PROJECT MANUAL
FOR
CITY OF LYNCHBURG

REBID:
Monument Terrace Building Air Handler & Controls replacement

BID : 2016-056

City Project #: BM153
May 2016

PROCUREMENT DIVISION
3RD FLOOR CITY HALL
900 CHURCH STREET
LYNCHBURG, VA 24504
TELEPHONE (434) 455-3970
FAX (434) 845-0711

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ADVERTISEMENT FOR BIDS

Sealed bids for the **Monument Terrace Building Air Handler & Controls replacement**, located at 901 Church Street, Lynchburg, Va.will be received by the City of Lynchburg, Procurement Division, City Hall, Lynchburg, VA, until **3:00 p.m., June 30, 2016**, and then publicly opened and read in the Bidder's Room, Third Floor, City Hall.

This project includes, in the Base Bid, demolition and replacement of the existing air handling unit and building controls along with associated wiring, ductwork, and other attached equipment. Also includes refurbishment of VAV boxes and integrating them into the new building control system.

Add Alternate No. 1 Includes; Third Party Commisioning (see specifications)

The Project Manual and attachments for this project may be viewed and downloaded from the City's website: http://www.lynchburgva.gov/current-solicitations.

A **Mandatory Pre-bid conference** will be held at **10:00 a.m.** on **June 13, 2016** at the City of Lynchburg Monument Terrace Building, 901 Church Street, Lynchburg, VA. Parking is limited, please consider parking at the Mid-town Public Parking Deck located at 914 Main Street.

Contact Lisa Moss at (434) 455-4228; fax: (434) 845-0711; email:lisa.moss@lynchburgva.gov for further information. All requests for clarification or questions regarding this bid must be received no later than 9:00 a.m. on June 21, 2016.

BID FORM

Lisa Moss Procurement Division
City of Lynchburg
Third Floor, City Hall
900 Church Street
Lynchburg, Virginia 24504

Dear Ms. Moss:

The undersigned, as bidder, hereby declares that the only persons interested in this bid as principal, or principals, is or are named herein and that no person other than herein mentioned has any interest in this bid or in the Construction Agreement to be entered into; that this bid is made without connection with any other person, company, or parties making a bid; and that it is in all respects fair and in good faith, without collusion or fraud.

The undersigned, having visited and examined the site and having carefully studied all the Contract Documents, including without limitation, all drawings and specifications pertaining to "**Monument Terrace Building Air Handler & Controls replacement"** for the City of Lynchburg, Virginia, hereby proposes to furnish all labor, equipment, materials, and services and to perform all operations necessary to execute and complete the Work required for the project, in strict accordance with the Contract Documents together with Addenda numbered_____ through _____ issued during bidding period and hereby acknowledged, subject to the terms and conditions of the Construction Agreement for the

TOTAL BASE BID:$_____

($_____dollars)

*****Alternate will not be considered as part of the base bid. There is no guarantee of award of Alternates*****

Add Alternate No. 1 Third Party Commisioning (see specifications)
$_____

It is understood and agreed that the Owner, in protecting its best interests, reserves the right to reject any or all bids or waive any defects. Any changes, erasures, modifications, deletions in the bid form, or alternate proposals not specified in the Advertisement for Bids may make the bid irregular and subject to rejection.

The listed bid items are to contain all necessary costs required for completion of the Work in accordance with the Contract Documents.

If the Construction Agreement is for unit prices and not for a lump sum price, it is understood that all quantities listed on the following pages are estimated quantities, and the Owner reserves the right to raise, lower, or eliminate any quantity or item, and in any case, the unit prices shall be used in determining partial and final payment. It is further understood that costs to cover all components of the Work as described in the Contract Documents are included in this bid, even in cases where specific line items are not identified.

We are properly equipped to execute all work of the character and extent required by the Contract Documents, and we will enter into the Construction Agreement for the execution and completion of the Work in accordance with the Contract Documents; and we further agree that, if awarded the Construction Agreement, we will commence the Work on the date stated in the "Notice to Proceed" and will maintain a work force large enough to execute the Work and all obligations no later than the completion date stated in the Contract Documents.

Enclosed herewith is the following Security, offered as assurance that the undersigned will enter into the Construction Agreement for the execution and completion of the Work in accordance with the Contract Documents:

Bidder's Certified Check issued by_____(name of bank) in the amount of:

$ _____ (5% of Base Bid amount)

Bidder's Bid Bond for 5% of Base Bid Amount Issued by _____
(name of surety authorized to do business in Virginia).

The undersigned hereby agrees, if awarded the Construction Agreement, to execute and deliver to the City within ten (10) days after his receipt of the Notice of Award, a performance bond and a payment bond, in forms satisfactory to the City, from sureties authorized to do business in Virginia satisfactory to the City, in the amount of one hundred (100) percent of the Base Bid.

The undersigned further agrees that, in case of failure on his part to execute the said Construction Agreement within the ten (10) days after written notice being given on the award of the Construction Agreement or the failure to deliver the required performance and payment bonds within the ten (10) days, the monies payable by the Security accompanying this bid shall be paid to the City of Lynchburg, Virginia, as liquidated damages for such failure; otherwise the Security accompanying this Bid shall be returned to the undersigned.

Attached herewith are completed Statement of Experience and Statement of Resources forms which include the information requested.

The undersigned further certifies that this bid is not the result of, or affected by, any act of collusion with another person engaged in the same line of business, or any act punishable under the Virginia Governmental Frauds Act, or other law.

This bid remains valid and may not be withdrawn for a period of 90 days from this date.

CURRENT VIRGINIA CLASS A CONTRACTOR'S LICENSE/ REGISTRATION NO.:_____

Respectfully submitted,

_____
CONTRACTOR

_____
DATE

_____

_____
ADDRESS

BY:_____

ITS:_____
(Title)

ELECTION OF ESCROW ACCOUNT PROCEDURE FOR RETAINAGE

If determined to be the successful low bidder(s), the above signed elects to use the Escrow Account Procedure for retainage.

_____

Write “Yes” or “No” on above line

If the successful bidder elects to use the Escrow Account Procedure for Retainage, the "Escrow Agreement" form shall be executed and submitted to the City of Lynchburg Engineering Division within fifteen (15) calendar days after notification. If the "Escrow Agreement" form is not submitted within the fifteen (15) day period, the Contractor shall forfeit his rights to the use of the Escrow Account Procedure.

Company_____

Authorized Signature_____

EQUAL OPPORTUNITY REPORT STATEMENT

The Bidder shall complete the following statement by checking the appropriate blank as follows.

The Bidder has_____ has not _____ participated in a previous contract subject to the nondiscrimination clause prescribed by Executive Order 10925, dated March 6, 1961, or Executive Order 11114 dated June 22, 1963.

In conjunction with the City of Lynchburg's policy to utilize Minority and Disadvantaged Business Enterprises ("DBE") wherever possible, the Bidder has solicited quotations for labor, material and/or services from the following Minority and Disadvantaged Business Enterprises:

NAME OF FIRM	PERSON(S) CONTACTED	DATE

Of those listed above, we intend, at this time, to utilize the following in the completion of the Work required by this Construction Agreement:

_____

_____

_____

"This firm assures that it will give its best efforts to utilize Minority and Disadvantaged Business Enterprises whenever possible."

CERTIFIED BY: _____(Signature)

_____(Typed/Printed name & Title)

BIDDER'S NAME: _____

TAXPAYER IDENTIFICATION NUMBER:_____

_____This firm will perform all construction with its own employees and, therefore, is not required to solicit quotations from DBEs.

FAILURE TO DOCUMENT AND REPORT DBE CONTACTS ON THIS FORM MAY BE A BASIS FOR REJECTION OF THE BID AS NONCONFORMING.

STATEMENT OF EXPERIENCE

Proposer: _____

_____

How Long In Business:_____ At Current Address: _____

Principals: _____Title:_____

_____Title:_____

_____Title:_____

Type of Work Normally Performed:_____

_____

Projects of this type previously completed:

1._____

_____ Amount $_____

2._____

_____ Amount $_____

3._____

_____ Amount $_____

Reference (for Projects listed above):

1._____

_____ Tel.No._____

2._____

_____ Tel.No._____

3._____

_____ Tel No._____

STATEMENT OF AVAILABLE RESOURCES

Equipment:_____

_____

_____

Number of Personnel Currently Employed:_____

Number of Personnel Available for Project:_____

Other Pertinent Information:_____

_____

_____

_____

_____

_____

_____

_____

CORPORATE STATUS FORM

ALL PROSPECTIVE FIRMS MUST RESPOND TO THE FOLLOWING

If a limited liability company, limited liability partnership or a limited partnership, indicate by checking one: _____Limited liability company

_____Limited liability partnership

_____Limited partnership

Have you registered with the Virginia State Corporation Commission, to conduct business in Virginia?
☐ Yes ☐ No

Name and address of organizer: _____

_____

_____

_____

List who is authorized to execute contracts:

_____

If conducting business under an assumed (fictitious) business name, fill out the following information:

Names of persons or entities owning business using assumed business name:_____

Owners' addresses: _____

Registration date: _____ Expires: _____

If conducting business as a sole proprietorship, general partnership, or joint venture, fill out the following information:

Names of all persons liable for obligations of the business: _____

Addresses of such persons:_____

Questions to Bidders/Offerors

Bidders/Offerors are to respond to the following question: Have any of the individual(s), owner(s), and/or principal officer(s) of the firm submitting the bid/proposal ever been convicted of (1) a felony, or (2) a misdemeanor involving moral turpitude?

YES _____ NO _____

If yes, list individual or officer and title and give details.

_____

_____

_____

_____

_____

_____

_____

_____

NOTE: Answering yes to this question will not necessarily exclude your company from consideration but will be used to weigh the relationship between the offense and the contract to be performed.

Is your firm currently involved in litigation or a dispute involving arbitration?

YES _____ NO _____

If yes, for litigation list the litigation by case name, name of court, case number, and jurisdiction, and for arbitration, list the organization administering, if any, its contact information, any case number assigned, the arbitrators, and the location of the arbitration. For litigation and arbitration, briefly describe the claims and status, and give contact information for the opposing party or parties.

_____

_____

_____

_____

CONSTRUCTION AGREEMENT

This Construction Agreement (the "Contract") made and entered into on the _____ day of _____, 2016, by and between _____, party of the first part, hereinafter referred to as Contractor, and the City of Lynchburg, a municipal corporation of the Commonwealth of Virginia, party of the second part, hereinafter referred to as the Owner or City.

That the Contractor, for the consideration hereinafter fully set out, hereby agrees with the Owner as follows:

1. That the Contractor shall furnish all labor, materials, tools, and equipment and perform all Work required by the Contract Documents (as defined in the General Conditions hereto) for the **Monument Terrace Building Air Handler & Controls replacement.**

2. That the Contractor shall commence Work within ten (10) days after Notice to Contractor to Proceed with the Work under Contract ("Notice to Proceed"), and shall substantially complete the project within **240 calendar days**. Owner and Contractor recognize that time is of the essence of this Contract and that the Owner will suffer financial loss if the Work is not completed within the times specified in the Notice to Proceed, plus any extensions thereof. They also recognize the delays, expense and difficulties involved in providing the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for certain losses Owner is expected to suffer due to delay (but not as a penalty) Contractor shall pay **$150.00** for each day that expires after the time specified for completion. If the Contractor is subject to liquidated damages, the City has the right, but not the obligation, to withhold the liquidated damages from the Contractor's regular payments or retainage. Rights and obligations relating to these liquidated damages are set out more fully in the General Conditions.

3. The Owner hereby agrees to pay the Contractor for the faithful performance of this Contract in accordance with the Contract Documents, subject to additions and deductions as provided in the Contract Documents, in lawful money of the United States, as follows:

_____Dollars

($_____)

4. The Owner shall make partial payment on a monthly basis to the Contractor in accordance with the Contract Documents on the basis of a duly certified and approved estimate of work performed during the preceding calendar month by the Contractor, less five percent (5%) of the amount of such estimate which may be retained by the Owner until all Work has been performed strictly in accordance with the Contract Documents and until such Work has been accepted by the Owner.

5. Within ninety (90) days after submission by the Contractor of evidence satisfactory to the Owner that all payrolls, material bills and other costs incurred by the Contractor in connection with the construction of the Work have been paid in full, satisfaction of all the requirements of the Contract Documents, and acceptance of such Work by the Owner, final payment on account of this Contract shall be made.

6. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract, the performance bond provided for its faithful performance and the payment bond, the Owner shall deem the surety or sureties upon such bonds or either of them to be unsatisfactory, or if for any reason, such bonds cease to be adequate to cover the performance of the Work, the Contractor shall,

at his own sole expense, within five (5) days after the receipt of Notice from the Owner so to do, furnish an additional bond or bonds in such form and amount, and with such surety or sureties as shall be satisfactory to the Owner. In such event, no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the faithful performance of the Work shall be furnished in manner and form satisfactory to the Owner.

7. Contractor agrees to fulfill all requirements of state, Federal, and municipal laws which may be applicable to this project.

8. This Contract is subject to the General Conditions accompanying it, and all the documents defined by the General Conditions to be the Contract Documents are a part of this Contract.

This Contact is executed in two counterparts, each of which shall, without proof or accounting for the other counterparts, be deemed an original contract.

IN WITNESS WHEREOF, _____ has caused its name to be subscribed to this Contract by _____, its _____, and its corporate seal to be hereunto affixed and attested by _____, its _____, said officers being duly authorized therefore; and the City of Lynchburg has caused its name to be hereunto subscribed by L. Kimball Payne, City Manager, and its corporate seal to be hereunto affixed and attested by Valeria Chambers, its Clerk of Council, said officers being duly authorized therefore, all as to the day and year first above written.

CONTRACTOR

BY: _____

ITS: _____

(SEAL)

_____

ATTEST:

_____

CITY OF LYNCHBURG

(SEAL)

BY: _____

City Manager

_____

ATTEST:

_____

Clerk of Council

CITY OF LYNCHBURG, VIRGINIA
STANDARD PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That_____ _____, the Contractor ("Principal"), whose principal place of business is located at _____ _____and_____ _____("Surety"), are held and firmly bound unto the City of Lynchburg, Virginia, the Owner ("Obligee"), in the amount of

_____Dollars ($_____) for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has, entered into a Construction Agreement with Obligee for certain work on a construction project known as Monument Terrace Building Air Handler & Controls replacement, which contract (the "Contract") is by reference expressly made a part hereof;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Principal shall promptly and faithfully perform said Contract in strict conformity with the plans, specifications and conditions of the Contract and its Contract Documents, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Provided, that any alterations which may be made in the terms of the Contract, or in the Work to be done under it, or the giving by the Obligee of any extension of time for the performance of the Contract, or any other alterations, extensions or forbearance on the part of either or both of the Obligee or the Principal to the other shall not in any way release the Principal and the Surety, or either of them, their heirs, executors, administrators, successors or assigns, from their liability hereunder, notice to the Surety of any such alterations, extensions, or forbearance being hereby waived.

No action shall be brought on this bond unless brought within one year after: (a) completion of the Contract and all Work thereunder, including expiration of all warranties and guarantees, or (b) discovery of the defect or breach of warranty or guarantee if the action be for such.

The Surety represents to the Principal and to the Obligee that it is legally authorized to do business in the Commonwealth of Virginia.

Signed and sealed this_____day of _____, 2016.

_____(SEAL)
Contractor/Principal

By:_____

Witness:_____ Title:_____

_____(SEAL)
Surety

By:_____
Attorney -in-Fact

My Power of Attorney is recorded in the Clerks Office of the Circuit Court of_____,
Virginia in Deed Book_____, Page_____, and has not been revoked.

_____
Attorney-in-Fact

AFFIDAVIT AND ACKNOWLEDGEMENT OF ATTORNEY-IN-FACT

COMMONWEALTH OF VIRGINIA
(or, alternatively, Commonwealth or State of_____)

CITY/COUNTY OF_____to wit:

I, the undersigned notary public, do certify that_____personally appeared before me in the jurisdiction aforesaid and made oath that he is the attorney-in-fact of_____, the Surety, that he is duly authorized to execute on its behalf the aforesaid Bond(s) as its act and deed.
Given under my hand this_____day of_____2016.

_____(SEAL)
Notary Public

My Commission expires:_____

APPROVED:

_____
City Attorney/Designee Date

CITY OF LYNCHBURG
STANDARD LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That _____

_____, the Contractor ("Principal") whose principal

place of business is located at_____

_____and_____

_____("Surety") are held and firmly bound unto the City of Lynchburg,

Virginia, the Owner ("Obligee") in the amount of_____Dollars

($_____) for the payment whereof Principal and Surety bind themselves, their heirs,

executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated_____entered into a Construction Agreement

with Obligee for_**Monument Terrace Building Air Handler & Controls replacement**

which contract (the “Contract”) is by reference expressly made a part hereof;

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Principal shall promptly make payment to all claimants as hereinafter defined, for labor performed and material furnished in the prosecution of the Work provided for in the Contract and its Contract Documents, then this obligation shall be void~~,~~; otherwise it shall remain in full force and effect, subject, however, to the following conditions.

The Principal and Surety, jointly and severally, hereby agree with Obligee as follows:

1. A claimant is defined as one having a direct contract with the Principal or with a subcontractor of the Principal for labor, material, or both for use in the performance of the Contract. A "subcontractor" of the Principal, for the purposes of this bond only, includes not only those subcontractors having a direct contractual relationship with the Principal but also any other contractor who undertakes to participate in the Work which the Principal is to perform under the aforesaid Contract, whether there are one or more intervening subcontractors contractually positioned between it and the Principal (for example, a subcontractor). "Labor" and "material" shall include, but not be limited to, public utility services and reasonable rentals of equipment, but only for periods when the equipment rented is actually used at the Work site.

2. Subject to the provisions of paragraph 3, any claimant who has performed labor or furnished material in accordance with the Contract Documents in the prosecution of the Work provided in the Contract, who has not been paid in full therefore before the expiration of ninety (90) days after the day on which such claimant performed the last of such labor or furnished the last of such materials for which he claims payment, may bring an action on this bond to recover any amount

due him for such labor or material, and may prosecute such action to final judgment and have execution on the judgment. The Obligee need not be a party to such action and shall not be liable for the payment of any costs, fees or expenses of any such suit.

3. Any claimant who has a direct contractual relationship with any subcontractor of the Principal from whom the Principal has not required a subcontractor payment bond, but who has no contractual relationship, express or implied, with the Principal, may bring an action on this bond only if he has given written notice to the Principal within one hundred eighty (180) days from the day on which the claimant performed the last of the labor or furnished the last of the materials for which he claims payment, stating with substantial accuracy the amount claimed and the name of the person for whom the Work was performed or to whom the material was furnished. Notice to the Principal shall be served by registered or certified mail, postage prepaid, in an envelope addressed to the Principal at any place where his office is regularly maintained for the transaction of business. Claims for sums withheld as retainages with respect to labor performed or materials furnished shall not be subject to the time limitations stated in this paragraph 3.

4. No suit or action shall be commenced hereunder by any claimant.

   a. Unless brought within one year after the day on which the person bringing such action last performed labor or last furnished or supplied materials, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof, the limitation embodied within this bond shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

   b. Other than in a Virginia court of competent jurisdiction, with venue as provided by statute, or in the United States District Court for the district in which the project, or any part thereof is situated.

5. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder.

6. This bond is intended to comply with the requirements and to afford all the benefits of a payment bond consistent with the requirements of Virginia Code § 2-2-4337 and § 2-2-4341. To the extent that those sections as they are in effect as of the date of issuance of this bond confer any requirements on Principal or Surety, or confer any additional benefits on any claimant (as the term "claimant" is used within either the meaning of those sections or this bond), those requirements and benefits shall be deemed to be incorporated into and be part of this bond.

Signed and sealed this_____ day of_____.

_____(SEAL)
Contractor/ Principal

By: _____

Witness: _____ Title: _____

_____(SEAL)
Surety

By: _____
Attorney-in-Fact

Typed Name: _____

My Power of Attorney is recorded in the Clerks Office of the Circuit Court of_____ Virginia in Deed Book_____, Page_____, and has not been revoked.

_____
Attorney-in-Fact

AFFIDAVIT AND ACKNOWLEDGEMENT OF ATTORNEY-IN-FACT

COMMONWEALTH OF VIRGINIA

(or, alternatively, Commonwealth or State of_____)

CITY / COUNTY OF _____

I, the undersigned notary public, do certify that_____personally appeared before me in the jurisdiction aforesaid and made oath that he is the attorney-in-fact of _____, the Surety, that he is duly authorized to execute on its behalf the foregoing bond pursuant to the Power of Attorney noted above, and on behalf of said Surety, acknowledged the aforesaid bond(s) as its act and deed.

Given under my hand this_____day of _____.

_____(SEAL)

Notary Public

_____

My Commission expires: _____

APPROVED:

_____
City Attorney/Designee Date

ESCROW AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2016 by,

between and among the City of Lynchburg ("City"), _____ ("Contractor"), and

_____
(Name of Bank)

_____
(Address of Bank)

a trust company, bank, or savings and loan institution with its principal office located in the Commonwealth of Virginia (hereinafter referred to as "Bank" or "Escrow Agent"), and _____

_____ ("Surety") provides:

I.

The City and the Contractor have entered into the Construction Agreement ("Contract") with respect to City Project No. and Name: **Monument Terrace Building Air Handler & Controls replacement** ("the Contract"). This Agreement is pursuant to, but in no way amends or modifies, the Contract. Payments made hereunder or the release of funds from escrow shall not be deemed approval or acceptance by the City of performance by the Contractor or Surety.

