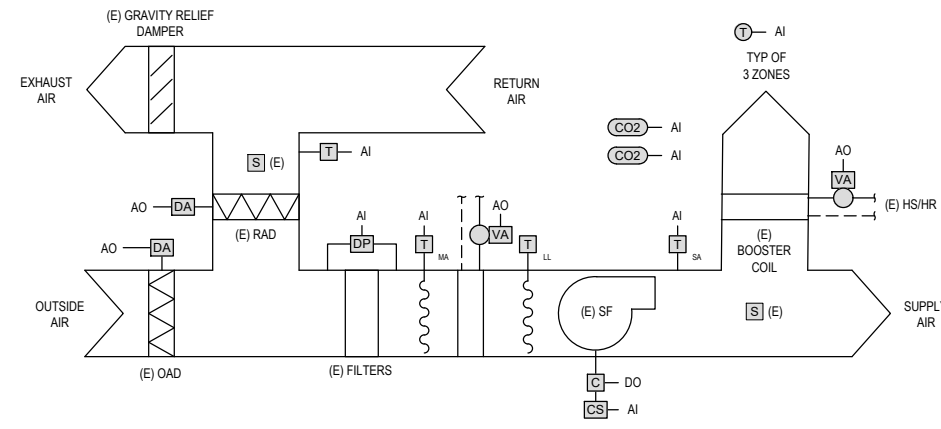
### 1 Air Handling Unit AHU-1 (Apparatus Bay) Control

- A. Control
- Supply Fan Controller: An existing magnetic starter supplies power to the fan motor.
    - Auto: Fan and AHU operate in accordance with the control sequence.
    - Hand: Fan and AHU operate in occupied mode.
    - Off: Fan is off and AHU is in unoccupied mode.
  - Safeties: Hardwire the following safeties to shut down the fans when the starter is in Auto or Hand position.
    - Smoke/Fire Alarm: When smoke is detected by the existing smoke sensor in the supply or return duct or a fire alarm occurs, place the AHU in unoccupied mode.
    - Low Limit Thermostat: Hardwire the low limit thermostat to the starter to disable the fan in Auto and Hand positions and position the heating coil valve to fully open. When the mixed air temperature rises to 50°F, automatically restart the AHU. When the low limit control occurs three times in 24 hours, disable the AHU until manually reset.
  - Schedule: Schedule the system to operate in occupied and unoccupied modes.
  - Occupied Mode: Operate the AHU as follows.
    - Supply Fan: Enabled.
    - Room Temperature Control
      - Outside Temperature Above 40°F: Position the face and bypass dampers to full face position and sequentially modulate the mixing dampers and heating coil valve to maintain the room setpoint of 62°F.
      - Outside Temperature Below 38°F: Position the heating coil valve to full heating and sequentially modulate the mixing dampers and face and bypass dampers to maintain the room setpoint of 62°F.
      - For both conditions, provide the following overrides:
        - Maintain the supply air temperature between 55°F and 110°F.
        - Modulate the mixing dampers to a maximum position of 50% to maintain a relative humidity setpoint of 50%.
        - Maintain a minimum outside airflow of 200 cfm as set by the balancing contractor.
    - Unoccupied Mode
      - Normal: Operate the AHU as follows.
        - Supply Fan: Disabled.
        - Mixing Dampers: Full recirculation position.
        - Face & Bypass dampers: Full face
        - Heating Coil: Disabled.
      - Heating Mode: When the room temperature drops to 60°F, operate the AHU as follows until the temperature rises to 64°F:
        - Supply Fan: Enabled.
        - Supply Air Temperature Control: Modulate the mixing dampers to full recirculation position and provide the following:
          - Outside Temperature Above 40°F: Position the face and bypass dampers to full face position and modulate the heating coil valve to maintain 110°F heating supply temperature.
          - Outside Temperature Below 38°F: Position the heating coil valve to full heating and modulate the face and bypass dampers to maintain 110°F heating supply temperature.
      - Dehumidification: When the relative humidity exceeds 60%, operate the AHU in occupied mode until the relative humidity drops to 50%.
  - Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
  - Alarms
    - Critical
      - Fire/Smoke: Activate when the fire alarm panel is in alarm.
      - Supply Fan: Activate when the fan status differs from command.
      - Gas Monitoring: Activate when the gas monitoring panel is in alarm.
    - Non-critical
      - Room Temperature: Activate when the AHU has been operating for 15 minutes and the room temperature differs from the setpoint by 5°F for 30 minutes.
      - Relative Humidity: Activate when the relative humidity exceeds 65% for 30 minutes.
      - Filter Alarm: Activate when the filter differential pressure exceeds 0.25" w.g.
  - Trend Reports
    - Room Temperature
      - Room temperature setpoint (2)
      - Room temperature (2)
      - Outside air damper position
      - Heating coil percentage open
      - Booster coil valve percentage open (2)
      - Baseboard valve position
      - Carbon dioxide level
    - Fans
      - Supply fan command
      - Supply fan status