II.

In order to assure full and satisfactory performance by the Contractor of its obligations under the Contract, the City may, pursuant to the Contract Documents, retain certain amounts otherwise due the Contractor. The Contractor has, with the approval of the City, elected to have these retained amounts held in escrow by the Bank. This Agreement sets forth the terms of the escrow. The Bank shall not be deemed a party to, bound by, or required to inquire into the terms of, the Contract or any other instrument or agreement between the City and the Contractor.

III.

The City may from time to time pursuant to this Agreement pay to the Bank amounts retained by the City under the Contract. Except as to amounts actually withdrawn from escrow by the City, the Contractor shall look solely to the Bank for payment of funds retained under the Contract and paid by the City to the Bank.

The risk of loss by diminution of the principal of any funds invested under the terms of this Agreement shall be solely upon the Contractor.

Funds and securities held by the Bank pursuant to this Agreement shall not be subject to levy, garnishment, attachment, lien, or other process whatsoever. Contractor agrees not to assign, pledge, discount, sell or otherwise transfer or dispose of his interest in the escrow account or any part thereof, except to the Surety.

IV.

Upon receipt of checks or warrants drawn by the City's Director of Finance and made payable to it as escrow agent, the Bank shall promptly notify the Contractor, negotiate the same and deposit or invest and reinvest the proceeds in "Approved Securities" within the meaning of this Agreement in accordance with the written instruction of the Contractor. In no event shall the Bank invest the escrowed funds in any security that is not an "Approved Security."

V.

The following securities, and none other, are Approved Securities for all purposes of this Agreement:

(1) United States Treasury Bonds, United States Treasury Notes, United States Treasury Certificates of Indebtedness or United States Treasury Bills,

(2) Bonds, notes and other evidences of indebtedness unconditionally guaranteed as to the payment of principal and interest by the United States,

(3) Bonds or notes of the City,

(4) Bonds of any political subdivision of the City, if such bonds carried, at the time of purchase by the Bank or deposit by the Contractor, a Standard and Poor's or Moody's Investors Service rating of at least "A", and

(5) Certificates of deposit issued by commercial Banks located within the Commonwealth, including, but not limited to, those insured by the Bank and its affiliates,

(6) Any bonds, notes, or other evidences of indebtedness listed in Section (1) through (3) may be purchased pursuant to a repurchase agreement with a Bank, within or without the City ,having a combined capital, surplus and undivided profit of not less than $25,000,000 provided the obligation of the Bank to repurchase is within the time limitations established for investments as set forth herein. The repurchase agreement shall be considered a purchase of such securities even if title, and/or possession of such securities is not transferred to the Escrow Agent, so long as the repurchase obligation of the Bank is collaterized by the securities themselves, and the securities have on the date of the repurchase agreement a fair market value equal to at least 100 percent of the amount of the repurchase obligation of the Bank, and the securities are held by a third party, and segregated from other securities owned by the Bank.

No security is an Approved Security hereunder if it matures more than five years after the date of its purchase by the Bank or deposit by the Contractor.

VI.

The Contractor may from time to time withdraw the whole or any portion of the escrowed funds by depositing with the Bank Approved Securities in an amount equal to, or in excess of, the amount so withdrawn. Any securities so deposited or withdrawn shall be valued at such time of deposit or withdrawal at the lower of par or market value, the latter as determined by the Bank. Any securities so deposited shall thereupon become a part of the escrowed fund.

Upon receipt of a direction signed by the City's Director of Public Works or the City Engineer, the Director of Finance or the City Accountant shall authorize the Bank to pay the principal of the fund, or any specified amount thereof, to the account of the City of Lynchburg. Such payment shall be made in cash as soon as is practicable after receipt of the direction.

Upon receipt of a direction signed by the City's Director of Public Works or the City Engineer, the Director of Finance or the City Accountant shall authorize the Bank to pay and deliver the principal of the fund, or any specified amount thereof, to the Contractor, in cash or in kind, as may be specified by the Contractor. Such payment and delivery shall be made as soon as is practicable after receipt of the direction.

VII.

For its services, hereunder the Bank shall be entitled to a reasonable fee in accordance with its published schedule of fees or as may be agreed upon by the Bank and the Contractor. Such fee and any other costs of administration of this Agreement shall be paid from the income earned upon the escrowed fund, and, if such income is not sufficient to pay the same, by the Contractor.

VIII.

The net income earned and received upon the principal of the escrowed fund shall first be paid or applied to pay the Bank's fee and any other costs of administration and such income shall be deemed a part of the principal of the fund. After all of the Bank's fees and other costs of administration have been paid from such income, the net income earned thereafter may then be paid over to Contractor in installments.

IX.

The Surety undertakes no obligation hereby but joins in this Agreement for the sole purpose of acknowledging that its obligations as surety for the Contractor's performance of the Contract are not affected hereby.

WITNESS the following signatures, all as of the day and year first above written.

CITY OF LYNCHBURG

BY: _____
City Manager

CONTRACTOR: _____

BY: _____
Officer, Partner, or Owner (Seal)

SURETY:

By: _____

Its: President (Seal)

ATTEST:

_____
Secretary

By: _____
Attorney-in-Fact

AFFIDAVIT AND ACKNOWLEDGEMENT OF ATTORNEY-IN-FACT

COMMONWEALTH OF VIRGINIA
(or, alternatively, Commonwealth or State of _____)
CITY / COUNTY OF _____

I, the undersigned notary public, do certify that _____personally appeared before me in the jurisdiction aforesaid and made oath that he is the attorney-in-fact of _____, the Surety, that he is duly authorized to execute on its behalf the foregoing bond pursuant to the Power of Attorney noted above, and on behalf of said Surety, acknowledged the aforesaid bond(s) as its act and deed.
Given under my hand this_____day of _____.

_____(SEAL)
Notary Public

My Commission expires: _____

APPROVED:

_____
City Attorney/Designee Date

INSTRUCTIONS TO BIDDERS

DESCRIPTION OF WORK:
The Work included under this Contract shall consist of all labor, materials, equipment, and the performance of all work necessary to complete the project known as "**Monument Terrace Building Air Handler & Controls replacement,**" as described in the Contract Documents. This Work shall be performed in accordance with the Contract Documents.

ACCEPTANCE AND GUARANTEE:
At the completion of the project, a final inspection will be made by the Owner's Project Manager. The Contractor will be notified of the remaining work to be performed. When the work is satisfactorily completed, notification will be given that the project has been accepted. The guarantee period will be one (1) year from date of acceptance.

PROTECTION OF PROPERTY AND PERSONNEL:
The Contractor shall erect traffic control devices, barricades, warning signs, overhead protection, etc. , as required by local codes and laws. Contractor shall observe OSHA regulations and Owner's safety policies.

1. General: Subject to Owner's right to waive informalities, to be valid for consideration, bids must be completed and submitted in accordance with these instructions to bidders. All individual bid unit price items must be filled in, regardless of the quantity shown.

2. Plans and Specifications: Bidding documents will be provided as indicated in the Advertisement for Bids.

3. Qualification of Bidders: Each bidder must be prepared to submit within five calendar days of the Owner's request written evidence of his qualifications for the project, including, without limitation, financial data, previous experience, resources, personnel and evidence of authority to conduct business in the jurisdiction where the project is located.

4. Examination of Bid Documents and Site:

   4.1 Before submitting bids, each bidder must examine bid documents, including, without limitation, all the Contract Documents, thoroughly; familiarize himself with Federal, state and local laws, ordinances, rules, codes, and regulations affecting the Work; and correlate his observations with requirements of the bid documents.

   4.2 Bidders are requested and expected to visit the site of the project to alert themselves to local and special conditions which may be encountered during construction of the project such as: labor and transportation, handling and storage of materials, the availability of materials, and site access. Failure to make such investigations shall not relieve the successful bidder from performing and completing the Work in accordance with the Contract Documents.

      a. A Mandatory Pre-bid conference will be held at the time and place stated in the Advertisement for Bids.

5. Clarification:

   5.1 No oral clarification of the bid documents will be made to any bidder. To be given consideration, requests for clarification must be received in time to allow preparation of a written response at least seven (7) days prior to date fixed for opening of bids. Clarifications will be issued in the form of written addenda to the bid documents and posted to the Procurement Website within five (5) days of the bid opening. Only clarifications by formal written addenda will be binding.

(1) All communications in regard to clarifications and any other matters related to this project shall be addressed to: Lisa Moss, Procurement Division, 900 Church Street, Lynchburg, VA 24504, Fax: 434-845-0711, email: lisa.moss@lynchburgva.gov.

6. Substitutions:

6.1 Substitutions of material or equipment or both may be offered by the Contractor with his bid, provided that, if approved:

a. No major changes in the construction or design intent of the project would be required. Changes required to accommodate substituted items shall be made by the Contractor at no additional cost or time delay.

b. Features of quality, capacity, construction, performance, appearance, size, arrangement, and general utility, including economy of operation of substitutes offered, either parallel or exceed those of specified products.

c. The provisions of the General Conditions are met, and the provisions of the General Conditions any other guarantees, if required by the specification sections, shall apply in full force and effect to the performance of such substitute products~~,~~ approved for incorporation into the Work.

6.2 Technical data covering the proposed substitution shall be furnished with the bid when possible, and not later than 10 days after bid submission.

7. Bid Submission:

7.1 Submit bids using forms furnished in the Project Manual and fill in all blank spaces on the form. Repeat notation "Contractor's Current Virginia License No._____" on outside of inner envelope containing bid and bid security, and place this envelope within another envelope addressed to:

City of Lynchburg
Procurement Division
900 Church Street
Third Floor, City Hall
Lynchburg, VA 24504

Bidders shall include the following with their bid submission:

- Bid Form
- Statement of Experience
- Statement of Available Resources
- Equal Opportunity Report Statement
- Corporate Status Form
- Questions to Offeror Form
- Bid Bond or Cashiers Check Equivalent

7.2 Both the inner and outer envelopes shall have noted thereon:

a. "Sealed Bid #2016-056 Monument Terrace Building Air Handler & Controls replacement.
b. The bidder's name and address; and
c. City Project #: B0159
d. Repeat notation "Current Registered Virginia Contractor No. ____" on the outside envelope.

7.3 Each bid must be accompanied by a cashier's check payable to the City drawn on a bank satisfactory to the City, or a Bid Bond, in the amount of five percent (5%) of the amount of the total base bid, with the City as obligee, as assurance that the successful bidder will enter into the Contract within ten (10) days after Notice of Award.

If the successful bidder defaults by failure to enter into the Contract and to provide required performance and payment bonds, the certified check or Bid Bond accompanying the successful bid shall be collected by the City, not as a penalty but as liquidated damages for delays and such additional expenses as may be incurred by the City for reasons of such default.

7.4 Contractors will indicate a lump sum bid for on the bid form. The lump sum bid shall contain all necessary costs required for completion of the Work. Any changes, erasures, modifications, or deletions in the bid form, or alternate proposals not specified in the bid proposal may make the proposal irregular and subject to rejection.

7.5 Receipt deadline for bids will be as stated in the Advertisement for Bids.

7.6 Bids will be opened publicly in accordance with the Advertisement for Bids.

7.7 Withdrawal of bid after bid opening: To withdraw a bid after bid opening, a bidder must satisfy the substantive requirements of Va. Code §2.2-4330. In addition, the following procedures shall apply:

a. The bidder shall give notice in writing of his claim of right to withdraw his bid within two business days after the conclusion of the bid opening procedure and shall submit original work papers with such notice.

b. The mistake may be proved only from the original work papers, documents and materials used in preparation of the bid and delivered as required herein.

8. Bonds and Damages:

8.1 Bonds shall be with a surety company acceptable to the Owner~~,~~ that is legally authorized to do business in Virginia and in a form acceptable to Owner.

8.2 A performance bond and a labor and material payment bond will be required in the amount of 100 percent of the bid.

8.3 Liquidated damages shall be as indicated in the Contract Documents.

9. Award of Contract:

9.1 The award of the Contract will be the responsible bidder submitting the lowest responsive base bid.

Selection of the apparently successful bidder's responsibility will include a serious evaluation of whether the bidder has conscientiously attempted to meet Minority and Disadvantaged Business Enterprise goals. A requirement of the Contract bidder will be that a genuine concerted effort will be utilized to meet the Contract goal.

9.2 Before the Contract is awarded, the bidder submitting the lowest responsive bid must satisfy the City that it has the requisite organization, capital, equipment, ability, resources, personnel, management, business integrity, and at least five years experience in the type municipal work for which it has submitted a bid. Each bidder shall, with his bid, submit a list of at least five projects of similar size and dollar value completed within the last five years, giving location, dollar value, year completed, and the name(s) of the owner(s) and architect/engineers(s). The bidder shall verify to the City that it has the sufficient and qualified personnel to provide for the Contact Work. Failure by the lowest responsive bidder to sufficiently satisfy the City of its ability to meet any of the above requirements may serve as grounds for rejection of the bid.

9.3 The Owner reserves the right to cancel the Advertisement for Bids, reject any and all bids, waive any and all informalities, and disregard all conforming, nonconforming, conditional bids or counterproposals.

9.4 Unless canceled or rejected, a responsive bid from the lowest responsible bidder shall be accepted as submitted, except that if the responsive bid from the lowest responsible bidder exceeds available funds, pursuant to Section 18.1-9 of the Lynchburg Public Procurement Code, the Owner may negotiate with the apparent low bidder to obtain a contract price within available funds.

a. Procedures for Negotiations: If the Owner wishes to negotiate with the apparent low bidder to obtain a contract price within available funds, negotiations shall be conducted in accordance with the following procedures:

1. If the using agency wishes to conduct negotiations pursuant to this section, it shall provide the procurement administrator with a written determination that the bid from lowest responsive, responsible bidder exceeds available funds. This determination shall be confirmed in writing by the director of finance or his designee. The using agency shall also provide the procurement administrator with suggested measures to bring the proposed purchase within budget through negotiations with the lowest responsive, responsible bidder, including reductions in scope, changes in quality, value engineering, changes in terms and conditions, or changes in schedule.

2. The procurement administrator shall advise the lowest responsive, responsible bidder, in writing, that the proposed purchase exceeds available funds. He shall further invite proposed measures, such as a reduction in scope, change in quality, value engineering, changes in terms or conditions, or changes in schedule for the proposed purchase, and invite the lowest responsive, responsible bidder to amend its bid based upon the proposed measures to bring the purchase within available funds.

3. Informal discussions between the City and the lowest responsive, responsible bidder, either in person, by e-mail, by telephone, or by other means, may be used to attempt to obtain a contract within available funds.

4. Following any successful negotiations, the lowest responsive, responsible bidder shall submit a proposed addendum to its bid, which addendum shall include the specific changes in the proposed purchase, the reduction in price, and the new contract value. The addendum shall be reviewed by the purchasing agency, the City Manager, and City Attorney for acceptability.

5. If an addendum is acceptable to the City, the City may award a contract within funds available to the lowest responsive, responsible bidder based upon the amended bid proposal.

6. If the City and the lowest responsive, responsible bidder cannot negotiate a contract within available funds, all bids shall be rejected.

9.5 Protests of Award or Decisions to Award of Contract

a. The following are the exclusive procedures for a bidder or offeror to protest the City's award or decision to award a contract.

1. Any protest to award a contract shall be in writing and shall be delivered so that it is received by the City Manager not later than five (5) business days after announcement of the award or decision to award, whichever comes first. Otherwise any such protest shall be deemed to be waived.

2. Except for a protest of an emergency or sole source procurement, a protest of a City award or decision to award a contract may only be made by a person who submitted a bid or proposal for the procurement at issue and who was reasonably likely to have its bid or proposal accepted but for the City's decision. In the case of an emergency or sole source procurement, a protest may only be made by a person who can show that he was reasonably likely to have submitted a successful bid or proposal if the procurement had been other than emergency or sole source.

3. Protests shall only be granted if (1) the protester has complied fully with Sec. 18.1-6 of the Lynchburg Public Procurement Code and there has been a violation of law, the Lynchburg Public Procurement Code, or mandatory terms of the solicitation that clearly prejudiced the protestor in a material way, or (2) a statute requires voiding of the decision.

4. The City Manager shall issue a written decision on a protest within ten (10) days of its receipt by the City Manager.

5. If the protest is denied, the protestor may only appeal the denial or otherwise contest or challenge the procurement by then filing suit in the Lynchburg Circuit Court, Lynchburg, Virginia, and serving the city with such suit within ten (10) days of such denial. Otherwise, the City Manager's decision shall be final and conclusive, and the protester's right to appeal the denial or to otherwise contest or challenge the procurement shall be deemed to be waived.

6. Strictly following these procedures shall be a mandatory prerequisite for protest of the City's award or decision to award a contract. Failure by a bidder to follow these procedures strictly shall preclude that bidder's protest and be deemed to constitute a waiver of any protest.

b. A protest may not be based upon the alleged non-responsibility of a person to whom the City awards or makes a decision to award a contract.

10. Bidders are referred to the General Conditions for the meanings of capitalized terms.

End of Instructions to Bidders

GENERAL CONDITIONS

ARTICLE 1	CONTRACT DOCUMENTS AND DEFINITIONS
ARTICLE 2	ARCHITECT/ENGINEER
ARTICLE 3	OWNER
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ARTICLE 6	WORK BY OWNER OR BY SEPARATE CONTRACTORS
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ARTICLE 10	PROTECTION OF PERSONS AND PROPERTY
ARTICLE 11	INSURANCE FOR CONTRACTS
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GENERAL CONDITIONS

ARTICLE 1 CONTRACT DOCUMENTS AND DEFINITIONS

1.1 DEFINITIONS

1.1.1 CONTRACT AND CONTRACT DOCUMENTS:
The Contract Documents include: (1) the Construction Agreement (the "Contract"), its General Conditions, its Special Conditions (if any) and its attachments (if any); (2) the City's Invitation for Bid No. 2016-056 dated May 2016, and any addenda; (3) the Contractor's bid; (4) the Contract plans, drawings, and specifications and any addenda; and (5) any Modifications and any Field Orders

1.1.2 MODIFICATION:
A Modification is (1) a written amendment to the Contract signed by both parties (Project Manager for City of Lynchburg and authorized agent for the Contractor), (2) a written Change Order signed by the Project Manager or Owner's authorized representative and an authorized agent for the Contractor, or (3) a written Change Directive signed by the Owner's authorized representative. Modifications may be made to the Contract and Contract Documents without notice to any surety for the performance or payment bonds for the Work. Any Modification that increases the Contract Sum by more than $50,000 or that causes total expenditures for the Contract to exceed the amount budgeted for the Contract may only be made with the specific approval of the City Manager.

1.1.3 WORK:
"Work" means the construction and services required by the Contract Documents and includes all services, plant, labor, materials, supplies, equipment and other things necessary for Contractor to carry out and complete the requirements of the Contract Documents. "Work" includes material suitably stored and protected. "Work" also includes any portion of the Work, whether completed or not.

1.1.4 PROJECT:
The Project is the total construction of which the Work performed by Contractor under the Contract Documents may be the whole or a part.

1.1.5 FURNISH, INSTALL & PROVIDE:
The terms "Furnish" or "Install" or "Provide", unless specifically limited in context, mean furnishing and incorporating a specified item, product or material into the Work, including all necessary labor, materials, equipment to make the item and the Work ready for use.

1.1.6 EXTRA WORK:
The term "Extra Work" as used herein, refers to and includes work required by the Owner, which, in the judgment of the Owner involves changes in or additions to the Work required by the Contract Documents in their then-existing form.

1.1.7 NOTICE OF AWARD:
"Notice of Award" is the written notice of the Owner's acceptance of the Contractor's bid given by the Owner to Contractor as the successful bidder.

1.1.8 NOTICE:
"Notice" means written notice made in the manner specified in this paragraph.

1.1.8.1 "Notice" shall be deemed to have been given to the Owner if sent to the following persons by the means indicated in 1.1.8.3 and either such Notice actually was received by such persons or adequate proof of receipt is made:

Department of Public Works Buildings and Grounds	Procurement Division	City Attorney
800 Orchard Street Lynchburg, Virginia 24501	3rd Floor, City Hall 900 Church Street Lynchburg, Virginia 24504	3rd Floor, City Hall 900 Church Street Lynchburg, Virginia 24504

1.1.8.2 "Notice" shall be deemed to have been given to the Contractor if sent to the following person by the means indicated in 1.1.8.3 and either such Notice was received by such person or the Contractor or adequate proof of receipt by such person or the Contractor is made:

(Insert Successful bidder authorized representatives name and address)

_____

1.1.8.3 "Notice" shall be sent by special courier, recognized overnight delivery service, or United States mail. With the exception of original bid documents, facsimile copies and e-mail shall be acceptable if the original is then sent by special courier, recognized overnight delivery service, or United States mail within three business days.

1.1.9 CHANGE DIRECTIVES:
If the parties cannot agree to a written amendment to the Contract or to a Change Order, Owner may, by issuance of a written "Change Directive," direct Contractor to perform Work that Owner acknowledges, or that Contractor contends, to be a change to the Work required by the Contract Documents. A change order signed by the Owner that Contractor fails or refuses to sign shall be considered a "Change Directive."

1.1.10 MISCELLANEOUS WORDS OR TERMS:
1.1.10.1 Whenever they refer to the Work or its performance, "directed", "required", "permitted", "ordered", "designated", "prescribed", and words of like import shall imply the direction, requirements, permission, order, designation or prescription of the Owner, and "approved", "acceptable", "satisfactory", "in the judgment of" and words of like import shall mean approved by or acceptable to or satisfactory to or in the judgment of the Owner.

1.1.10.2 The Contract Documents generally refer to the Owner, Contractor, Architect/Engineers, entities, and persons as if masculine in gender and singular in number. Such references are intended to include the feminine or neutral in gender and/or the plural in number when appropriate.

1.2 EXECUTION, CORRELATION AND INTENT OF CONTRACT DOCUMENTS

1.2.1 Two originals of the Contract shall be executed.

1.2.2 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work, including without limitation, all items reasonably inferable from the Contract Documents. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Words and abbreviations which have well-known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings.

1.2.3 Anything shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings shall have the same effect as if shown or mentioned respectively in both. Technical specifications take priority over general specifications, and detail drawings take precedence over general drawings. Contractor shall promptly notify the A/E and Owner of any conflict or inconsistency in the Contract Documents, upon its discovery, and promptly submit an explanation in writing of the conflict or inconsistency to the A/E, with a copy to the Owner. The A/E's decision thereon shall be final. In case of conflict or inconsistency between the drawings and the specifications, the specifications shall govern.

1.2.4 Should any labor, material, or equipment be required which is not denoted in the drawings and specifications, but which is, nevertheless, reasonably necessary for the proper carrying out of the intent of the Work, it is agreed that the labor, material, or equipment is implied, and the Contractor shall provide such labor and furnish such materials and equipment as fully as if they were completely delineated and prescribed, without additional cost to the Owner.

1.2.5 The Contractor may be furnished additional instructions and detail drawings to carry out the Work included in the Contract Documents. The additional drawings and instructions thus supplied to the Contractor will coordinate with the Contract Documents and will be so prepared that they can be reasonably interpreted as a part thereof. The Contractor shall carry out the Work in accordance with the additional detail drawings and instructions.

1.2.6 The drawings and specifications are divided into sections for convenience and clarity only. The Contractor shall not construe this division as a division of the Work into various subcontractor units. The Contractor may subcontract the Work in such divisions as he sees fit, but he is ultimately responsible for furnishing all Work required by the Contract Documents.

1.2.7 The provisions of this Contract cannot be amended, modified, varied or waived in any respect that causes a change to the Contract Sum or Contract Time except by a Modification. **The Contractor is hereby given notice that no person has authority to orally waive~~,~~ or to release the Contractor from any of the Contractor's duties or obligations under or arising out of the Contract Documents.** Any waiver, approval or consent granted by Modification or Field Order to the Contractor shall be limited to those matters specifically and expressly stated thereby to be waived, approved or consented to and shall not relieve the Contractor of the obligation to obtain any future waiver, approval or consent.

1.3 OWNERSHIP AND USE OF DOCUMENTS

1.3.1 All plans, drawings, specifications, and documents relating to the Work are the property of the Owner and are to be used only for the Project.

ARTICLE 2 ARCHITECT/ENGINEER

2.1 DEFINITIONS

2.1.1 The term Architect/Engineer, hereinafter "A/E" or "Architect" or "Engineer", shall mean the consulting firm or City Department/Division, or their duly authorized representatives, lawfully licensed to practice in Virginia, that is responsible for the activities specified herein.

2.1.2 Although the A/E is referred to throughout the Contract Documents as if singular in number and masculine in gender, A/E includes plural in number and feminine or neuter in gender, as appropriate.

2.2. ARCHITECT/ENGINEER SERVICES

2.2.1 The A/E will provide services as described in these General Conditions.

2.2.2 The A/E will advise and consult with the Owner. The Owner's instructions to the Contractor may be forwarded through the A/E. The A/E has authority to act on behalf of the Owner only to the extent provided in the Contract Documents, and the A/E does not have authority to approve a change to the Contract Sum or the Contract Time.

2.2.3 The A/E may visit the site at intervals appropriate to the stage of construction to familiarize himself generally with the progress and quality of the Work and to determine in general if the Work is proceeding

in accordance with the Contract Documents. Any visits or inspections by the A/E, any Owner's representative, or any consultant retained by the Owner are solely for the Owner's benefit and shall not confer any rights on Contractor or excuse Contractor from any obligation under the Contract Documents.

2.2.4 The A/E will immediately inform the Owner and Contractor whenever, in the reasonable opinion of the A/E, any of the Work is proceeding contrary to the requirements of the Contract Documents and will be unacceptable. Such notification by the A/E is solely for the benefit of the Owner and will not be a cause for the Contractor to claim either delay of the Work or any increase in the Contract Sum or Contract Time.

2.2.5 The A/E, the Owner and other governmental representatives shall at all times have access to the Project site and the Work regardless of its stage of progress. The Contractor shall provide facilities for such access so that the A/E, the Owner and other governmental representatives may perform their functions under the Contract Documents.

2.2.6 Where applicable, based on the A/E's observations and an evaluation of the Contractor's Applications for Payment, the A/E will recommend the amounts owing to the Contractor and will issue Certificates for Payment in such amounts, as provided in Article ~~9~~9, Payments and Completion.

2.2.7 The A/E will be an interpreter of the requirements of the Contract Documents. The A/E will render interpretations necessary for the proper execution and progress of the Work, with reasonable promptness and in accordance with any time limit agreed upon. Either party to the Contract may make written request to the A/E for such interpretations. All interpretations of the A/E shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing and/or in the form of drawings.

2.2.8 The A/E will recommend to the Owner the rejection of Work that does not conform to the Contract Documents. Whenever, in his opinion, he considers it necessary or advisable for the implementation of the intent of the Contract Documents, he will have authority to require special inspection or testing of the Work in accordance with Subparagraph 7.6.2 whether or not such Work be then fabricated, installed or completed.

2.2.9 The A/E will review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data, Samples and Manuals, but only for conformance with the design concept of the Work and with the information given in the plans, drawings, and specifications. Contractor shall ensure that all submittals are complete and have had included with them all correlated items that the A/E requires for his review. In the A/E’s and Owner’s sole discretion, the A/E may decline to review partial submittals or submittals for which correlated items have not been included. Contractor shall clearly note, both in a cover letter with any submittal and on the submittal itself, any deviation or inconsistency of anything submitted with the requirements of the Contract Documents. The A/E's approval of a specific item shall not indicate approval of an assembly of which the item is a component. The A/E's review and approval is for the sole benefit of the Owner and is not for the benefit of the Contractor. The A/E's review and approval shall in no way excuse Contractor from fully complying with the Contract Documents.

2.2.10 The A/E's acceptance of materials or products on behalf of the Owner shall not bar future rejection of such items (a) if they are subsequently found to be defective or inferior in quality or uniformity to the materials or products specified by the Contract Documents, (b) if such materials or products are not as represented by the Contractor, or (c) if such materials or products do not conform to the requirements of the Contract Documents.

2.2.11 As required, the A/E will conduct inspections to assist the Owner in determining the dates of Substantial Completion and Final Completion, will receive and forward to the Owner for the Owner's review written

warranties and related documents required by the Contract Documents and assembled and submitted by the Contractor, and will recommend a final Certificate for Payment upon Contractor's full compliance with the requirements of Article 9, Payment and Completion.

2.2.12 All claims, disputes, or other matters or questions between the Contractor and Owner arising out of or relating to the A/E's interpretation of the Contract Documents or arising out of any other decisions, communications, or actions of the A/E relating to the performance of the Work shall be resolved as set forth in Article 12, Changes and Modifications in the Work, and Article 13, Claims.

2.2.13 In case of the termination of the employment of the A/E, the Owner shall appoint a new A/E, who shall have the same status under the Contract Documents as the former A/E.

ARTICLE 3 OWNER

3.1 DEFINITION

3.1.1 The Owner is the City of Lynchburg, Virginia ("City"). The term Owner means the Owner or its authorized representative. The Departmental Director, or his designee, is the authorized Owner's representative for this Contract. Notwithstanding the foregoing, the authority of the Owner's representative is subject to the limitations in the Lynchburg Public Procurement Code.

3.1.2 The Departmental Director, will designate a single Owner's representative, with the title of Project Manager (PM), who will have the power to act, within the scope of his delegated authority, for and on behalf of the Owner, in accordance with the terms of the Contract Documents.

3.1.3 For purposes of any change in the Work, the term "Owner" or "Owner's representative" specifically excludes any and all inspectors having building code or City ordinance responsibilities or jurisdiction under the requirements of the building permit for the Project.

3.2 INFORMATION POSSESSED BY OWNER

3.2.1 The Owner, as a courtesy, may make available for the Contractor's reasonable review, at the Owner's offices or together with the Contract Documents, certain boring logs, geotechnical, soils and other reports, surveys and analyses pertaining to the Project site. Any such information provided to the Contractor is intended to be for the Contractor's convenience only, and its accuracy and completeness are not guaranteed or warranted by the Owner or the A/E, it being the Contractor's sole responsibility to verify the accuracy and completeness of such information. Such information is not incorporated by reference into or made a part of the Contract Documents.

3.2.1.1 Notwithstanding any information provided by Owner or anyone acting on the behalf of Owner, the Contractor assumes full responsibility for inspection of the site and for the means and methods of construction that he employs when performing the Work. The Owner shall not be liable for any additional work or costs arising as a result of any conclusions reached or assumptions derived by the Contractor from or based upon any such information that the Owner makes available for the Contractor's convenience.

3.3 OWNER-PAID PERMITS AND FEES

3.3.1 The Owner will, where applicable, pay for:

.1 Sewer availability fees;

.2 Water availability/meter connection fee;

.3 Electrical, natural gas, telephone, and cable TV permanent installation charges;

.4 Any easements required;

.5 Railroad flagging services; and

.6 Permits for work in Virginia Department of Transportation (VDOT) right-of-way. The Contractor is required to comply with the general requirement for work in the VDOT right-of-way as outlined in the The Manual of Specifications and Standard Details, 2005 for the City of Lynchburg, and the VDOT Manual for this work. Upon completion of all work in the VDOT right-of-way, the VDOT Personnel will conduct an inspection and issue a punch list. The Contractor shall be responsible for completion of those items on the punch list and for obtaining the written release of the permit.

3.3.2. The Contractor's attention is directed to Article 4.7, Contractor-Paid Taxes, Permits, Fees, and Notices, describing other permits to be obtained and fees to be paid by the Contractor.

3.4 OWNER'S RIGHT TO STOP WORK

3.4.1 If the Contractor fails to correct defective Work as required herein or persistently fails to carry out the Work in accordance with the Contract Documents, the Owner, by a written order, 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 person or entity.

3.5 OWNER'S RIGHT TO CARRY OUT THE WORK

3.5.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within seven (7) days after receipt of Notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to any other remedy he may have, rectify such deficiencies, including without limitation, by performing the Work or having the Work performed by other contractors, as outlined in Section 6.1, Owner’s Right to Perform Work and to Award Separate Contracts. In such case, an appropriate Change Order or Change Directive shall be issued by Owner deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the A/E's additional services made necessary by such default, neglect or failure. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the Owner.

3.5.2 Neither the Owner nor the A/E nor their officers, agents, assigns or employees are in any way liable or accountable to the Contractor or his surety for the method by which Work performed by the Owner or performed by other contractors pursuant to this Article 3.5, or any portion thereof, is accomplished or for the price paid therefore. Notwithstanding the Owner's exercise of its rights under this Article 3.5, the Contractor and its surety shall have sole responsibility to maintain and protect the Work, including without limitation, that portion of the Work performed by or on behalf of Owner pursuant to this Article 3.5.

3.6 SUSPENSION OF WORK

3.6.1 The Owner shall have the authority to suspend the Work, in whole or in part, for such periods and such reasons as the Owner may deem necessary or desirable, in its sole discretion, including without limitation:

.1 Unsuitable weather;

.2 Other conditions considered unfavorable for the suitable prosecution of the Work; and/or

.3. Other conditions considered adverse to the best interests of the Owner.

3.6.2 Any such suspension shall be made by Owner by written order to the Contractor. The Contractor shall obey immediately such order of the Owner and shall not resume the Work until so ordered in writing by the Owner. The Contractor shall be entitled to an extension of the Contract Time, subject to the provisions of Article 8, Contract Time, herein.

3.6.3 No such suspension of the Work shall be the basis of a claim by the Contractor for any increase in the Contract Sum or for any other damages, losses, costs or expenses if the suspension is for a reasonable time under the circumstances then existing and the cause thereof is beyond the control and is without the fault or negligence of the Owner or those acting on Owner's behalf.

3.6.4 In the event of suspension of Work, the Contractor will, and will cause his Subcontractors and others providing any of the Work through Contractor to, protect carefully his and their materials and Work against damage or injury from the weather and maintain completed and uncompleted portions of the Work as required by the Contract Documents. If, in the opinion of the Owner, any Work is damaged or injured by reason of failure on the part of the Contractor or any of his subcontractors to so protect same, such Work shall be removed and replaced at the expense of the Contractor.

3.7 USE AND OCCUPANCY PRIOR TO FINAL ACCEPTANCE BY OWNER

3.7.1 The Owner has the right to take possession of and use any completed or partially completed portions of the Work, notwithstanding that the time for completing the entire Work or any portions thereof may, or may not, have expired. The taking of possession and use by the Owner shall be in accordance with the provisions in Article 9.8, Substantial Completion and Guarantee Bond. If such prior use delays the Work, the Contractor may submit a request for a time extension in accordance with the requirements of Article 8, Contract Time.

3.8 RIGHT TO AUDIT AND PRESERVATION OF RECORDS

3.8.1 The Contractor shall maintain books, records and accounts that completely and accurately account for all of his costs and receipts relating to the Project in accordance with generally accepted accounting principles and practices. The Owner or its authorized representatives shall have the right to review, inspect, audit and/or copy the books, records, accounts and related documents, including without limitation, supporting documents, of the Contractor under any of the following conditions:

.1 If the Contract is terminated for any reason in accordance with the provisions of these Contract Documents, in order to arrive at equitable termination costs;

.2 If the Contractor and the Owner dispute the amount due the Contractor under the terms of this Contract;

.3 To check or substantiate any amounts invoiced or paid that are required to reflect the costs of the Contractor, or the Contractor's efficiency or effectiveness under this Contract or in connection with any extras, changes, claims, additions, backcharges, or other, as may be provided for in this Contract; and/or

.4 If it becomes necessary to determine the Owner's rights and the Contractor's obligations under the Contract or to ascertain facts relative to any Claim.

3.8.2 These provisions for review, inspection, audit and copying shall give the Owner unlimited access during normal working hours to the Contractor's books, records, accounts and supporting documents under the conditions stated above.

3.8.3 The Contractor shall make all his books, records, accounts, and all other documents relating to his costs and receipts under this Contract, including without limitation any supporting documents, available to the Owner and its representatives for review, audit, inspection and copying at any time during the period from entry into this Contract through three years after Final Payment or termination of this Contract, whichever occurs later.

3.8.4 Any payments made under this Contract shall not constitute a waiver of the Owner's rights to review, inspect, copy and audit. Payments shall not constitute a waiver or agreement by the Owner that it accepts as correct the billings, invoices or other charges upon which the payments are based. If the Owner's review and audit produces a claim against the Contractor, the Owner may pursue all its legal remedies, even though Owner has made all or part of the payments required by this Contract.

3.8.5 If any review or audit by the Owner or the Owner's representatives discloses an underpayment by the Owner, the Owner shall pay any amounts found by the audit to be owed to the Contractor. If such audit discloses an overpayment, the Contractor reimburse the Owner for the amount of the overpayment.

3.8.6 The Owner's right to review, inspect, audit and copy, and the Contractor's duty as to preservation of records shall terminate at the end of three (3) years after Final Payment or termination of this Contract, whichever occurs later. The Contractor shall include this "Right to Audit and Preservation of Records" clause in all his subcontracts, and he shall require the same to be inserted by all Subcontractors and lower-tier subcontractors in their subcontracts~~,~~ for any portion of the Work. Should Contractor fail to cause this clause to be included in any such subcontract or lower tier subcontract or otherwise fail to ensure the Owner's rights under this Article 3.8, Contractor shall be liable to Owner for all costs, expenses and attorney's fees that Owner may incur in order to obtain the information that would have otherwise been available to Owner under this Article 3.8, and the absence of such information shall create a presumption in the Owner's favor, which Contractor must overcome with clear and convincing evidence, that the missing information does not support the payment to Contractor or Contractor claim at issue.

3.8.7 Review, inspection, audit and copying pursuant to this Article 3.8 may be conducted by the Owner or its authorized representatives.

3.8.8 Documents subject to this Article 3.8 shall be made available to Owner and its representatives in whatever formats Owner requests, including without limitation, any electronic formats and/or in paper formats.

3.9 RIGHT TO REVIEW OTHER DOCUMENTS AND MATERIALS

3.9.1 In addition to the rights granted to the Owner under Article 3.8, Right to Audit and Preservation of Records or Documents, the Owner shall have the right to inspect, review and copy any and all of the Contractor's records or documents pertaining to or relating in any way to the Work, including, but not limited to, correspondence, memoranda, minutes, reports, intra- and inter-office communications, work papers, estimating sheets, progress reports, forecasts, audio or video recordings, computer disks, e-mails, films, or any other materials, regardless of physical form or characteristics, which were prepared by or in the possession of, or obtainable by, the Contractor. The Contractor shall make all such documents and records available to the Owner upon ten (10) days Notice to the Contractor of the Owner's intent to inspect and review such documents. The Contractor shall include this "Right to Review Documents and Other Materials" clause in all its subcontracts, and Contractor shall cause the same to be inserted by all Subcontractors and lower-tier subcontractors in their subcontracts for any portion of the Work. The Contractor hereby waives any right he may have to additional compensation or time extensions in the

event he fails or refuses to preserve and produce records pertaining to any such claim as requested by the Owner pursuant to this paragraph. In addition, the Owner may withhold all or any portion of any progress payments, which may be otherwise due, in the event Contractor refuses to comply with its obligations under this Article 3.9. The review, inspection and copying of documents and other records under this Article 3.9 may be conducted by the Owner or its authorized representatives.

3.9.2 Records and documents subject to this Article 3.9 shall be made available to Owner and its representatives in whatever formats Owner requests, including without limitation, any electronic formats and/or in paper formats.

ARTICLE 4 CONTRACTOR

4.1 DEFINITION

4.1.1 The Contractor is the person or entity identified in the Contract as such, and is generally referred to throughout the Contract Documents as if singular in number and masculine in gender but includes the feminine and neuter in gender, as appropriate. The term Contractor means the Contractor or his authorized representative.

4.1.2 This entire Contract is not one of agency by the Contractor for Owner but one in which the Contractor is engaged independently in the business of providing the services and performing the Work herein described as an independent contractor.

4.2 REVIEW OF CONTRACT DOCUMENTS

4.2.1 The Contractor shall not perform any portion of the Work at any time without having obtained and carefully reviewed the Contract Documents or, where required, approved Shop Drawings, Product. Data, Samples or Manuals for such portion of the Work.

4.2.2 The Contractor shall keep at the Project site at least two (2) copies of the drawings and specifications and shall at all times give the A/E, inspectors, and representatives of the Owner access thereto. Further, said drawings and specifications shall be the approved sets issued to the Contractor by the appropriate City permit agencies

4.3 CONTRACTOR'S REPRESENTATIONS

By entering into this Contract with the Owner, the Contractor represents and warrants the following, together with all other representations and warranties in the Contract Documents

4.3.1 That he is experienced in and competent to perform the type of work required and to furnish the plant, materials, supplies or equipment to be so performed or furnished by him;

4.3.2 That he is financially solvent, able to pay his debts as they mature, and possessed of sufficient working capital to initiate and complete the Work required by the Contract Documents;

4.3.3 That he is familiar with all federal, state, and local government laws, ordinances, permits, regulations and resolutions that may in any way affect the Work or those employed therein;

4.3.4 That such temporary and permanent Work required by the Contract Documents which is to be done by him will be satisfactorily constructed and fit for use for its intended purpose and that such construction will not injure any person, or damage any property;

4.3.5 That he has carefully examined the Contract Documents and the site of the Project and the Work and that from his own investigations, he has satisfied himself and made himself familiar with: (1) the nature and

location of the Work, (2) the character, quality and quantity of materials likely to be encountered, including, but not limited to, all structures and obstructions on or at the project site, both natural and man-made; (3) the character of equipment and other facilities needed for the performance of the Work, (4) the general and local conditions, including without limitation its climatic conditions, the availability and cost of labor and the availability and cost of materials, tools and equipment; (5) the quality and quantity of all materials, supplies, tools, equipment, labor and professional services necessary to complete the Work in the manner required by the Contract Documents; and (6) all other matters or things which could in any manner affect the performance of the Work;

4.3.6 That he will fully comply with all requirements of the Contract Documents;

4.3.7 That he will perform the Work consistent with good workmanship, sound business practice, and in the most expeditious and economical manner consistent with the best interests of the Owner;

4.3.8 That he will furnish efficient business administration, an experienced superintendent, and an adequate supply of workmen, equipment, tools and materials at all times;

4.3.9 That he will complete the Work within the Contract Time;

4.3.10 That his Contract Sum is based upon the labor, materials, systems and equipment required by the Contract Documents, without exception; and

4.3.11 That he has satisfied himself as to the feasibility and correctness of the Contract Documents for the construction of the Work.

4.4 SUPERVISION AND CONSTRUCTION PROCEDURES

4.4.1 The Contractor shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract; subject, however, to the Owner's right to reject means and methods proposed by the Contractor which are unsafe or otherwise not in compliance with the Contract Documents.