### 2 Air Handling Unit AHU-2 (Meeting Room) Control

- A. Control
- Supply Fan Controller: An existing magnetic starter supplies power to the fan motor.
    - Auto: Fan and AHU operate in accordance with the control sequence.
    - Hand: Fan and AHU operate in occupied mode.
    - Off: Fan is off and AHU is in unoccupied mode.
  - Safeties: Hardwire the following safeties to shut down the fans when the starter is in Auto or Hand position.
    - Smoke/Fire Alarm: When smoke is detected by the existing smoke sensor in the supply or return duct or a fire alarm occurs, place the AHU in unoccupied mode.
    - Low Limit Thermostat: Hardwire the low limit thermostat to the starter to disable the fan in Auto and Hand positions and position the heating coil valve to fully open until the mixed air temperature rises to 50°F. When the low limit control occurs three times in 24 hours, disable the AHU until manually reset.
  - Schedule: Schedule the system to operate in occupied and unoccupied modes.
  - Occupied Mode: Operate the AHU as follows when scheduled in occupied mode or when occupancy is sensed for five minutes. Maintain occupied mode until occupancy is not sensed for 15 minutes.
    - Supply Fan: Enabled.
    - Supply Air Temperature Control
      - Warm up: When the AHU enters occupied mode, position the mixing dampers to full recirculation and fully open the heating coil valve until the room temperatures reach the 70°F setpoint.
      - Normal: Sequentially modulate the mixing dampers to maintain the critical cooling zone temperature setpoint of 72°F with the following overrides:
        - Maintain a minimum mixed air temperature of 50°F.
        - Modulate the supply air temperature between 55°F and 68°F.
        - Modulate the mixing dampers to maintain a CO2 setpoint of 800 ppm.
        - Maintain a minimum outside airflow of 100 cfm.
    - Room Temperature Control: Open the baseboard valve and modulate the respective booster coil valve to maintain the 70°F setpoint.
  - Unoccupied Mode: Operate the AHU as follows.
    - Supply Fan: Disabled.
    - Mixing Dampers: Full recirculation position.
    - Heating Coil: Close valve.
    - Booster Coil: Close valve.
    - Baseboard Heater Valve: Open the valve when room temperature drops to 60°F and close the valve when the room temperature rises to 64°F.
  - Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
  - Alarms
    - Critical
      - Fire/Smoke: Activate when the fire alarm panel is in alarm.
      - Supply Fan: Activate when the fan status differs from command.
    - Non-critical
      - Room Temperature: Activate when the AHU has been operating for 15 minutes and the room temperature differs from the setpoint by 5°F for 5 minutes.
      - Carbon Dioxide: Activate when the carbon dioxide level exceeds 1,000 ppm for 5 minutes.
      - Filter Alarm: Activate when filter differential pressure exceeds 0.25" w.g.
  - Trend Reports
    - Room Temperature
      - Room temperature setpoint (2)
      - Room temperature (2)
      - Outside air damper position
      - Heating coil percentage open
      - Booster coil valve percentage open (2)
      - Baseboard valve position
      - Carbon dioxide level
    - Fans
      - Supply fan command
      - Supply fan status



### 3 Air Handling Unit AHU-3 (Library) Control

- A. Control
- Supply Fan Controller: An existing magnetic starter supplies power to the fan motor.
    - Auto: Fan and AHU operate in accordance with the control sequence.
    - Hand: Fan and AHU operate in occupied mode.
    - Off: Fan is off and AHU is in unoccupied mode.
  - Safeties: Hardwire the following safeties to shut down the fans when the starter is in Auto or Hand position.
    - Smoke/Fire Alarm: When smoke is detected by the existing smoke sensor in the supply or return duct or a fire alarm occurs, place the AHU in unoccupied mode.
    - Low Limit Thermostat: Hardwire the low limit thermostat to the starter to disable the fan in Auto and Hand positions and position the heating coil valve to fully open until the mixed air temperature rises to 50°F. When the low limit control occurs three times in 24 hours, disable the AHU until manually reset.
  - Schedule: Schedule the system to operate in occupied and unoccupied modes.
  - Occupied Mode: Operate the AHU as follows:
    - Supply Fan: Enabled.
    - Supply Air Temperature Control: Sequentially modulate the mixing dampers and heating coil valve to supply 65°F air at 20°F outside temperature and 58°F at 58°F outside temperature with the following overrides:
      - Maintain a minimum mixed air temperature above 50°F.
      - Maintain a minimum supply air temperature of 55°F.
      - Modulate the mixing dampers to maintain a CO2 setpoint of 800 ppm.
      - Maintain a minimum outside airflow of 200 cfm.
    - Room Temperature Control: Modulate the respective booster coil valve to maintain the setpoint.
  - Unoccupied Mode
    - Normal: Operate the AHU as follows.
      - Supply Fan: Disabled.
      - Mixing Dampers: Full recirculation position.
      - Heating Coil Valve: Closed.
      - Booster Coil Valve: Closed.
    - Heating Mode: When the room temperature at both library thermostats drops to 60°F, operate the AHU as follows until both temperatures rise to 64°F, then return it to normal unoccupied mode:
      - Supply Fan: Enabled.
      - Supply Air Temperature Control: Modulate the mixing dampers to the full recirculation position, close the heating coil valve and fully open the booster coil valves until the room temperature reaches 65°F. Modulate the booster coil valve until the AHU enters normal unoccupied mode.
  - Display and Monitoring: Provide a graphic display of the system and points. Archive all points at 5-minute intervals.
  - Alarms
    - Critical
      - Fire/Smoke: Activate when the fire alarm panel is in alarm.
      - Supply Fan: Activate when the fan status differs from the command.
    - Non-critical
      - Room Temperature: Activate when the AHU has been operating for 15 minutes and the room temperature differs from the setpoint by 5°F for 5 minutes.
      - Carbon Dioxide: Activate when the carbon dioxide level exceeds 1,000 ppm for 5 minutes.
      - Filter Alarm: Activate when filter differential pressure exceeds 0.25" w.g.
  - Trend Reports
    - Room Temperature
      - Room temperature setpoint
      - Room temperature
      - Outside air damper position
      - Heating coil percentage
      - Baseboard valve position
      - Carbon dioxide level
    - Fans
      - Supply fan command
      - Supply fan status



**HVAC Control Upgrades**  
Treadwell Arena  
Consolidated Public Works Facility  
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