4.4.2 The Contractor shall be responsible to the Owner for the acts and omissions of Contractor's employees, Subcontractors and sub-subcontractors, suppliers, their agents and their employees, and of any other persons providing any of the Work through Contractor, and for their compliance with each and every requirement of the Contract Documents, in the same manner as if they were directly employed by the Contractor.

4.4.3 The Contractor understands and agrees that he shall not be relieved of his obligations to perform the Work in accordance with the Contract Documents either by the activities or duties of the Owner or the A/E in their administration of the Contract or by inspections, tests, or approvals required or performed under Article 7 by persons other than the Contractor.

4.4.4 Before starting a section of the Work, the Contractor shall carefully examine all preparatory work that has been executed by others to receive his Work to see that it has been completed. He shall check carefully, by whatever means are required, to ensure that his Work and adjacent, related work will finish to proper quality, contours, planes, and levels.

4.4.5 The Contractor understands and agrees that the Owner and A/E will not have any liability for or any responsibility to exercise any control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and they will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

The Owner and the A/E will not have any liability for or any responsibility to exercise any control over the acts or omissions of the Contractor, Subcontractors, sub-subcontrators or any of their agents or employees, or any other persons performing any of the Work.

4.4.6 The Contractor shall use no plant, equipment, materials, or persons for this Work to which the Owner objects.

4.4.7 The Contractor shall not remove any portion of the Work or stored materials from the site of the Project without the Owner's prior, written approval.

4.5 LABOR, MATERIALS AND EQUIPMENT

4.5.1 The Contractor shall furnish all plant, labor, materials, supplies, equipment and other facilities and things necessary or proper for, or incidental to, the Work, and will perform all other obligations imposed on him by the Contract Documents. Final payment will not be made until the Work is so completed.

4.5.2 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

4.5.3 Work, materials, and equipment which are necessary in the construction but which are not specifically referred to in the specifications or shown in the drawings but implied by the Contract Documents shall be furnished by the Contractor at his own cost and expense. Such work and materials shall correspond with the general character of the Work as may be determined by the A/E subject to review as provided in Article 2.2.11.

4.5.4 The Contractor shall perform at least that percentage of the Work specified in the Contract to be Contractor self performed with forces that are in the direct employment of the Contractor. The Contractor shall submit to the Owner within thirty (30) days after award of the Contract a designation of the Work to be performed by the Contractor with his own forces. The percentage of the Work to be performed under subcontract shall be calculated by adding the amounts of all subcontracts and dividing this sum by the total Contract Sum.

4.5.5 The Contractor shall at all times enforce strict discipline, safety and good order among all persons providing any of the Work through him and shall not cause or allow to be used for the Work any unfit person or anyone not skilled in the task assigned to him. If any person providing any of the Work through the Contractor shall appear to the Owner to be incompetent or to act in a disorderly or improper manner, such person shall be removed immediately, at the request of the Owner, and shall not provide any of the Work except on written consent of the Owner.

4.5.6 No materials or supplies for the Work shall be purchased by the Contractor or by any Subcontractor subject to any chattel mortgage, or under a conditional sale or other agreement by which an interest is retained by the seller. The Contractor warrants that he has good title to all materials and supplies used by him in the Work.

4.5.7 The Contractor shall provide approved and adequate sanitary accommodations. All wastes shall be covered, disinfected, incinerated or otherwise disposed of legally.

4.5.8 All equipment, apparatus and/or devices of any kind to be incorporated into the Work that are shown or indicated on the drawings or called for in the specifications or required for the completion of the Work shall be entirely satisfactory to the Owner as regards operation, capacity and/or performance. No approval, either written or verbal, of any drawings, descriptive data or samples of such equipment,

apparatus, and/or device shall relieve the Contractor of his responsibility to turn over the same in good working order for its intended purpose at the completion of the Work in complete accordance with the Contract Documents. Any equipment, apparatus and/or device not fulfilling these requirements shall be removed and replaced by Contractor with proper and acceptable equipment, apparatus, and/or device, or put in good working order satisfactory to the Owner by Contractor without additional cost to the Owner.

4.6 WARRANTY

4.6.1 The Contractor warrants to the Owner that all materials and equipment furnished under this Contract will be new unless otherwise specified, and that all workmanship will be of first class quality, free from faults and defects and in conformance with the Contract Documents and all other warranties and guaranties specified therein. Where no standard is specified for such workmanship or materials, they shall be the best of their respective kinds. All Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by the Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty is not limited by the provisions of Article 13, Uncovering and Correction of Work.

4.6.2 The Work included in this Contract is specified in the Contract Documents. The Contractor shall be required to complete the Work specified and to provide all items needed for construction of the Work, complete and in good order.

4.7 CONTRACTOR-PAID TAXES, PERMITS, FEES AND NOTICES

4.7.1 The Contractor shall pay all sales, consumer, use and other similar taxes for the Work or portions thereof provided by the Contractor which are legally enacted at the time bids are received, whether or not yet effective. Taxes to be paid by the Contractor shall include, but shall not be limited to, the Lynchburg City Business, Professional and Occupational License Tax (a gross receipts tax).

4.7.2 Except as provided in Article 3.3, Owner-Paid Permits and Fees, the Contractor will be responsible for obtaining and paying for all other fees, permits and licenses necessary for the proper execution of the Work, including but not limited to:

.1 Building Permit and inspections (City fees waived);

.2 Plumbing, Electrical, Mechanical Permits and inspections (City fees waived);

.3 Temporary water meter, temporary electrical and telephone installations and temporary utility usage;

.4 Temporary security lighting;

.5 All other permits necessary in order to perform the Work shall also be secured by the Contractor, and fees necessary in order to perform the Work shall be paid by him as part of this Contract at no additional cost to the Owner.

4.7.3 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations, codes, permits, resolutions and lawful orders of any public authority bearing on the performance of the Work; including but not limited to OSHA, Title 40.1 Labor and Employment Chapter 3 of the Code of Virginia, and Title VII of the Civil Rights Act of 1964, as amended. All safety violations shall be corrected immediately upon receipt of notice of violation.

4.8 COMPLIANCE

4.8.1 All demolition and excavation shall comply with all laws, ordinances, rules and regulations, and lawful orders of public authority, including without limitation, those for the prevention of accidents as issued by the Department of Labor and Industry of the Commonwealth of Virginia.

4.8.2 To the extent of the Work indicated in the Contract Documents, the Contractor shall comply and the construction shall conform with all applicable and current editions or revisions of the following codes, specifications and standards. In case of conflict, the order of precedence shall be as hereinafter listed:

.1 Lynchburg Public Procurement Code;

.2 Contract Documents;

.3 The Virginia Uniform Statewide Building Code (“USBC”), as amended including, without limitation, The International Building Code ("IBC") and other codes incorporated by the USBC and IBC); and

.4 The Virginia Department of Transportation Road and Bridge Specifications and the Road Designs and Standards.

4.8.3 If the Contractor (or any person in a contract with the Contractor relating to the Work) finds an error, inconsistency, omission, ambiguity, discrepancy, conflict or variance in the Contract Documents, or between the Contract Documents and any provisions of law, ordinance, rule, or regulations or any of the codes, specifications and standards set forth in 4.8.2 herein, the Contractor has the obligation to promptly seek in writing a clarification thereof from the A/E, with a copy to the Owner, prior to the time of beginning any of the Work that is affected by such error, inconsistency, omission, ambiguity, discrepancy, conflict or variance. The Owner will welcome such a clarification request, and, if deemed necessary by the Owner, the Owner will issue a written instruction clarifying the matter in question. If the Contractor feels that the written clarification requires additional work, the Contractor shall follow the change process in Article 12, Changes and Modifications in the Work.

Should the Contractor fail to seek such a clarification thereof immediately upon the discovery of the need therefor, prior to the time the said Work is performed, the Contractor thereby assumes all risk of loss related to such error, inconsistency, ambiguity, discrepancy, conflict or variance which the Contractor (and any person in contract with Contractor relating to the Work) knew or should have known, using a normal, professional standard of care, existed prior to the time the Work was performed.

4.8.4 Any material or operation specified by reference to publications~~,~~ or published specifications of a manufacturer, a society, an association, a code, or other published standard, shall comply with the requirements of the referenced document which is current on the date of receipt of bids. If the Contractor observes that any of the Contract Documents are at variance with any such referenced publications, codes, published specifications, or published standards in any respect, he shall promptly notify the A/E in writing, with a copy to the Owner. The A/E will make such judgments as are necessary and notify the Contractor prior to the performance of the Work.

4.8.5 If the Contractor performs any Work contrary to any law, code, ordinance, regulation, publication, standard, permit, rule, regulation or resolution, he shall assume full responsibility therefore and shall bear all costs attributable thereto.

4.8.6 The Contractor is responsible for locating all underground structures such as water, oil and gas mains, water and gas services, storm and sanitary sewers and telephone and electric conduits that may be encountered during construction. The Contractor shall have Miss Utility locate all utilities on the site within the area of the Work and shall dig test holes, to determine the position of the underground

structures. The Contractor shall pay the cost of digging test holes and likewise he shall pay the cost of the services of the representatives of the owners of such utilities for locating the said utilities. The cost of determining the location of any and all utilities is to be included in the bid price. The Owner shall pay the owners of such utilities for fees or charges for relocation of gas, electric, telephone, cable or other lines and/or services indicated to be relocated by others.

4.8.7 If utilities are marked which are not shown on the plans, the Contractor shall immediately give Notice to the Owner and the A/E of such finding. The Owner and A/E shall provide a direction to the Contractor within a reasonable period of time if additional work is required as a result of the finding. If the Contractor believes that it requires additional work, the Contractor shall follow the change process in Article 12, Changes and Modifications in the Work.

4.9 ALLOWANCES

4.9.1 The Special Conditions, if any, will contain provisions for allowances, if applicable to this Contract.

4.10 SUPERINTENDENT

4.10.1 The Contractor shall employ and have present at the Project site a competent Superintendent and any necessary assistants to ensure adequate supervision of the Work. The Superintendent shall have full authority to represent the Contractor, and all communications given to the Superintendent shall be as binding as if given to the Contractor.

4.10.2 Such Superintendent shall be acceptable to the Owner and shall be one who will be continued in that capacity for duration of this Project, unless he ceases to be on the Contractor's payroll. The Superintendent shall not be employed on any other project during the performance of this Contract.

4.11 CONSTRUCTION SCHEDULE

4.11.1 The Contractor shall, within twenty (20) days after issuance of the Notice of Award, prepare and submit to the A/E and Owner for review, a reasonably practicable and feasible Construction Schedule, showing the method by which the Contractor will comply with Completion Date requirements as set forth in the Contract. Unless otherwise agreed in writing by Owner or indicated in the specifications, the Construction Schedule shall use the Critical Path Method ("CPM") and an industry-standard computer software program, such as Primvera, acceptable to Owner and A/E, and shall be provided in electronic and paper format. The Construction Schedule shall show in detail how the Contractor plans to execute and coordinate the Work. The Contractor shall use this schedule in the planning, scheduling, direction, coordination and execution of the Work. The Construction Schedule shall encompass all of the work of all trades necessary for construction of the Project and shall be sufficiently complete and comprehensive to enable progress to be monitored on a day-to-day basis. The Owner and A/E shall each be provided with a copy of all schedules, updates, reports and other documentation required herein, which shall be suitable for reproduction by the Owner, and, unless otherwise agreed by Owner, shall be in electronic and paper format. When required to assist the A/E with Project staffing requirements for the following week, the Contractor shall provide the A/E, on each Friday, with a detailed work schedule for the following week. The Contractor shall provide the A/E with at least a seventy-two (72) hour notice for the following items: (1) All traffic lane changes, (2) Work ready for inspection or testing, (3) _____. The Contractor may be charged for additional costs of inspection when material and workmanship are found to not be ready for inspection or testing at the time the Contractor calls for inspection or testing.

4.11.2 It is the sole responsibility of the Contractor to prepare, maintain, update, revise and utilize the Construction Schedule as outlined in this Article 4.11, Construction Schedule. The Construction Schedule shall be the sole overall schedule utilized by the Contractor in managing this Project; provided, however, that Contractor may, at its option, employ and utilize other schedules based upon and consistent

with the Construction Schedule. In general, it is the intent of this paragraph 4.11.2 to allow the Contractor to choose its own means, methods and construction procedures consistent with good practice and the Contract Documents.

4.11.3 If the Contractor should express an intention to complete the Work earlier than any required Milestone or Completion Date, including without limitation, in any schedule, the Owner shall not be liable to the Contractor for any delay or associated extra costs based upon the Contractor being unable to complete the Work before such earlier date. The duties, obligations and warranties of the Owner to the Contractor apply only to the completion of the Work on the Milestone and Completion Dates required by the Contract Documents and do not apply to early completion.

4.11.4 Submission to the Owner of the Construction Schedule is advisory only, does not satisfy any requirement for any notice required by the Contract Documents or the Lynchburg Public Procurement Code, and such submission shall not relieve the Contractor of the responsibility for accomplishing the Work within each and every required Milestone and Completion Date. Omissions and errors in the approved Construction Schedule shall not excuse performance that is not in compliance with the Contract Documents. Submission to the Owner and/or A/E in no way makes the Owner and/or A/E an insurer of the Construction Schedule's success or makes Owner and/or the A/E liable for time or cost overruns flowing from the Construction Schedule’s shortcomings. The Owner hereby disclaims any obligation or liability by reason of Owner and/or A/E approval or failure to object to the Construction Schedule, and any such approval or failure to object shall not be considered an admission by the Owner that the Construction Schedule was reasonably practicable or feasible.

4.11.5 Contractor shall consult with and obtain information from principal Subcontractors necessary in preparation of the Construction Schedule, and for updates and revisions required therein. Contractor shall provide each principal Subcontractor with copies of the Construction Schedule and any revisions or updates affecting that Subcontractor's work. Contractor shall hold appropriate progress meetings with Subcontractors and shall direct and coordinate the work of Subcontractors consistent with and as required herein. Owner shall have the right to attend Subcontractor progress meetings but shall not be required to participate in such meetings or provide information to Subcontractors, except through the Contractor. Contractor shall keep up-to-date minutes of subcontractor progress meetings and shall provide same to Owner. The Contractor shall ensure that each Subcontractor, sub-subcontractor or supplier acknowledges and accepts the requirements of the Construction Schedule relating to their part of the Work.

4.11.6 If Contractor's Construction Schedule indicates that Owner, the A/E, or a separate contractor is to perform an activity by a specific date, or within a certain duration, Owner, the A/E, or any separate contractor shall not be bound to said date or duration unless Owner expressly and specifically agrees in writing to the same. The Owner's and/or A/E’s overall review and acceptance or approval of the schedule does not constitute an agreement to specific dates or durations for activities of the Owner, A/E, or any separate contractor.

4.11.7 The Contractor's Superintendent shall maintain at the Project site a current, updated Construction Schedule, indicating actual monthly progress for those portions of the Project on which Work has been or is being performed.

4.11.8 If an extension or contraction of any Milestone or Completion Date is authorized by any Change Order, the Contractor shall revise his Construction Schedule, Milestone and Completion Dates accordingly.

4.11.9 If, in the opinion of the Owner, the Construction Schedule does not accurately reflect the actual progress and sequence of the Contractor's performance of the Work, the Contractor shall revise the Construction Schedule, upon the Owner's request, and submit a revised Construction Schedule that accurately represents the progress and sequence of the Contractor's performance of the Work.

4.11.10 Contractor shall submit to the Owner the name of any scheduling consultant that Contractor may select or retain, prior to using such consultant. Contractor shall not utilize any particular scheduling consultant over the reasonable objection of the Owner to that consultant.

4.11.11 Contractor covenants, warrants, and guarantees that Contractor will not:

.1 Misrepresent to Owner its planning and scheduling of the Work;

.2 Utilize schedules materially different from those made available to the Owner or any subcontractors for the direction, execution and coordination of the Work, or which are not feasible or realistic;

.3 Prepare schedules, updates, revisions or reports that do not accurately reflect Contractor's actual intent or Contractor's reasonable and actual expectations as to:

(a) The sequences of activities,

(b) The duration of activities,

(c) The responsibility for activities,

(d) Resource availability,

(e) Labor availability or efficiency,

(f) Expected weather conditions,

(g) The value associated with the activity,

(h) The percentage complete of any activity,

(i) Completion of any item of work or activity,

(j) Project completion,

(k) Delays, slippages, or problems encountered or expected,

(l) Subcontractor requests for time extension, or delay claims of subcontractors, and

(m) If applicable, the float time available.

4.11.12 Contractor's failure to substantially comply with the foregoing covenants, warranties and guarantees of paragraph 4.11.11 shall be a substantial and material breach of contract which will permit Owner to terminate Contractor for default~~,~~ or withhold payments under the Contract Documents~~,~~ and shall entitle Owner to the damages afforded by these Contract Documents or applicable law.

4.11.13 Should Contractor fail to substantially comply with the provisions of the Contract Documents relating to scheduling and execution of the Work by the overall Construction Schedule, Owner shall have the right, at its option, to retain the services of scheduling consultants or experts (including attorneys if necessary in the opinion of the Owner) to prepare schedules, reports, updates and revisions of the schedule in accordance with the Contract Documents and to review and analyze same, in order to allow Owner and the A/E to evaluate the progress of the Work by Contractor, to determine whether Contractor is substantially complying with the Contract Documents, and to direct such action by the

Contractor, as permitted by the Contract Documents, as required to ensure, under the Owner's schedule prepared hereunder, that Contractor will complete the Work within the Contract Time. All costs and expenses and fees incurred by Owner in exercising its rights hereunder shall be charged to Contractor's account. If Contractor fails to substantially comply with the scheduling and execution of the Work requirements of the Contract Documents, Contractor hereby agrees, in such instance, to comply with such Owner-prepared schedules, if any, or directions, activity sequences and durations as Owner may reasonably require, without additional cost to the Owner (subject only to cost adjustments for such changes in the Work as Owner may direct), to ensure completion within the Contract Time.

4.11.14 The Construction Schedule shall be utilized by Owner, A/E and Contractor for submission, review and approval of monthly Payment Requests. The schedule must be updated by Contractor monthly with each progress payment application and submitted to the Owner and A/E for review with the progress payment application. Owner shall not be required to process and review Contractor's Application for Payment if Contractor has failed or refused to provide the scheduling update information required herein.

4.11.15 The type of schedule to be utilized on this Project, along with its particular elements, shall be as specified in the Contract Documents.

4.12 RESPONSIBILITY FOR COMPLETION

4.12.1 The Contractor shall furnish such manpower, materials, facilities and equipment and shall work such hours, including night shifts, overtime operations and Sundays and holidays, as may be necessary to ensure the performance of the Work within the Milestone and Completion dates specified in the Contract. If the Owner notifies the Contractor that it has become apparent that the Work will not be completed within required Milestone or Completion Dates and such is not due solely to circumstances for which Contractor has established entitlement to an extension to the Contract Time, the Contractor agrees that it will assume full responsibility to take some or all of the following actions, at no additional cost to the Owner (except for circumstances beyond the Contractors' control), in order to ensure, in the opinion of the Owner, that the Contractor will comply with all Milestone and Completion Date requirements:

.1 Increase manpower, materials, crafts, equipment and facilities;

.2 Increase the number of working hours per shift, shifts per working day, working days per week, or any combination of the foregoing; and

.3 Reschedule activities to achieve maximum practical concurrency of accomplishment of activities.

Failure of the Owner to notify the Contractor of the apparent delay shall not relieve Contractor of the obligation to finish the Work within the required Milestone or Completion date.

4.12.2 If the actions taken by the Contractor to remedy delays not due solely to circumstances for which Contractor has established entitlement to a time extension are not satisfactory, the Owner may direct the Contractor to take any and all actions necessary to ensure completion within the required Milestone and Completion Dates, without additional cost to the Owner. In such event, the Contractor shall continue to assume responsibility for his performance and for completion within the required dates.

4.12.3 If, in the opinion of the Owner, the actions taken by the Contractor pursuant to this Article or the progress or sequence of Work are not accurately reflected on the Construction Schedule, the Contractor shall revise such schedule to accurately reflect the actual progress and sequence of Work.

4.12.4 Failure of the Contractor to substantially comply with the requirements of this Article is grounds for a determination by the Owner, pursuant to Article 15, Termination Of The Contract, that the Contractor is failing to prosecute the Work with such diligence as will ensure its completion within the time specified.

4.12.5 The Owner may, at its sole discretion and for any reason, including when it is apparent to the A/E or Owner that the Work will not be completed within the required Milestone or Completion Dates, require the Contractor to accelerate the Construction Schedule by providing overtime, Saturday, Sunday and/or holiday work and/or by having all or any subcontractors designated by the Owner provide overtime, Saturday, Sunday, and/or holiday work. If the Owner requires overtime, Saturday, Sunday or holiday work by the Contractor's or his Subcontractor's own forces, and such requirement is not related in any way to the Contractor's apparent inability to comply with Milestone and Completion Date requirements, the Owner shall reimburse the Contractor for the direct cost to the Contractor of the premium time for all labor utilized by the Contractor in such overtime, Saturday, Sunday or holiday work (but not for the straight time costs of such labor), together with any Social Security and State or Federal unemployment insurance taxes in connection with such premium time. However, no overhead supervision costs, commissions, profit or other costs and expenses shall be payable in connection therewith.

4.12.6 This provision does not eliminate the Contractor's responsibility to comply with the City's noise ordinances, all VDOT permit requirements, and all other applicable laws, regulations, rules, ordinances, resolutions, and permit requirements.

4.13 DOCUMENTS AND SAMPLES AT THE SITE

4.13.1 The Contractor shall, at the Owner's direction, maintain at the site for the Owner one record copy of all drawings, specifications, addenda, Change Orders and other Modifications, and Field Orders in good order and marked currently to record all changes made during construction, and approved Shop Drawings, Product Data, Samples and Manuals. These shall be available to the A/E. These shall be delivered to the Owner upon completion of the Work.

4.14 SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND MANUALS

4.14.1 SHOP DRAWINGS are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or any Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

4.14.2 PRODUCT DATA are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate a material, product or system for some portion of the Work.

4.14.3 SAMPLES are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

4.14.4 MANUALS are manufacturer's installation, start-up, operating, maintenance and repair instructions, together with parts lists, pictures, sketches and diagrams that set forth the manufacturer's requirements, for the benefit of the Contractor and the Owner.

4.14.5 The Contractor shall review, approve and submit, with reasonable promptness and in such sequence as to cause no delay in the Work or in the work of the Owner or any separate contractor, all Shop Drawings, Product Data, Samples and Manuals required by the Contract Documents.

4.14.6 By approving and submitting Shop Drawings, Product Data, Samples and Manuals, the Contractor represents that he has determined and verified all materials, field measurements, and field construction

criteria related thereto, and that he has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

Parts and details not fully indicated on the contract drawings shall be detailed by the Contractor in accordance with standard engineering practice. Dimensions on the drawings, as well as detailed drawings themselves, are subject in every case to measurements of existing, adjacent, incorporated and completed Work, which shall be taken by the Contractor before undertaking any Work dependent on such data.

4.14.7 The Contractor shall not be relieved of responsibility for any deviation from the requirements of the Contract Documents by the Owner or A/E's approval of Shop Drawings, Product Data, Samples or Manuals under Article 2, Architect/Engineer unless the Contractor has specifically informed the Owner and A/E in writing of such deviation at the time of submission and the Owner has given specific written approval to the specific deviation. The Contractor shall not be relieved from responsibility for errors or omissions in the Shop Drawings, Product Data, Samples or Manuals by the A/E's approval thereof.

4.14.8 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data or Samples, to revisions other than those requested by the Owner or A/E on previous submittals.

No portion of the Work requiring submission of Shop Drawings, Product Data, or Samples shall commence until the submittal has been approved by the Owner and A/E as provided in Article 2, Architect/Engineer. All such portions of the Work shall be in accordance with approved submittals.

4.14.9 For substances that are proposed for use in the Project that may be hazardous to human health, the Contractor shall submit to the A/E, for information only, information on precautions for safely using these substances, including Material Safety Data Sheets and certification of registration by the Contractor with authorities under the respective Virginia and Federal Toxic Substances Control Acts.

4.14.10 Unless otherwise modified by the Owner in writing, the Contractor shall label or stamp and number all Shop Drawings, Product Data, Samples or Manuals as prescribed by the Project Manager.

4.14.11 The Contractor shall submit a copy of each submittal, including the transmittal sheet (for shop drawings, product data, samples or manuals) to the Owner simultaneously with the Contractor's submission of said drawings, data, samples or manual packages to the A/E.

4.15 EQUAL PRODUCTS:

4.15.1 The term "Product" as used in the Contract Documents refers to materials, equipment, supplies, articles, fixtures, devices, types of construction, or products, as appropriate.

4.15.2 All products furnished shall, whenever specified and otherwise wherever practicable, be the standard products of recognized, reputable manufacturers. If the manufacturer cannot make scheduled delivery of an approved item, the Contractor may request approval of the A/E to use another brand, make, manufacturer, article, device, product, material, fixture, form or type of construction which the Contractor judges to be equal to that specified. An item need not be considered by the A/E for approval as equal to the item so named or described unless it (1) it is at least equal in quality, durability, appearance, strength, and design; (2) it will perform at least equally the specific function imposed by the general design for the work being contracted for or the material being purchased; and (3) it conforms substantially, even with deviations, to the detailed requirements for the item in the specifications. Approval shall be at the sole discretion of the A/E and will be based upon considerations of quality, workmanship, economy of operation, suitability for the purpose intended, and acceptability for use on the project. Any such approval must be in writing to be effective, and the decision of the A/E shall be final.

4.15.4 To obtain such approval of equal products other than those specified in Contract Documents, and not previously approved during the bidding, the Contractor's request for approval of any equal product shall include the following:

.1 Complete data substantiating compliance of the proposed equal product with the Contract Documents;

.2 Accurate cost data on proposed equal product in comparison with product or method specified;

.3 Product identification including manufacturer's name, address, and phone number;

.4 Manufacturer's literature showing complete product description, performance and test data, and all reference standards;

.5 Samples and colors in the case of articles or products;

.6 Name and address of similar projects on which the product was used and date of installation;

.7 All directions, specifications, and recommendations by manufacturers for installation, handling, storing, adjustment, and operation.

4.15.5 The Contractor shall also submit with his request for approval a statement which shall include all of the following representations by the Contractor, namely that:

.1 He has investigated the proposed equal product and determined that it is equal or better in all respects to that specified and that it fully complies with all requirements of the Contract Documents;

.2 He will meet all contract obligations with regard to this substitution;

.3 He will coordinate installation of accepted equal products into the work, making all such changes and any required schedule adjustments, at no additional cost to the Owner, as may be required for the Work to be complete in all respects;

.4 He waives all claims for additional costs and additional time related to equal products. He also agrees to hold the Owner harmless from claims for extra costs and time incurred by subcontractors and suppliers, or additional services which may have to be performed by the A/E, for changes or extra work that may, at some later date, be determined to be necessary in order for the Work to function in the manner intended in the Contract Documents;

.5 He will provide the same warranty and guarantee, and perform any work required in accordance therewith, for the equal product that is applicable to the specified item for which the equal product is requested;

.6 Material will be installed, handled, stored, adjusted, tested, and operated in accordance with the manufacturers' recommendation and as specified in the Contract Documents;

.7 In all cases, new materials will be used unless this provision is waived in writing by, the Owner or unless otherwise specified in the Contract Documents;

.8 All material and workmanship will be in every respect, in accordance with that which in the opinion of the Owner, is in conformity with approved modern practice; and

.9 He has provided accurate cost data on the proposed equal product in comparison with the product or method specified, if applicable.

4.15.6 The Owner may require tests of all products proposed as equal products so submitted to establish quality standards, at the Contractor's expense. After approval of an equal product, if it is determined that the Contractor submitted defective information or data regarding the equal product upon which Owner's approval was based, and that unexpected or uncontemplated redesign or rework of the Project will be required in order to accommodate the equal product, or that the item will not perform or function as well as the specified item for which equal product was requested, the Contractor will be required to furnish the original specified item or request approval to use another equal product. The Contractor shall pay all costs, expenses or damages associated with or related to the unacceptability of such an equal product and the resultant utilization of another item, and no time extension shall be granted for any delays associated with or related to such an equal product.

4.15.7 Equal products will not be considered for approval by the Owner if:

.1 The proposed equal product is indicated or implied on the Contractor's shop drawing or product data submittals and has not been formally submitted for approval by the Contractor in accordance with the above-stated requirements; or

.2 Acceptance of the proposed equal product will require substantial design revisions to the Contract Documents or is otherwise not acceptable to the Owner.

4.15.8 Except as otherwise provided for by the provisions of any applicable laws, the Contractor shall not have any right of appeal from the decision of the Owner disapproving any products submitted if the Contractor fails to obtain the approval for an equal product under this Article.

4.15.8 If the Contractor proposes a product which the Owner determines is not equal to the product named in Contract Documents but which the Owner nevertheless is willing to accept, Contractor shall provide, upon request by the Owner, an itemized comparison of the proposed substitution with the product specified and the cost differential which shall be credited to the Owner in a Change Order issued in accordance with Article 12, Changes and Modifications in the Work.

4.16 USE OF SITE

4.16.1 The Contractor shall confine his operations at the site to areas permitted by law, ordinances, permits, easements, right-of-way agreements and the Contract Documents. The Contractor shall not unreasonably encumber the site, in the opinion of the Owner, with any materials, equipment or trailers, nor shall Contractor block the entrances or otherwise prevent reasonable access to the site, other working and parking areas, completed portions of the Work and/or properties, storage areas, areas of other facilities that are adjacent to the worksite. If the Contractor fails or refuses to move said material, equipment or trailers within 24 hours of Notice by the Owner to so do, the Owner shall have the right, without further Notice, to remove, at the Contractor's expense, any material, equipment and/or trailers which the Owner deems are in violation of this paragraph.

4.17 CUTTING AND PATCHING OF WORK

4.17.1 The Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the Work and to make its several parts fit properly and in accordance with the Contract Documents.

4.17.2 The Contractor shall not damage or endanger any portion of the Work or the work of the Owner or any separate contractors by cutting, patching or otherwise altering any work~~,~~ or by excavation. The

Contractor shall not cut or otherwise alter the work of the Owner or any separate contractor except with the written consent of the Owner and of such separate contractor. The Contractor shall not unreasonably withhold from the Owner or any separate contractor Contractor's consent to cutting or otherwise altering the Work. The Owner shall not be required to accept Work with a cut, splice, or patch when such cut, splice or patch is not generally accepted practice for the particular work involved or is otherwise unworkmanlike in the opinion of the Owner.

4.18 SITE CLEAN UP

4.18.1 The Contractor at all times shall keep the Project site and adjacent areas free from accumulation of waste materials or rubbish caused by his operations. Before final payment is made, the Contractor shall remove all of his waste materials, rubbish, scrap materials, debris, tools, construction equipment, machinery, surplus materials, falsework, temporary structures, including foundations thereof and plant of any description, from the Project site and put the site in a neat, orderly condition.

4.18.2 If the Contractor fails to clean up as required herein at any time during the performance of the Work or at the completion of the Work, the Owner may, upon 24 hours notification, clean up the site at the Contractor's expense.

4.19 PATENTS, ROYALTIES, ETC.

4.19.1 The Contractor guarantees to save harmless the Owner, its officers, agents, servants and employees from liability of any kind or nature, including without limitation, cost, expense and attorney's fees, on account of suits and claims of any kind for violation or infringement of any patents or patent rights by the Contractor, or by anyone directly or indirectly employed by him, or by reason of the use of any art, process, method, machine, manufacture, or composition of matter patented or unpatented in the performance of this Contract in violation or infringement of any letter or rights. The Contractor agrees to pay all royalties, fees, licenses, etc. required in respect of the Work or any part thereof as part of his obligations hereunder without any additional compensation.

4.20 INDEMNIFICATION

4.20.1 It is hereby mutually covenanted and agreed that the relation of the Contractor to the Work to be performed by him under this Contract shall be that of an independent contractor and that as such he will be responsible for all damages, loss or injury, including death, to persons or property that may arise or be incurred in or during the conduct and progress of said work as the result of any action, omission or operation under the Contract or in connection with the Work, whether such action, omission or operation is attributable to the Contractor, subcontractor, any material supplier, or anyone directly or indirectly employed by any of them. The Contractor shall make good any damages that may occur in consequence of the Work or any part of it. The Contractor shall assume all liability, loss and responsibility of whatsoever nature by reason of his neglect or violation of any federal, state, county or local laws, regulations , codes or ordinances.

4.20.2 The Contractor shall indemnify, hold harmless and defend the Owner, its employees, agents, servants and representatives from and against any and all claims, suits, demands, actions (regardless of the merits thereof) and damages of whatever nature arising out of or resulting from the performance of the Work or the failure to perform the Work, including without limitation, jurisdictional labor disputes or other labor troubles that may occur during the performance of the Work.

4.20.3 The indemnification obligations under this Article shall not be affected in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under worker's or workman's compensation acts, disability benefit acts or other employee benefit acts.

4.20.4 The obligations of the Contractor under this Article 4.20 shall not extend to the actions or omissions of the A/E, his agents or employees, arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications.

4.20.5 The obligations of the Contractor under this Article 4.20 shall not extend to the proportion of damages, loss or injury, including death, to persons or property that may arise or be incurred as the result of any action, omission or operation of the Owner, or Owner's separate contractor(s), and their employees, agents, servants, and/or representatives.

4.21 NON-DISCRIMINATION IN EMPLOYMENT

4.21.1 During the performance of this Contract, the Contractor agrees as follows:

.1 The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is bona fide occupational qualification reasonably necessary to the normal operation of the Contractor. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

.2 The Contractor, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, will state that such Contractor is an equal opportunity employer.

.3 Notices, advertisements and solicitations placed in accordance with federal law, Rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

.4 The Contractor will include the provisions of the foregoing paragraphs 1, 2, and 3 in every subcontract or purchase order of over $10,000, so that the provisions will be binding upon each subcontractor or vendor.

4.21.2 DRUG-FREE WORKPLACE REQUIRED:

As required by section 2.2-4312 of the Code of Virginia during the performance of the Contract, Contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the Contractor that the Contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over $10,000, so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this Article 4.21, "drug-free workplace" means a site for the performance of Work done in connection with this Contract where Contractor's employees are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the Contract.

4.22 CONTRACT SECURITY

4.22.1 The Contractor shall deliver to the Owner, within ten (10) working days from Notice of Award, two (2) originals of a Performance Bond and a separate Labor and Material Payment Bond, in a form acceptable to the Owner, and each in an amount required by the Contract Documents and the Virginia Public

Procurement Act, as security for the faithful performance of the Contract, and the payment of all persons performing labor and furnishing materials in connection with this Contract. The City will not issue Notice to Proceed until the bonds are received. The amount of the Performance and Payment Bonds shall be increased to the same extent the Contract Sum is increased due to Modifications. The form of bonds shall be acceptable to the Owner, and the surety shall be such surety company or companies as are acceptable to the Owner and as are authorized to transact business in the Commonwealth of Virginia. The cost of such bonds shall be included in the Contractor's bid amount.

4.22.2 The bonds shall irrevocably obligate the Contractor and surety to the full amount of the bonds unless and until all of Contractor's obligations under the Contract Documents have fully been fulfilled.

4.22.3 If, at any time, any surety or sureties for any bond relating to the Work becomes insolvent or is determined by the Owner to be unable to adequately secure the interest of the Owner, the Contractor shall, within (30) days after Notice from the Owner to do so, substitute an acceptable bond(s) in such form and sum and with such other sureties as obligors as may be satisfactory to the Owner. The premiums on such bond(s) shall be paid by the Contractor.

ARTICLE 5 SUBCONTRACTORS

5.1 DEFINITIONS

5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform or supply any of the Work at the site. Subcontractor means a Subcontractor or his authorized representative. The term Subcontractor does not include any separate contractor performing work pursuant to Article 6 or his subcontractors.

5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform or supply any of the Work at the site. The term Sub-subcontractor includes a Sub-subcontractor or an authorized representative thereof.

5.1.3 The A/E will not deal directly with any Subcontractor or Sub-subcontractor or materials supplier. Subcontractor, Sub-subcontractors or material suppliers shall route requests for information or clarification through the Contractor to the A/E, with a copy to the Owner.

5.2 AWARD OF SUBCONTRACT AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

5.2.1 The Contractor shall submit to the Owner with a copy to the A/E prior to the award of any subcontract for Work under this Contract and thirty (30) calendar days after the award of this Contract, the names of the suppliers of principal items, systems, materials, and equipment proposed for the Work; the names and addresses, business and emergency phones of the Subcontractors which he proposes to employ under this Contract, as well as such other information as may be requested by the Owner. The Owner will review each Subcontractor and supplier based upon his apparent financial soundness and responsibility, his known or reported performance on previous similar work, and his available plant, equipment and personnel to perform the Work. The Contractor shall not employ a Subcontractor or supplier to whom the Owner reasonably objects. The Owner's objection to a proposed Subcontractor or supplier shall not affect the Contract Sum.

5.2.2 The Contractor shall make no substitutions for any Subcontractor, person or entity previously selected unless first submitted to the Owner for review and approval.

5.3 SUBCONTRACTUAL RELATIONS

5.3.1 By an appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by the terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities which the Contractor, by these Contract Documents, assumes toward the Owner and the A/E. Said agreement shall preserve and protect the rights of the Owner and the A/E under the Contract Documents with respect to the Work to be performed by the Subcontractor so that the subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the Contractor-Subcontractor agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by these Contracts Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with his Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract, copies of all of the Contract Documents, and identify to the Subcontractor any terms and conditions of the proposed subcontract which may be at variance with the Contract Documents. Each Subcontractor shall similarly make copies of such Contract Documents available to his Sub-subcontractor's. Each subcontract agreement shall insure that all appropriate provisions of the Contract Documents are complied with by the Subcontractor.

5.3.2 The provisions herein regarding the City's reasonable objection to any Subcontractor shall in no way affect the liability of the Contractor to Owner regarding performance of all obligations by or payment of Subcontractors. The City's failure to object to any given Subcontractor shall not relieve the Contractor of his obligation to perform or have performed to the full satisfaction of the Owner all of the work required by this Contract.

5.3.3 Neither this article nor any other provision of the Contract Documents shall be deemed to make the Owner a joint venture or partner with the Contractor or to place the Subcontractor and materialmen in privity of contract with the Owner.

5.4 QUALIFICATION SUBMITTALS

5.4.1 Specific qualification submittals may be required of the Contractor, Subcontractors, installers and suppliers for certain critical items of the Work. Required qualification submittals are set forth in detail in the Instruction to Bidders and shall be provided, collected and submitted by the Contractor to the A/E with copies to the Owner. All information required of a single Subcontractor, installer or supplier shall be contained in a single, complete submittal. The Contractor shall submit the required qualification information within ten (10) days after receipt of the Owner's request.

5.4.2 The Owner may reject any proposed Subcontractor, installer or supplier, or any qualification submittals related thereto, for the following reasons:

.1 The Contractor's failure to submit requested information within the specified time; or

.2 The Contractor's failure to provide all of the requested information; or

.3 The Contractor's submission of a Subcontractor, installer or supplier, or qualifications thereof, which are unacceptable in the judgment of the Owner.

5.4.3 Should the Owner have reasonable objection to any proposed Subcontractor, installer or supplier, the Contractor shall submit another firm for approval by the Owner at no additional cost to the Owner.

ARTICLE 6 WORK BY OWNER OR BY SEPARATE CONTRACTORS

6.1 OWNER'S RIGHT TO PERFORM WORK AND TO AWARD SEPARATE CONTRACTS

6.1.1 The Owner reserves the right to perform work related to the Project with his own forces, and to award separate contracts in connection with other portions of the Project or other work on the site.

6.1.2 When separate contracts are awarded for different portions of the Project or other work on the site, the term "contractor" in the contract documents in each case shall mean the contractor who executes each separate construction agreement.

6.2 MUTUAL RESPONSIBILITY

6.2.1 The Contractor shall afford other contractors and the Owner reasonable opportunity for the introduction and storage of their materials and equipment and the execution of their work and shall properly connect and coordinate the Work with such other work. The Contractor shall coordinate his Work with the Owner and other contractors and store his apparatus, materials, supplies and equipment in such orderly fashion at the site of the Work as will not unduly interfere with the progress of the Work or the work of any other contractors.

6.2.1.1 If the execution or result of any part of the Work depends upon any work of the Owner or of any separate contractor, the Contractor shall, prior to proceeding with the Work, inspect and promptly report to the Owner in writing any apparent discrepancies or defects in such work of the Owner or of any separate contractor that render it unsuitable for the proper execution or result of any part of the Work.

6.2.1.2 Failure of the Contractor to so inspect and report shall constitute an acceptance of the Owner's or separate contractor's work as fit and proper to receive the Work, except as to defects which may develop in the Owner's or separate contractor's work after completion of the Work and which the Contractor could not have discovered by its inspection prior to completion of the Work.

6.2.2 Should the Contractor cause damage to the work or property of the Owner or of any separate contractor on the Project, or to other work on the site, or delay or interfere with the Owner's work on ongoing operations or facilities or adjacent facilities or said separate contractor's work, the Contractor shall be liable for the same; and, in the case of another contractor, the Contractor shall attempt to settle said claim with such other contractor prior to such other contractor's institution of litigation or other proceedings against the Contractor.

If such separate contractor sues the Owner on account of any damage, delay or interference caused or alleged to have been so caused by the Contractor, the Owner shall notify the Contractor, who shall defend the Owner in such proceedings at the Contractor's expense. If any judgment or award is entered against the Owner, the Contractor shall satisfy the same and shall reimburse the Owner for all damages, expenses, and other costs that the Owner incurs as a result thereof.

6.2.3 Should Contractor have a dispute with a separate contractor with whom the Owner has contracted regarding damage to the Work or the property of Contractor or to the Work or property of said separate contractor or with regard to any delays or interferences which either Contractor or said separate contractor has caused to the performance of the other's Work, Contractor agrees to attempt to settle such dispute directly with said separate contractor. Contractor agrees that it will not seek to recover from the Owner any damages, costs, expenses (including, but not limited to, attorney's fees) or losses of profit incurred by the Contractor as a result of any damage to the Work or property of the Contractor or for any delay or interference caused or allegedly caused by any separate contractor.

6.3 OWNER'S RIGHT TO CLEAN UP

6.3.1 If a dispute arises between the Contractor and separate contractors as to their responsibility for cleaning up as required by Article 4, Contractor, the Owner may clean up and charge the cost thereof to the contractor responsible as the Owner shall determine to be just.

ARTICLE 7 MISCELLANEOUS PROVISIONS

7.1 GOVERNING LAW

The provisions of this Contract shall be interpreted in accordance with the laws of the Commonwealth of Virginia.

7.2 PROVISIONS REQUIRED BY LAW DEEMED INSERTED

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein, and the Contract shall be read and enforced as though it were included herein and if through mistake or otherwise, any such provision is not inserted or is not correctly inserted, then upon the application of either party, the Contract shall forthwith be physically amended to make such insertion.

7.3 SUCCESSORS AND ASSIGNS

The Owner and the Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract or sublet it without the written consent of the other, nor shall the Contractor assign any monies due or to become due to him hereunder, without the previous written consent of the Owner and the Contractor's surety.

In the event the Contractor desires to make an assignment of all or part of the Contract or any monies due or to become due hereunder, the Contractor shall file a copy of consent of surety, together with a copy of the assignment to the Owner and A/E. In the event the Contractor assigns all or any part of the monies due or to become due under this Contract, the instrument of assignment shall state that the right of assignees in and to any monies due to or to become due to Contractor shall be subject to prior liens and claims of all persons, firms and corporations that provided labor services or furnished material and equipment during the performance of the Work. The rights of assignees shall further be subject to the payment of any liens, claims, or amounts due to Federal, state, or local governments.

7.4 RIGHTS AND REMEDIES

7.4.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law, not inconsistent with the Contract Documents. No time limitations described in this Contract shall be construed to alter the applicable statutory period of limitations with regard to the enforcement of the obligations of the parties.

7.4.2 No action or failure to act by the Owner, A/E or Contractor shall constitute a waiver of any right or duty afforded any of them under the Contract, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

7.4.3 Contractor agrees that he can be adequately compensated by money damages for any breach of this Contract which may be committed by the Owner and hereby agrees that, no default, act, or omission of the Owner or the A/E, except for failure to make payments as required by the Contract Documents, shall constitute a material breach of the Contract entitling Contractor to cancel or rescind the provisions of this Contract or (unless the Owner shall so consent or direct in writing) to suspend or abandon performance of all or any part of the Work. Contractor hereby waives any and all rights and remedies to which he might otherwise be or become entitled, saving only its right to money damages.

7.5 SEVERABILITY

In the event that any provision of this Contract shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding, and in full force and effect.

7.6 TESTS

7.6.1 If the Contract Documents, laws, ordinances, rules, regulations, codes, permits, resolutions or orders of any public authority having jurisdiction require any portion of the Work to be inspected, tested or approved, the Contractor shall give the Owner at least 24 hours notice of its readiness so that the Owner or the A/E or other representatives of the Owner may observe such inspection, testing or approval. The Contractor shall bear all costs of such inspections, tests or approvals conducted by public authorities. Site inspections, tests conducted on site or tests of materials gathered on site, which the Contract requires to be performed by independent testing entities, shall be contracted and paid for by the Contractor. Examples include, but are not limited to, the testing of cast-in-place concrete, foundation materials, soil compaction, pile installations, caisson bearings, and steel framing connections.

7.6.2 All materials and workmanship (if not otherwise designated by the specifications) shall be subject to inspection, examination or test by the Owner, A/E, and other representatives of the Owner, at any and all times during the manufacture and/or construction and at any and all places where such manufacture and/or construction are carried on. Special, full-sized and performance tests shall be as described in the specifications. Without additional charge, the Contractor shall furnish promptly all reasonable facilities, labor and materials necessary to make tests safe and convenient.

7.6.3 The selection of bureaus, laboratories and/or agencies for the inspection and tests of supplies, materials or equipment shall be subject to the approval of the Owner. Satisfactory documentary evidence, including but not limited to certificates of inspection and certified test reports that the material has passed the required inspection and tests must be furnished to the Owner, with a copy to the A/E, by the Contractor prior to the incorporation of the supplies, materials or equipment into the Work or at such times as to allow for appropriate action by the Owner.

7.6.4 Inspection or testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor. Tests required by Contractor's or Subcontractor's error, omission or non-compliance with the Contract Documents, shall be paid for by the Contractor.

7.6.5 It is specifically understood and agreed that an inspection and approval of the materials by the Owner shall not in any way subject the Owner to pay for the said materials or any portion thereof, even though incorporated in the Work, if said materials shall in fact turn out to be unfit to be used in the Work, nor shall such inspection be considered as any waiver of objection to the Work on account of the unsoundness or imperfection of the material used.

ARTICLE 8 CONTRACT TIME

8.1 DEFINITION

8.1.1 Unless otherwise provided, the Contract Time is the period of time specified in the Contract Documents for Substantial Completion of the Work as defined herein, including authorized adjustments thereto. The Contractor shall complete his Work within the Contract Time.

8.1.2 The date of commencement of the Work is the date established in the Notice to Proceed

The Contractor shall not commence Work or store materials or equipment on site until written Notice to Proceed is issued or until the Contractor otherwise receives the Owner's written consent. The Contractor shall commence work no later than ten (10) days after the date established in the Notice to Proceed.

8.1.3 The date of Substantial Completion of the Work or designated portion thereof is the date determined by Owner when: (1) construction is sufficiently complete, in accordance with the Contract Documents, so the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended; and (2) the Contractor has satisfied all other requirements for Substantial Completion which may be set forth in the Contract Documents.

8.1.4 The date of Final Completion of the Work is the date determined by the Owner when the Work is totally complete, to include punch list work, in accordance with the Contract Documents and the Owner may fully occupy and utilize the Work for the use for which it is intended.

8.1.5 The term “day” as used in the Contract Documents shall mean calendar days unless otherwise specifically designated.

8.2 PROGRESS AND COMPLETION

8.2.1 All time limits stated in the Contract Documents, including without limitation the date of Substantial Completion of the Work, are of the essence of the Contract.

8.2.2 The Contractor shall begin the Work on the date of commencement as defined herein. He shall carry the Work forward expeditiously with adequate forces and shall achieve Substantial and Final Completion as required by the Contract Documents.

8.3 CLAIMS FOR TIME EXTENSIONS

8.3.1 The time during which the Contractor is delayed in the performance of the Work by the acts or omissions of the Owner, the A/E or their employees or agents, acts of God, unusually severe and abnormal climatic conditions, fires, floods, epidemics, quarantine restrictions, strikes, riots, civil commotion or freight embargoes, or other conditions beyond the Contractor's control and which the Contractor could not reasonably have foreseen and provided against, shall be added to the time for completion of the Work (i.e., the Contract Time) stated in the Agreement; however, no claim by the Contractor for an extension of time for delays will be considered unless made in compliance with the requirements of this Article and other provisions of the Contract Documents.

8.3.2 The Owner shall not be obligated or liable to the Contractor for, and the Contractor hereby expressly waives any claims against the Owner on account of, any indirect or direct damages, costs or expenses of any nature which the Contractor, its Subcontractors, or Sub-subcontractor's or any other person may incur as a result of (1) any delays, reasonable or unreasonable, foreseeable or unforeseeable, which are either not caused by the acts or omissions of the Owner, its agents or employees or which arise from or out of (or due to) causes not within the control of the Owner, its agents or employees, or (2) any reasonable delay regardless of its cause, it being understood and agreed that the Contractor's sole and exclusive remedy in any such events shall be an extension of the Contract Time, but only as determined in accordance with the provisions of the Contract Documents.

8.3.3 The burden of proof to substantiate a claim for an extension of the Contract Time shall rest with the Contractor, including evidence that the cause was beyond his control. It shall be deemed that the Contractor has control over the supply of labor, materials, equipment, methods and techniques of

construction and over the Subcontractors, Sub-contractors, and suppliers, unless otherwise specified in the Contract Documents.

8.3.4 In the event of changes in the Work, the Contractor must identify any additional time required in the Proposed Change Order. The Owner need not consider any time extensions for changes in the Work not included in the Proposed Change Order.

8.3.5 No time extensions will be granted as a result of the Contractor's improper or unreasonable scheduling or for the Contractor's failure to have Shop Drawings, Product Data, Samples or Manuals submitted in ample time for review under a reasonable and agreed upon schedule.

8.3.6 Delays by Subcontractors, Sub-subcontractors or suppliers will not be considered justification for a time extension, except for the same valid reasons and conditions enumerated herein.

8.3.7 The Contractor acknowledges and agrees that actual delays due to changes, suspension of work or excusable delays~~,~~ in activities which, according to the Construction Schedule, do not affect the Contract Time will not be considered to have any effect upon the Contract Time and therefore will not be the basis for a time extension.

8.3.8 The Contractor acknowledges and agrees that time extensions will be granted only to the extent that: (1) excusable delays exceed the available flexibility in the Contractor's schedule; and (2) Contractor can demonstrate that such excusable delay actually caused, or will cause, delay to the Contractor's schedule that will extend the Contract Time.

8.3.9 With respect to Suspensions of Work under Paragraph 3.6, Suspension of Work, herein, the Contractor shall be entitled to an extension of the Contract Time not to exceed the length of time that the Work was suspended (unless as determined under this Article and the other requirements of the Contract Documents that a further extension is justified and warranted) if the claim is submitted in accordance with the requirements of this Article, and if the suspension is not due to any act or omission of the Contractor, any Subcontractor or Sub-subcontractor or any other person or organization for whose acts or omission the Contractor may be liable. The Contractor's claim will be evaluated in accordance with the terms of this Article.

8.3.10 The Contractor shall not be entitled to any extension of time for delays resulting from any conditions or other causes unless it shall have given written Notice to the Owner, within seven (7) calendar days following the commencement of each such condition or cause, describing the occurrence, the activities impacted and the probable duration of the delay. The Contractor's complete claim submittal for a time extension shall be submitted no later than twenty (20) calendar days after cessation of the delay or within such other longer period as the Owner may agree in writing to allow.

8.3.11 No such extension of time shall be deemed a waiver by the Owner of his right to terminate the Contract for abandonment or delay by the Contractor as herein provided or to relieve the Contractor from full responsibility for performance of his obligations hereunder.

8.4 CHANGE ORDER WORK

8.4.1 The Contractor shall make every reasonable effort to perform Change Order work within the Contract Time and in such manner as to have minimum delaying effects on all remaining Work to be performed under the Contract. If, however, the Change Order work results in an unavoidable increase in the time required to complete the Work, an extension of the Contract Time may be granted to the Contractor for the Change Order work. The Contractor's request shall be determined in accordance with the provisions of Article 8.3, Claims for Time Extensions, herein and as follows:

.1 If the time required for performance of the Change Order work has an unavoidable, direct, delaying effect on the primary sequence of Work activities remaining after rescheduling (e.g., the critical path in CPM type scheduling), the overall Contract Time may be extended by the minimum number of days required for the Change Order work as mutually agreed upon by the Owner and the Contractor;

.2 If the time required for performance of the Change Order work does not have an unavoidable direct delaying effect on the primary sequence of Work activities but is ordered by the Owner at a time such that insufficient Contract Time remains for completion of the Change Order work (and any limited number of contingent work activities), the Contract Time may be extended by the minimum number of days required for the Change Order work as mutually agreed upon by the Owner and the Contractor but only for the Change Order work and contingent activities, All other unaffected Work shall be performed within the Contract Time;

.3 Failure of the Owner and the Contractor to agree on a Contract Time extension as specified in .1 and .2 above shall not relieve the Contractor from proceeding with and performing the Change Order work promptly, as well as in such manner as to have minimal delaying effects on all remaining Work to be performed under the Contract. Such disagreement shall be resolved as soon as practical by negotiation.

8.5 LIQUIDATED DAMAGES FOR DELAY

8.5.1 The damages incurred by the Owner due to the Contractor's failure to complete the Work within required Milestone Dates and the Contract Time, including any extensions thereof, shall be in the amount set forth in the Construction Agreement, for each consecutive day beyond the Milestone Dates or the Contract Time (Sundays and all holidays included) for which the Contractor shall fail to complete the Work.

8.5.2 The parties hereby agree that the amount of liquidated damages provided in this Contract is neither a penalty nor a forfeiture and is intended to compensate the Owner solely for the Owner's inability to use the Work for its fully intended purpose, and is not intended to, nor does said amount include: (1) any damages, additional or extended costs~~,~~ incurred by the Owner for extended administration of this Contract, or by the Owner's agents, consultants or independent contractors for extended administration of this Contract, or (2) any additional services, relating to or arising as a result of the delay in the completion of the Work. Owner shall be entitled to claim against Contractor for its actual damages for any damages not specifically included within the liquidated damages as set forth herein. Such damages shall be computed separately, and, together with liquidated damages, either deducted from the Contract Sum or billed to the Contractor, at the option of the Owner.

Contractor agrees that it will not challenge the per diem amounts of liquidated damages imposed pursuant to this Article 8.5 except as to whether Contractor is responsible for the delays, themselves, that have resulted in the assessment of liquidated damages. The Contractor waives any challenge as to the validity of any liquidated damages specified on the grounds that such liquidated damages allegedly are void as penalties or allegedly are not reasonably related to Owner’s actual damages.

Owner may, in its sole discretion, deduct from any payments otherwise due Contractor amounts of liquidated damages assessable under this Article 8.5. Owner’s failure to deduct liquidated damages assessable under this Article 8.5 from payments to Contractor shall not be deemed a waiver by Owner of any entitlement to such liquidated damages.

8.6 TIME EXTENSIONS FOR WEATHER

8.6.1 The Contract Time will not be extended due to inclement weather conditions that are normal to the general locality of Work site. The time for performance of this Contract includes an allowance for

workdays (based on a 5-day workweek) which, according to historical data, may not be suitable for construction work.

.1 The following is the schedule of monthly anticipated normal inclement weather workdays for the Project location and will constitute the base line for monthly weather time extension evaluations.

ANTICIPATED NORMAL INCLEMENT WEATHER WORK-DAYS INCLUDED IN THE CONTRACT TIME OF PERFORMANCE											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
7	7	7	7	9	7	7	7	6	6	6	7

8.6.2 The Contractor, in his planning and scheduling of the Work as required by the Contract Documents, shall allow for the normal inclement weather for the locality of the Work site. If the Contractor believes that the progress of the Work has been adversely affected and that it will directly result in a failure to meet Substantial Completion within the Contract Time, by weather conditions above and beyond the amount normally expected, he shall submit a written request to the Owner, with a copy to the A/E, for an extension of time, pursuant to Paragraph 8.3, Claims for Time Extensions.

8.6.3 Such request shall be evaluated by the Owner in accordance with the provisions of the Contract Documents and shall include a comparison of actual weather statistics compiled by City of Lynchburg's Department of Public Works, for the time of year, locality of the particular Work site with the days claimed by the Contractor and the anticipated normal inclement weather as stated in subparagraph 8.6.1. The normal inclement weather expected has been included in the designated Contract Time for completion. The decision of the Owner shall be final.

8.6.4 The Contractor shall not be entitled to any money damages whatsoever for any delays resulting from inclement weather, whether normal or abnormal, foreseeable or unforeseeable. The Contractor and Owner stipulate and agree that, for delays due to weather as determined in 8.6.3, the Contractor's sole relief is a time extension granted in accordance with this Article 8.6, Time Extensions for Weather.

ARTICLE 9 PAYMENTS AND COMPLETION

9.1 CONTRACT SUM

9.1.1 The Contract Sum is stated in the Construction Agreement and, including authorized adjustments thereto, is the total amount payable by the Owner to the Contractor for the performance of the Work under the Contract Documents. The Contract Sum includes, but is not limited to, the Contractor's profit and general overhead and all costs and expenses of any nature whatsoever (including without limitation taxes, labor, equipment and materials), foreseen or unforeseen, and any increases in said costs and expenses, foreseen or unforeseen, incurred by the Contractor in connection with the performance of the Work, all of which costs and expenses shall be borne solely by the Contractor. The Contractor agrees to assume all increases in costs of any nature whatsoever that may develop during the performance of the Work.

9.2 SCHEDULE OF VALUES

9.2.1 For Lump Sum Price contracts, before the pre-construction meeting, the Contractor shall submit to the Owner and A/E a schedule of values allocated to the various portions of the Work, prepared on payment forms provided by the Owner and supported by such data to substantiate its accuracy as the Owner may require. This schedule of values, unless rejected by the Owner, shall be used as a basis for the Contractor's Applications for Payment.

9.2.2 For Unit Price contracts, the Contractor shall utilize the payment request form provided by the Owner, wherein the schedule of values shall correspond with the individual unit price bid items. When so requested by the Owner, the Contractor shall provide a more detailed cost breakdown of the unit price items.

9.2.3 Contractor may include in his schedule of values a line item for "mobilization" which shall include a reasonable amount for mobilization for the Contractor and his Subcontractors. The Contractor shall not front-end load his schedule of values.

9.3 APPLICATION FOR PAYMENT

9.3.1 The Contractor shall submit to the A/E three (3) originally executed, itemized Applications for Payment (and one (1) copy to the Owner) by the tenth of each month, along with any authorized change orders for that billing cycle. The Applications for Payment shall be notarized, indicate in complete detail all labor and material incorporated in the Work during the month prior to submission, and supported by such data substantiating the Contractor's payment request as the Owner may require. The Applications for Payment shall also contain Contractor’s certification that due and payable amounts and bills have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner.

9.3.2 Payment may be made for the value of materials, which are to be incorporated into the finished Work, and which are delivered to and suitably stored and protected on the Work site. The Contractor shall provide releases or paid invoices from the seller of such materials to establish, to the Owner's satisfaction, that the Owner has title to said material. Stored materials shall be in addition to the Work completed and shall be subject to the same retainage provisions as the completed Work. Material once paid for by the Owner becomes the property of the Owner and may not be removed from the Work site without the Owner's written permission.

9.3.3 The requirements for payment for materials stored off-site shall include, but are not limited to, those specified in Paragraph 9.3.2 and the additional requirements hereinafter specified. Material stored off-site under this provision shall be included in the definition of Work, Article 1, Contract Documents.

9.3.3.1 The requirements of Paragraph 10.2, Safety of Persons and Property, are fully applicable to materials stored off-site.

9.3.3.2 For purposes of administering this provision, the following definitions are provided.

a. Material stored NEAR the Work site: A storage location shall be considered near the Work site if it is not more than fifty (50) miles (approximately a one-hours drive) from the Work site.

b. Material stored DISTANT from the Work site: Locations beyond the limit of fifty (50) miles shall be considered distant.

9.3.3.3 All proposed off-site locations, regardless of whether they are near or distant, shall be approved by the Owner prior to any payment under this Article. The approval process will include an inspection of the proposed storage site, which may or may not coincide with any inspection of materials stored.

9.3.3.4 Prior to payment for any material stored off-site, said material shall be inspected to verify that it is properly stored; i.e., segregated, inventoried, identified as the property of the Owner and Contractor, and duly protected as required in Article 10.2, Safety of Persons and Property. This material shall be clearly identified and physically segregated from any other material or stock, in such a manner that it is clear, from casual observation that said material is not a part of any other stock or stored material.

9.3.3.5 For materials stored distant to the Work site, the Contractor shall reimburse the Owner for all reasonable costs incurred by the Owner, to include but not limited to salary, transportation, lodging and per diem, for the Owner's or the A/E's employees to travel to and from the storage locations for the purpose of verifying that the material is properly stored. It is anticipated that such trips would occur whenever additional material is claimed for payment and/or at least every six (6) months until the material is delivered to the Work site.

9.3.3.6 Except for unusual circumstances, the Contractor will not be required to reimburse the Owner's costs for visits to storage locations near the Work site.

9.3.3.7 The Contractor shall hold the Owner harmless from any and all losses, additional costs, direct or indirect damages and/or delays, whatsoever, which may occur as a result of a failure of the Contractor to deliver (or have delivered), in a timely manner, materials (for which payment has been made) to the Work site for installation and incorporation into the Work.

9.3.3.8 The Contractor shall provide to the Owner a release of lien or other suitable certification by the seller of the materials, in addition to paid invoices, verifying that the Contractor has valid title to all materials for which payment is requested. The seller, however, shall not be required to waive his rights for recovery against Contractor or any surety if his contract is breached.

9.3.4 The Contractor warrants that title to all Work, materials and equipment covered by an Application for Payment will pass to the Owner, either by incorporation in the construction or upon the receipt of payment by the Contractor, whichever occurs first, free and clear of all liens, claims, security interests or encumbrances, hereinafter referred to as "liens". The Contractor further warrants that no Work, materials or equipment covered by an Application for Payment will have been acquired by the Contractor or by any other person performing Work at the site or furnishing materials and equipment for the Work that is subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person.

9.3.5 The Contractor's Application for Payment shall provide that the payment request attests that all Work for which the request is made has been completed in full according to all the requirements of the Contract Documents. By submitting his Application for Payment, the Contractor also represents that he has no knowledge that any Subcontractors or suppliers have not been fully and timely paid and that, insofar as he knows, the only outstanding items for payment with respect to the Contract are those to be paid from the funds for which application is being made.

9.4 CERTIFICATES FOR PAYMENT

9.4.1 The A/E will, within seven (7) calendar days after the receipt of the Contractor's Application for Payment, recommend a Certificate for Payment to the Owner, for such amount as the A/E determines is properly due, with his reasons for any withholding or adjusting a Certificate as provided in Paragraph 9.6, Payments Withheld.

9.4.2 After the Certificate for Payment is recommended by the A/E, the Owner will review it and make any changes deemed necessary by the Owner's representative. The recommendation of the Certificate for Payment by the A/E does not waive or limit the Owner's right to reduce the amount of the payment due to the Contractor as determined to be appropriate by the Owner.

9.4.3 The recommendation of a Certificate for Payment will constitute a representation by the A/E to the Owner, based on his observations at the site as provided in Article 2, Architect/Engineer, and the data comprising the Application for Payment, that the Work has progressed to the point indicated; that, to the best of his knowledge, information and belief: (1) the quality of the Work is in accordance with the

Contract Documents (subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial or Final Completion, to the results of any subsequent tests required by or performed under the Contract Documents, to minor deviations from the Contract Documents correctable prior to completion, and to any specific qualifications stated in his Certificate); and that (2) the Contractor is entitled to payment in the amount certified. However, by recommending a Certificate for Payment, the A/E shall not thereby be deemed to represent that he has made exhaustive or continuous on-site inspections to check the quality or quantity of the Work or that he has reviewed the construction means, methods, techniques, sequences or procedures, or that he has made any examination to ascertain how or for what purpose the Contractor has used the moneys previously paid on account of the Contract Sum.

9.4.3.1.1 The Application for Payment shall be on a form approved by the City. Payment for stored material delivered but not incorporated in the work will be the invoiced amount only. Stored materials drawdown shall be approved by the Owner. Submit applicable invoices with Application for Payment. Monthly partial payment request shall be submitted in **TRIPLICATE** to Owner's representative for approval by the 25th of the month so that the Owner can approve payment request by the first working day of the next month. Partial payments shall be made on a monthly basis on or before the end of the next month for which the Work was performed, in accordance with the Contract Documents.

9.4.3.1.2 The Owner shall pay to the Contractor 95 percent of the total amount due and the Owner shall retain five (5) percent of the amount due until all work has been performed strictly in accordance with the Contract Documents and until such work has been accepted by the Owner.

9.5.1 The Owner shall make payment in the manner and within thirty (30) calendar days after receipt of the Certificate of Payment from the A/E based upon the Owner's approval or adjustment of said Certificate. The Contractor shall be paid the amount approved or adjusted by the Owner, less 5% retainage which is being held to assure faithful performance; provided however, that said retainage is not applicable to Time and Material Change Orders.

9.5.1.1 In relation to punch list or other uncompleted Work and in lieu of a portion of the above-specified five-percent 5% retainage, the Owner may, at its sole discretion, elect to retain fixed amounts directly relating to the various items of uncompleted Work. All amounts withheld shall be included in the Final Payment.

9.5.2 The Contractor shall, within seven (7) days after receiving payment from the Owner, do one of the following:

9.5.2.1 Pay all Subcontractors for the proportionate share of the total payment received from the Owner for Work performed by each Subcontractor under the Contract; or

9.5.2.2 Notify the Owner and Subcontractor(s), in writing, of his intention to withhold all or part of the Subcontractor's payment with the reason for nonpayment.

9.5.3 The Contractor shall make payment to Subcontractors as heretofore specified. Each payment shall reflect the percentage actually retained, if any, from payments to the Contractor on account of such Subcontractor's Work.

9.5.4 The Contractor shall provide the Owner with his social security number, if an individual, or his federal identification number, if a corporation, partnership, or other entity.

9.5.5 The Contractor shall pay unpaid Subcontractors interest on payments that are not made in accordance with this Article 9.5, Progress Payments. The rate of interest shall be in compliance with the Prompt

Payment section of the Virginia Public Procurement Act of the Code of Virginia. The Contractor shall, by an appropriate agreement with each Subcontractor, require each Subcontractor to make payments to his Sub-subcontractors according to all the same requirements as provided in this Article 9.5 Progress Payments.

9.5.6 The Owner may, upon written request, furnish to any Subcontractor, if practicable, information regarding the percentages of completion or the amounts applied for by the Contractor and the action taken thereon by the Owner on account of Work done by such Subcontractor.

9.5.7 Neither the Owner nor the A/E shall have any obligation to pay or to see to the payment of any monies to any Subcontractor except as may otherwise be required by law.

9.5.8 No Certificate for Payment, nor any payment, nor any partial or entire use or occupancy of the Project by the Owner, shall constitute an acceptance of any Work not in accordance with the Contract Documents, nor shall it waive any right or claim by Owner based upon the Work, or any portion of the Work, including Work for which payment has been made, not conforming to the requirements of the Contract Documents.

9.6 PAYMENTS WITHHELD

9.6.1 The Owner may withhold the payment in whole or in part, if necessary to reasonably protect the Owner. If the A/E is unable to make representations as provided in subparagraph 9.4.3 and to recommend payment in the amount of the application, he will notify the Owner as provided in subparagraph 9.4.1. If the Contractor and the Owner cannot agree on a revised amount, the Owner will promptly issue a Certificate for Payment for the amount for which he is able to make representations with respect to payment, due for Work performed. The Owner may also decline to certify or make payment because of subsequently discovered evidence or subsequent observations, and the Owner may nullify the whole or any part of any Certificate for Payment previously issued.

9.6.2 The Owner may withhold from the Contractor so much of any payment approved by the A/E, as may in the judgment of the Owner be necessary:

.1 To protect the Owner from loss due to defective work not remedied;

.2 To protect the Owner upon receipt of notice of the filing in court or in an arbitration proceeding as may be required in any third party contract, of verified claims of any persons supplying labor or materials for the Work, or other verified third party claims;

.3 To protect the Owner upon reasonable evidence that the Work will not be completed for the unpaid balance of the Contract Sum;

.4 To protect the Owner upon reasonable evidence that the Work will not be completed within the Contract Time established by this Contract; or

.5 To protect the Owner upon the Contractor's failure to properly schedule and coordinate the Work in accordance with or as required by the Contract Documents, or failure to provide progress charts, revisions, updates or other scheduling data as required by the Contract Documents, or upon the Contractor's failure to provide as-built drawings as required herein, or upon Contractor's failure to otherwise substantially or materially comply with the Contract Documents.

9.6.3 If required by the Contract Documents, the Contractor shall, concurrent with his submission of the Construction Schedule, submit a practicable and realistic payment schedule showing the dates on which the Contractor will submit each and every Application for Payment and the amount he expects to receive

for each and every monthly progress payment. If during the performance of the Work, the Contractor expects to receive an amount for a monthly progress payment larger than that indicated on the payment schedule, the Contractor shall notify the Owner at least thirty (30) days in advance of that payment so that the necessary allocation of funds can be processed. If Contractor fails to submit a practicable and realistic payment schedule, the Contractor's Application for Payment shall be honored only to the extent that the Work is actually performed and that the proportion of payments made to the Contract Sum does not exceed the proportion of the Contract Time expired as of the time of the request.

9.7 FAILURE OF PAYMENT

If the Owner does not make payment to the Contractor within the thirty (30) calendar days after receipt of the Contractor's Application for Payment by the A/E through no fault of Contractor, and the Owner otherwise not being entitled under the Contract Documents or applicable law to withhold payment, then the Contractor may, upon fifteen (15) additional days' written Notice to the Owner and the A/E, stop the Work until payment of the amount owing has been received. In such event, the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, which shall be effected by appropriate Change Order as provided herein.

9.8 SUBSTANTIAL COMPLETION AND GUARANTEE BOND

9.8.1 Unless otherwise specified in Article 9.9, Final Completion and Final Payment, when the Contractor considers that the Work, or a designated portion thereof which is acceptable to the Owner, is substantially complete as defined in Article 8, Contract Time, the Contractor shall request in writing that the A/E and the Owner perform a Substantial Completion inspection. Prior to such inspection the Contractor shall:

.1 If applicable, secure a Certificate of Occupancy for the Project or a designated portion thereof; and

.2 Submit five (5) copies each of the Operations and Maintenance Manuals to the A/E as specified and one (1) copy to the Owner.

9.8.2 The Owner shall determine whether the Work is substantially complete and shall compile a punch list of items to be completed or corrected. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

9.8.3 When the Owner on the basis of his inspection determines that the Work or a designated portion thereof is substantially complete, the A/E will then prepare a Certificate of Substantial Completion which shall establish the Date of Substantial Completion and shall state the responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance. The Certificate of Substantial Completion shall be submitted to the Owner and the Contractor for their written acceptance of the responsibilities assigned to them in such Certificate.

9.8.4 The Contractor shall have thirty (30) days from the Date of Substantial Completion to complete all items on the punch list to the satisfaction of the Owner. If the Contractor fails to complete all punch list items within the designated time, the Owner shall have the option to correct or conclude any remaining items by utilizing its own forces or by hiring others. The cost of such correction of remaining punch list items by the Owner or others shall be deducted from the final payment to the Contractor, and if the Owner has not retained sufficient funds to cover the cost, Contractor or its surety shall pay the difference within 30 days of a written demand by the Owner to do so.

9.8.5 Guarantees and warranties required by the Contract Documents shall commence on the Date of Final Completion of the Work, unless otherwise provided in the Certificate of Substantial or Final Completion, or the Contract Documents. Provided, however, that if Contractor does not complete certain punch list

items within the time period~~,~~ specified in 9.8.4, all warranties and guarantees for such incomplete Punch List items shall become effective upon issuance of final payment for the Work.

9.8.5.1 The Contractor shall guarantee for a term of one (1) year from the date of Final Completion or Final Payment, whichever comes later, (unless otherwise provided for in the Certificate(s) of Substantial or Final Completion or the Contract Documents): (1) the quality and stability of all materials equipment and Work; (2) all the Work against defects in materials, equipment or workmanship; and (3) all shrinkage, settlement or other faults of any kind which are attributable to defective materials or workmanship. The Contractor shall remedy at his own expense, when so notified in writing to do so by the Owner, and to the satisfaction of the Owner, the Work or any part thereof that does not conform to any of the warranties and guaranties described in the Contract Documents~~.~~ or that otherwise does not conform to the requirements of the Contract Documents

9.8.5.2 In order to make good the guarantee as herein required, the Contractor shall deposit with the Owner, after Substantial Completion but before Final Payment, a Guarantee Bond(s) issued by a surety licensed to do business in Virginia and otherwise acceptable to the Owner, for the faithful performance of the guarantee. Said Bond(s) shall be for a period of one (1) year from the date the guaranties and warranties commence and in the amount of five percent (5%) of the final gross value of the Contract.

9.8.5.3 The Contractor shall complete repairs during the guarantee period~~,~~ within five (5) working days after the receipt of Notice from the Owner, and if the Contractor shall fail to complete such repairs within the said five (5) working days, the Owner may employ such other person or persons as it may deem proper to make such repairs and pay the expenses thereof out of any sum retained by it, provided nothing herein contained shall limit the liability of the Contractor or his surety to the Owner for non-performance of the Contractor's obligations at any time.

9.8.6 The issuance of the Certificate of Substantial Completion does not indicate final acceptance of the Work by the Owner, and the Contractor is not relieved of any responsibility for the Work except as specifically stated in the Certificate of Substantial Completion.

9.8.7 Upon Substantial Completion of the Work, or designated portion thereof, and upon application by the Contractor and certification by the A/E, the Owner shall make payment, adjusted for retainage and payments withheld, if any, for such Work or portion thereof, as provided in the Contract Documents.

9.8.8 Should the Owner determine that the Work or a designated portion thereof is not substantially complete, he shall provide the Contractor a written Notice stating why the Work or designated portion is not substantially complete. The Contractor shall expeditiously complete the Work and shall re-request in writing that the Owner perform a Substantial Completion inspection.

9.9 FINAL COMPLETION AND FINAL PAYMENT

9.9.1 A Certificate of Final Completion shall be issued by the A/E prior to final payment. At the Owner's sole option, this Final Completion Certificate may be issued without a Certificate of Substantial Completion. The Contractor, prior to application for Final Payment and within the time specified for completion of the Work, shall complete all Work, to include punch list items and provide operation and maintenance manuals and as-built data, for the Work, as completed and in place. Said Certificate of Final Completion shall be issued, even if a Certificate of Substantial Completion has been issued previously and temporary authority to operate the Work has been granted.

9.9.1.1 The Certificate of Final Completion shall certify that all Work has been completed in accordance with Contract Documents and is ready for use by the Owner.

9.9.2 For all projects where Substantial Completion Certificates have been issued for various portions of the Work, at differing times, the Contractor shall request and the Owner shall, prior to final payment, issue a Certificate of Final Completion which certifies that all required Work, including punch list items, has been completed in accordance with the Contract Documents.

9.9.3 Neither the final payment nor any remaining retainage shall become due until the Contractor submits to the A/E the following:

.1 An Application for Payment for all remaining monies due under the -Contract.

.2 Consent of surety to final payment;

.3 If required by the Owner, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of claims arising out of the Contract, to the extent and in such form as may be designated by the Owner. If any Subcontractor refuses to furnish waiver of claims satisfactory to the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify Owner against any such claim. If any such claim remains unsatisfied after all payments are made, the Contractor shall refund to the Owner all monies that the latter may be compelled to pay in discharging such claim, including all costs and reasonable attorneys' fees;

.4 As-built drawings, operation and maintenance manuals and other project closeout submittals, as required by the Contract Documents;

.5 Construction releases as required by the Contract Documents from each property owner on whose property an easement for construction of the Work has been obtained by the Owner, such release to be in the forms to be provided by the Owner. This release is for the purpose of releasing the Owner and the Contractor from liability, claims, and damages arising from construction operations on or adjacent to the easement and includes proper restoration of the property after construction. It shall be the Contractor's sole responsibility to obtain all such releases and furnish them to the Owner; and

.6 A written certification that:

.1 The Contractor has reviewed the requirements of the Contract Documents,

.2 The Work has been inspected by the Contractor for compliance with all requirements of the Contract Documents,

.3 Pursuant to this inspection, the Contractor certifies and represents that the Work complies in all respects with the requirements of the Contract Documents,

.4 The Contractor further certifies and represents that all equipment and systems have been installed in accordance with the Contract Documents and have been tested in accordance with specification requirements and are operational, and

.5 The Contractor hereby certifies and represents that the Work is complete in all respects and ready for final inspection.

9.9.4 Upon receipt of the documents required in subparagraph 9.9.3 and upon receipt of a final Application for Payment, the A/E and Owner will promptly make a final inspection. When the A/E finds the Work

acceptable under the Contract Documents and the Contract fully performed, he will issue within seven (7) days a final Certificate for Payment and a Final Certificate of Completion.

The Certificate of Completion will state that to the best of his knowledge, information and belief, and on the basis of his observations and inspections, the Work has been completed in accordance with the terms and conditions of the Contract Documents and that the entire balance designated in the final Certificate for Payment is due and payable. The final Certificate for Payment will constitute a further representation that the conditions precedent to the Contractor's being entitled to final payment as set forth in Subparagraph 9.9.3 have been fulfilled. The Owner shall review the Certificate of Payment and shall accept it and issue final acceptance, or reject it and notify the Contractor, within ten (10) days. Final payment to the Contractor shall be made within thirty (30) days after final acceptance. All prior estimates and payments, including those relating to Change Order work, shall be subject to correction by this final payment.

9.9.5 The making of Final Payment shall constitute a waiver of all claims by the Owner, except those arising from:

.1 Unsettled claims;

.2 Faulty, defective, or non-conforming Work discovered or appearing after Substantial or Final Completion;

.3 Failure of the Work to comply with the requirements of the Contract Documents;

.4 Terms of any warranties or guarantees required by the Contract Documents; or

.5 Fraud or bad faith committed by the Contractor or any subcontractor or supplier during performance of Work but discovered by Owner after Final Payment.

9.9.6 The acceptance of Final Payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and so identified by the Contractor~~,~~ as unsettled at the time of the final Application for Payment. No payment, however, final or otherwise, shall operate to release the Contractor or his sureties from any obligations under this Contract or the Performance, Payment, or Guarantee Bonds.

ARTICLE l0 PROTECTION OF PERSONS AND PROPERTY

10.1 SAFETY PRECAUTIONS AND PROGRAMS

10.1.1 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. The requirement applies continuously throughout the Contract performance, until Final Payment is made, and is not limited to regular working hours.

10.2 SAFETY OF PERSONS AND PROPERTY

10.2.1 The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

.1 All persons performing any of the Work and all other persons who may be affected thereby;

.2 All the Work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors or Sub-subcontractor's. Machinery, equipment and all hazards shall be guarded or eliminated in

accordance with the safety provisions of the Manual of Accident Prevention in Construction published by the Associated General Contractors of America, to the extent that such provisions are not in contravention of applicable law; 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.

10.2.2 The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules, regulations, permits, resolutions and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

The Contractor shall at all times safely guard the Owner's property from injury or losses in connection with the Contract. Contractor shall at all times safely guard and protect his Work and adjacent property as provided by law and the Contract Documents, from damage. All passageways, guard fences, lights and other facilities required for protection by local authorities or local conditions must be provided and maintained without additional cost to the Owner.

10.2.3 The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.

10.2.4 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

10.2.5 The Contractor is responsible for the proper packing, shipping, handling and storage (including but not limited to shipment or storage at the proper temperature and humidity) of materials and equipment to be incorporated in the Work, so as to insure the preservation of the quality and fitness of the materials and equipment for proper installation and incorporation in the Work, as required by the Contract Documents.

For example, but not by way of limitation, Contractor shall, when necessary, place material and equipment on wooden platforms or other hard and clean surfaces and not on the ground and/or place such material and equipment under cover or in any appropriate shelter or facility. Stored materials or equipment shall be located so as to facilitate proper inspection. Material and equipment that is delivered crated shall remain crated until ready for installation. Lawns, grass plots or other private property shall not be used for storage purposes without the written permission of the owner or lessee unless otherwise within the terms of the easements obtained by the Owner.

10.2.6 In the event of any indirect or direct damage to public or private property referred to in Paragraphs 10.2.1.2 and 10.2.1.3, caused in whole or in part by an act, omission or negligence on the part of the Contractor, any Subcontractor, any Sub-subcontractor, or anyone directly or indirectly employed by any of them or by anyone for whose acts any of them may be liable, the Contractor shall at his own expense and cost promptly remedy and restore such property to a condition equal to or better than existing before such damage was done. The Contractor shall perform such restoration by underpinning, replacing, repairing, rebuilding, replanting, or otherwise restoring as may be required or directed by the Owner, or shall make good such damage in a satisfactory and acceptable manner. In case of failure on the part of the Contractor to promptly restore such property or make good such damage, the Owner may, upon two (2) calendar days written Notice, proceed to repair, replace, rebuild or otherwise restore such property as may be necessary and the cost thereof, or a sum sufficient in the judgment of the Owner to reimburse the owners of property so damaged, will be deducted from any monies due or to become due the Contractor under the Contract. If insufficient monies remain due or will become due to pay such sum, Contractor or

its surety shall, within 30 days of receipt of a written demand from Owner to do so, pay Owner such sum.

10.2.7 The Contractor shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents and the protection of material, equipment and other property. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner.

10.2.8 The Contractor shall not load or permit any part of the Work to be loaded so as to endanger the safety of any portion of the Work.

10.2.9 The Contractor shall give notice in writing at least forty-eight (48) hours before breaking ground, to all persons, Public Utility Companies, owners of property having structures or improvements in proximity to site of the Work, superintendents, inspectors, or those otherwise in charge of property, streets, water pipes, gas pipes, sewer pipes, telephone cables, electric cables, railroads or otherwise, who may be affected by the Contractor's operation, in order that they may remove any obstruction for which they are responsible and have representative(s) on site to see that their property is properly protected. Such notice does not relieve the Contractor of responsibility for any damages and claims. Nor does such notice relieve the Contractor from his responsibility to defend and indemnify the Owner from actions resulting from the Contractor’s performance of such work in connection with or arising out of the Contract.

10.2.10 The Contractor shall protect all utilities encountered while performing its work, whether indicated on the Contract Drawings or not. The Contractor shall maintain utilities in service until moved or abandoned. The Contractor shall exercise due care when excavating around utilities and shall restore any damaged utilities to the same condition or better as existed prior to starting the Work, at no cost to the Owner. The Contractor shall maintain operating utilities or other services, even if they are shown to be abandoned on the drawings, in service until new facilities are provided, tested and ready for use.

10.2.11 The Contractor shall return all improvements on or about the site and adjacent property which are not shown to be altered, removed or otherwise changed to conditions which existed prior to starting the Work.

10.2.12 The Contractor shall protect the Work, including but not limited to, the site, stored materials and equipment, excavations, and excavated or stockpiled soil or other material, intended for use in the Work, and shall take all necessary precautions to prevent or minimize damage to same and to prevent detrimental effect upon his performance or that of his Subcontractors, caused by or due to rain, snow, ice, run-off, floods, temperature, wind, dust, sand and flying debris. For example, but not by way of limitation, Contractor shall, when necessary, utilize temporary dikes, channels or pumping to carry-off, divert or drain water, and shall as necessary tie-down or otherwise secure the Work and employ appropriate covers and screens.

10.3 OBLIGATION OF CONTRACTOR TO ACT IN AN EMERGENCY

10.3.1 In case of an emergency that threatens immediate loss or damage to property and/or safety of life, the Contractor shall act to prevent threatened loss, damage, injury or death. The Contractor shall notify the Owner of the situation and all actions taken immediately thereafter. If the Contractor fails to act and any loss, damage, injury or death occurs that could have been prevented by the Contractor's prompt and immediate action, the Contractor shall be fully liable to the Owner or any other party for all costs, damages, claims, actions, suits, costs of defense, and all other expenses arising therefrom or relating thereto.

10.3.2 Prior to commencing the Work and at all times during the performance of the Work, the Contractor shall provide the Owner two, twenty-four hour (24) emergency phone numbers where his representatives can be contacted at any time.

ARTICLE 11 INSURANCE FOR CONTRACTS

11.1 CONTRACTOR'S INSURANCE

11.1.1 During the term of this Contract, the Contractor shall procure and maintain insurance coverages with insurance companies rated by A. M. Best Company as A – VIII or better. The company(is) shall be authorized to do business under the laws of the Commonwealth of Virginia and be acceptable to the City of Lynchburg and shall provide the following minimum types of insurance:

a. **Commercial General Liability Insurance** – This will cover claims for Bodily Injury, Property Damage, Personal and Advertising Injury, Products and Completed Operations, which may arise from operations under the Contract, whether such operations be performed by the Contractor or by any Subcontractor or Independent Contractor, or by anyone directly or indirectly employed by any of them. Such insurance shall include coverages "X", "C" and "U" for explosion, collapse of other structures and underground utilities, as well as Contractual Liability Insurance covering the requirements outlined in the General Conditions. This insurance shall name the City, the City Council and its employees as additional insureds ***by endorsement*** to the Commercial General Liability policy. Such policy shall not have a restriction on the limits of coverage provided to the City of Lynchburg as an additional insured. The City of Lynchburg shall be entitled to protection up to the full limits of the Contractor's policy regardless of the minimum requirements specified in this Contract. If endorsements to the Commercial General Liability insurance policies cannot be made, then separate policies providing such protection shall be purchased by the Contractor.

1. The Policy shall have the following ***minimum*** limits:

$1,000,000 Each Occurrence Limit
$1,000,000 General Aggregate Limit
$1,000,000 Personal and Advertising Injury Limit
$1,000,000 Products and Completed Operations Aggregate Limit
$5,000 Medical Expense Limit

This insurance shall include the following provisions and /or endorsements:

1) The General Aggregate limit shall apply on a "per project" and on a "per location" basis;
2) Coverage shall apply to all liability arising from all premises and operations conducted by the Contractor, Subcontractors and independent contractors;
3) The Contractor agrees that liability arising from Products and Completed Operations will be covered. Such liability coverage will be maintained for two years after completion of the Work.
4) The Contractor shall require each of his Subcontractors to procure and maintain Commercial General Liability Insurance of the type specified in these Contract Documents in the minimum amounts required by the Owner and the Contractor (which shall be the amounts required by this paragraph 11.1.1. of Contractor unless otherwise agreed in writing by Owner), during the term of their subcontracts.

b. **Worker's Compensation and Employer's Liability Insurance** for the Contractor's employees engaged in the Work under this Contract, in accordance with statutory requirements of the Commonwealth of Virginia. The Contractor shall require each of his

Subcontractors to provide Worker's Compensation and Employer's Liability Insurance for all of the Subcontractor's employees engaged on such subcontracts. If any class of employees engaged on Work under the Contract is not protected under the Worker's Compensation statute, the Contractor shall provide similar protection for these employees in amounts not less than the legal requirements. The amount of Employer's Liability Insurance for the Contractor and each of his Subcontractors shall be not less than:

$100,000 per employee for Bodily Injury.
$100,000 per employee for disease
$500,000 per policy for disease

The Worker's Compensation and Employer's Liability Insurance policy shall include an "all states" or "other states" endorsement.

c. **Commercial Automobile Liability Insurance**, including coverage for owned, hired, non owned and borrowed vehicles used in the work with ***minimum*** limits of $1,000,000 Combined Single Limit per occurrence. This insurance shall name the City, the City Council and its employees as additional insureds ***by endorsement*** to the Commercial Automobile Liability policy. Such policy shall not have a restriction on the limits of coverage provided to the City of Lynchburg as an additional insured. The City of Lynchburg shall be entitled to protection up to the full limits of the Contractor's policy regardless of the minimum requirements specified in this Contract.

d. **Umbrella Liability or Excess Liability** Insurance with the following minimum limits of:

$5,000,000 Each Occurrence
$5,000,000 Annual Aggregate

The following policies shall be scheduled as underlying policies:

Commercial General Liability
Commercial Automobile Liability
Employers Liability

This insurance shall name the City, the City Council and its employees as additional insureds ***by endorsement*** to the Umbrella or Excess Liability policy. Such policy shall not have a restriction on the limits of coverage provided to the City of Lynchburg as an additional insured. The City of Lynchburg shall be entitled to protection up to the full limits of the Contractor's policy regardless of the minimum requirements specified in this Contract.

11.1.2 Proof of insurance for each type of coverage listed herein shall be provided within 10 days after issuance of the award letter for the Contract, and no Work shall proceed unless all such insurance is in effect. The Contractor shall not allow any Subcontractor to commence work on his subcontract until all such insurance of the Subcontractor has been so obtained and approved by the Contractor and found to be in accordance with the requirements set forth herein. The Contractor certifies by commencement of the Work that his insurance and that of Subcontractors is in effect and meets the requirements set forth herein.

11.1.3 The Contractor shall purchase and maintain required liability and all other insurance as is appropriate for the Work being performed and furnished. The insurance shall provide protection from claims which may arise out of or result from Contractor's performance and furnishing of the Work and Contractor's other obligations under the Contract Documents, whether it is to be performed or furnished by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform or furnish any of the Work, or by anyone for whose acts any of them may be liable:

a. claims under Worker's Compensation, Employers Liability, disability benefits, and other similar employee benefit acts;

b. claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees;

c. claims for damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees;

d. claims for damages insured by personal injury liability coverage which are sustained: (1) by any person as a result of an offense directly or indirectly related to the employment of such person by Contractor; or (2) by any other person for any other reason;

e. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and

f. claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle.

11.1.4 The insurance required to be purchased and maintained by the Contractor shall:

a. include completed operations insurance;

b. with respect to any other insurance coverage written on a claims-made basis, remain in effect for at least 2 years after final payment (and Contractor shall furnish the City and A/E evidence satisfactory to the City of continuation of such insurance at final payment and 1 year thereafter);

c. contain a cross liability or severability of interest clause or endorsement. Insurance covering the specified additional insureds shall be primary insurance, and all other insurance carried by the additional insureds shall be excess insurance.

11.1.5 All of the aforesaid insurance policies must be endorsed to provide that the insurance company ***shall give 30 days written notice to the City*** if the policies are to be terminated or if any changes are made during the Contract period which will affect in any way the insurance provided pursuant to such policy. Before starting the Work, the Contractor shall provide the City with a copy of each policy that he and each of his Subcontractors is required to carry in accordance with this Article 11, together with receipted bills evidencing proof of premium payment. These policies shall contain endorsements to the policies naming the City of Lynchburg as an additional insured as required.

11.1.6 Nothing contained herein shall effect, or shall be deemed to affect, a waiver of the City's sovereign immunity under law.

ARTICLE 12 CHANGES AND MODIFICATIONS IN THE WORK

12.1 CHANGES IN THE WORK

12.1.1 The Owner, without invalidating the Contract and without notice to the surety, may order a change to the Work consisting of additions, deletions or other revisions to the general scope of the Contract, or changes in the sequence of the performance of the Work. The Contract Sum and the Contract Time shall be adjusted accordingly. All such changes in the Work shall be authorized by Change Order,

Modification, or Change Directive, and all Work involved in a change shall be performed in accordance with the terms and conditions of the Contract Documents. If the Contractor should proceed with a change in the Work upon an oral order, by whomsoever given, it shall constitute a waiver by the Contractor of any claim for an increase in the Contract Sum and/or Contract Time, on account thereof.

12.2 FIELD ORDER

12.2.1 A Field Order is a written order to the Contractor signed by the Owner's designated representative, interpreting or clarifying the Contract Documents or directing the Contractor to perform minor changes in the Work. Any work relating to the issuance of a Field Order shall be performed promptly and expeditiously and without additional cost to the Owner and within the Contract Time, unless the Contractor submits a Proposed Change Order, defined below, which is approved by the Owner. Field Orders shall be numbered consecutively by date of issuance by the Owner.

12.3 OWNER CHANGE REQUEST

12.3.1 An Owner Change Request is a written request from the Owner to the Contractor that describes a proposed change in the Work. The Contractor is required to submit a complete proposal for the total cost and additional time, if any, necessary to perform the proposed change in the Work. Owner Change Requests shall be numbered consecutively by date of issuance by the Owner.

12.4 CONTRACTOR'S PROPOSED CHANGE ORDER

12.4.1 A Contractor's Proposed Change Order is a written request from the Contractor to the Owner requesting a change in the Contract Sum and/or Contract Time. A Contractor's Proposed Change Order is submitted as a proposal in response to a Owner Change Request or as a claim for an increase in the Contract Sum or Contract Time pursuant to the issuance of a Field Order, or as a result of unforeseen circumstances, such as an unknown site conditions.

Change Orders for unforeseen site conditions will only be entertained if the Contractor has not accepted responsibility for the unforeseen site conditions pursuant to other provisions in the Contract Documents. A Contractor's Proposed Change Order must be submitted within twenty (20) calendar days of the issuance of a Owner Change Request or a Field Order or the discovery of an unforeseen circumstance. The Contractor shall not be entitled to any adjustment to the Contract Time or Contract Sum if Contractor fails to comply strictly with the requirements of the preceding sentence. Contractor's Proposed Change Orders shall be numbered consecutively by date of issuance by the Contractor. The Contractor shall also indicate on the Proposed Change Order the number of the Owner Change Request or the Field Order to which it responds. The Contractor understands and agrees to the City's provisions and policy regarding Change Orders as outlined in Article 1, section 1.1.2 of these General Conditions.

12.4.2 In the case of unit price items, it is understood and agreed by the Contractor that the estimates of the quantities in unit price items are approximate only and are presented solely for the purpose of comparing bids and may not represent the actual amount of work to be performed. The Contractor, therefore, understands and agrees that the Owner reserves the right to increase, decrease or eliminate entirely the quantity of work to be done under any item. If called upon to do more work under any unit price item named in the Bid Documents, he will perform all such additional work and accept as payment the unit price named in the proposal, subject to the 20% deviation limitations specified in subparagraph 12.4.2.2.

12.4.2.1 The Contractor's Proposed Change Order shall be determined by applicable unit prices, if any, as set forth in the Contract.

12.4.2.2 However, if changes in quantities are of an item increase the actual work to more than twenty percent (20%) of the original bid quantity for that item, or decrease quantities of that item more than 20% of the original bid quantity for that item, then the Owner or the Contractor shall have the right to request a decrease or an increase in the unit price for the item for quantities greater than 120% or less than 80% of the original bid quantity for that item.

12.4.2.3 It shall be understood that such unit prices shall constitute full payment for the extra work performed, including, but not limited to, “general conditions” costs, plant, materials, labor, equipment, overhead, profit, and safety requirements.

12.4.3 If no such unit prices are set forth, the Contractor's proposal shall be on a lump sum basis and shall be itemized and segregated by labor, equipment, and materials for the various components of the change in the Work (no aggregate labor total will be acceptable) and shall be accompanied by signed proposals of any Subcontractors who will perform any portion of the change in the Work and of any persons who will furnish materials or equipment for incorporation therein.

12.4.3.1 The portion of the proposal relating to labor, whether by the Contractor's forces or the forces of any of its Subcontractors, may include reasonably anticipated gross wages of job site labor, including foremen, who will be directly involved in the change in the Work (for such time as they will be so involved), plus separately identified payroll costs (including premium costs of overtime labor, if overtime is authorized, Social Security, Federal or State unemployment insurance taxes and fringe benefits required by collective bargaining agreements entered into by the Contractor or any such Subcontractor in connection with such labor).

12.4.3.2 The portion of the proposal relating to materials may include the reasonably anticipated direct costs to the Contractor or to any of its Subcontractors of materials to be purchased for incorporation in the change in the Work, plus transportation and applicable sales or use taxes.

12.4.3.3 The proposal may further include the Contractor's and any of his Subcontractor's reasonably anticipated equipment rental costs, except small hand tools, in connection with the change in the Work.

12.4.4 Base Cost is defined as the total of labor, material and equipment rentals as described in subparagraphs 12.4.3.1, 12.4.3.2 and 12.4.3.3. The actual net cost in money to the Owner for the change in the Work shall be computed as follows:

.1 If the Contractor performs the change in the Work without use of Subcontractors or sub-subcontractors, his compensation will be the Base Costs as described above, plus a maximum mark-up of 15% for overhead and profit.

.2 If the work is performed by a bona fide Subcontractor, the Subcontractor's compensation will be the Base Costs as described above plus a maximum mark-up of 15% for overhead and profit. The Contractor's compensation will be a maximum mark-up of five percent (5%) of the Subcontractors Base Costs for his overhead and profit.

.3 If the Work is performed by a bona fide Sub-subcontractor, the Subcontractor's compensation will be the Base Costs as herein described, plus a maximum mark-up of 15% for overhead profits. The mark-up of any Sub-subcontractor’s work by the Contractor and all intervening tiers of Subcontractors shall not exceed a total of 10%.

12.4.5 The mark-up on the cost of labor, materials, and equipment described in Paragraphs 12.4.4.1, 12.4.4.2, and 12.4.4.3 shall be all the compensation to which the Contractor, Subcontractors and Sub-subcontractor are entitled for all indirect costs associated with or relating to the change in the Work including, but not limited to, labor and/or equipment inefficiency, changes in sequence, delays, interferences, impact on unchanged work, gross receipts tax, superintendent, small tools, reproduction, administration, insurance, unrelated safety requirements, temporary structures and offices, all other general and administrative, home office and field office expenses.

12.4.6 The Proposed Change Order may also include the cost of increases in premiums for the Payment Bond and the Performance Bond, provided coverage for the cost of the change in Work results in such increased costs. At the Owner's request, the Contractor shall provide proof of his notification to the surety of the change in the Work and of the surety's agreement to include such change in its coverage. The cost of the increase in premiums shall not be marked up.

12.4.7 In the event that it is necessary to increase the Contract Time in order to perform the change in the Work, the Contractor shall provide an estimate of the increase in the Contract Time as part of the Proposed Change Order. The Contractor's request for a time extension shall be evaluated in accordance with the criteria described in Article 8.3, Claims for Time Extensions.

12.4.8 If the Contractor's Proposed Change Order is rejected by the Owner as being within the scope of the Work required by the Contract Documents, the Owner may, at its sole option and discretion, direct the Contractor to perform the Work which is the subject of the said Proposed Change Order, with claimed compensation to be accounted for pursuant to 12.6 and to be subject to the procedures of Article 13. The Contractor shall then promptly proceed with said Work. Nothing herein shall excuse the timely performance by the Contractor of the Work because any Proposed Change Order is pending.

12.5 CHANGE ORDER

12.5.1 A Change Order is a written order to the Contractor signed by the Owner, issued after execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum and/or the Contract Time. The Contract Sum and the Contract Time may be changed only by Change Order. A Change Order signed by the Contractor indicates his agreement therewith, including the adjustment in the Contract Sum and/or the Contract Time. Change Orders shall be numbered consecutively by date of issuance by the Owner and shall, if applicable, indicate the number of the Field Order(s), Request for Proposal(s) and/or Proposed Change Order(s) to which they relate.

12.5.1.1 If the Owner determines that the Contractor's Proposed Change Order, submitted pursuant to Article 12.4 for a change in the Contract Sum or Contract Time, is acceptable, the Owner shall prepare and issue a Change Order which will authorize the Contractor to proceed with the change in the Work with the adjustment to Contract Sum and Contract Time stated in the Proposed Change Order, or as otherwise may be agreed upon by the parties. The amounts stated in the Change Order for the adjustment to Contract Sum and Contract Time for the change in the Work shall be binding on the parties.

12.5.2 After issuance of the Change Order, the Contractor shall ensure that the amount of the Performance and Payment Bond coverage has been revised to reflect the increase in the Contract Sum due to the Change Order. Notwithstanding the foregoing, Contractor's failure to do so shall not release any surety from its obligations under any bonds.

12.6 CHANGE DIRECTIVE

12.6.1 If Owner and Contractor cannot agree as to whether something constitutes a change to the Work originally contemplated by the Contract Documents, or if they cannot agree as to the adjustment to the Contract Sum or Contract Time required for what Owner acknowledges to be a change to the Work constituting Extra Work, Owner may, in his sole discretion, issue a written Change Directive directing Contractor to perform such work. Contractor shall then promptly proceed with the work at issue. Owner may elect, in its sole discretion, to have the compensation or claimed compensation for such work accounted for on either a time and material basis or lump sum basis as described in 12.6.2 and 12.6.3.

12.6.2 If Owner elects to have the compensation and/or claimed compensation accounted for on a time and materials basis, the following procedures apply:

12.6.2.1 Change Directive work, the compensation or claimed compensation for which is being accounted for on a time and material basis shall be performed, whether by the Contractor's forces or the forces of any of its Subcontractors' or Sub-subcontractors', at actual cost to the entity performing the Work (without any charge for administration, clerical expense, supervision or superintendent of any nature whatsoever). The percent mark-ups for the Contractor, Subcontractors and Sub-subcontractor's shall be as described in subparagraphs 12.4.4 and 12.4.5.

12.6.2.2 Prior to starting the Change Directive work on a time and material basis, the Contractor shall notify the Owner in writing as to what labor, materials, equipment or rentals are to be used for the change or claimed change in the Work. During performance, the Contractor shall submit to the Owner daily time and material tickets, which shall list the categories and amounts of labor and equipment for which Change Directive compensation is to be charged for the previous work day. Such tickets shall specifically include the following information: location and description of the change in the Work, the classification of labor employed, including names and social security numbers of laborers, labor trades used, man hours, wage rates, insurance, taxes and fringe benefits, equipment and materials suppliers' quotations with detailed break-out and pricing, rental equipment hours and rates, and materials quantities and unit prices and such other evidence of cost as the Owner may require.

12.6.2.3 The Contractor shall commence submission of daily time and material tickets immediately upon commencement of the Change Directive work and continue to submit them until completion of the Change Directive work. The Owner may require authentication of all time and material tickets and invoices by persons designated by the Owner for such purpose.

12.6.2.4 No payment will be made to the Contractor for any portion of the Change Directive work that Owner acknowledges to be Extra Work unless and until such daily time and material tickets and invoices are submitted. The submission of any such ticket or invoice shall not constitute an acknowledgment by the Owner that the items thereon were reasonably required for the Change Directive work.

12.6.2.5. For any work performed on a time and material basis, the Contractor shall submit its complete submission of the reasonable actual cost and time to perform the change in the Work within twenty (20) days after such Work has been completed. If Change Directive work includes both Work that Owner acknowledges to be Extra Work and work that Owner disputes to be Extra Work, Contractor shall clearly segregate its accounting for the two. The Owner shall review the costs and time submitted by the

Contractor on the basis of reasonable expenditures and savings of those performing the Change Directive work. If such costs and time are acceptable to the Owner, or if the parties otherwise agree to the actual reasonable cost to perform the Change Directive work, a Change Order will be issued for the cost and time agreed upon. The amounts stated in the Change Order for the cost and time to perform the Change Directive work shall be binding upon the parties.

12.6.3 If Owner elects to have the compensation or claimed compensation accounted for on a lump sum basis, Owner may make a unilateral determination of a reasonable adjustment in Contract Sum and Contract Time due to the Change Directive. Any unresolved dispute about the reasonableness of Owner's unilateral determination shall be subject to Article 13, Claims and Dispute Procedure.

12.7 DECREASES AND WORK NOT PERFORMED (Deductive Change Orders)

12.7.1 Should it be deemed expedient by the Owner to decrease the dimensions, quantity of material or Work, or vary in any other way the Work required by the Contract Documents, the Owner may direct by written Change Order, such decreases to be made or performed without in any way affecting the validity of the Contract. The Contractor shall, comply with the Change Order from the Owner. The difference in expense occasioned by such decrease shall be deducted from the amount payable under this Contract.

12.7.2 When Work is deleted from the Contract by Owner, the amounts to be credited to the Owner shall reflect the same current pricing as if the Work were being added to the Contract at the time the deletion is ordered, and Contractor shall provide documentation for a credit as specified in Article 12.5.4. If such deleted materials and equipment shall have already been purchased and stored on site and cannot be used in other projects, cannot be returned for credit or cannot be returned for credit at the price paid by the Contractor at the time of purchase, the Contractor shall be entitled, upon proper documentation and certification, to an adjustment in the pricing of the credit to avoid hardship to the Contractor. If necessary in order to establish such reasonable value, the Contractor may be required to submit a detailed breakdown of his original bid and all documents upon which Contractor's bid was based for the items or Work involved.

12.7.3 If Work is not performed, and such deletion of Work was not directed or approved by the Owner, the Owner shall ascertain the amount of the credit due.

12.8 CHANGES IN LINE AND GRADE

12.8.1 The Owner reserves the right to make such alterations in the line and grade of various structures or pipe lines shown on the drawings, as may be necessitated by conditions found during construction or that in the judgment of the Owner appears advisable. Such alterations shall in no way affect the validity of the Contract

12.8.1.1 In case of a unit price contract, if such changes increase the amount of the Work or materials, the Contractor will be paid according to the quantity of Work actually done at the prices established for such Work under the Contract.

12.8.1.2 In case of a lump sum contract, the price for the Work shall be determined as specified in Article 12.4, Proposed Change Order.

12.9 SUBSURFACE CONDITIONS FOUND DIFFERENT

12.9.1 Should the Contractor encounter subsurface and/or latent conditions at the site materially differing from those shown on the drawings or indicated in the specifications, he shall immediately give Notice to the

Owner of such conditions before they are disturbed. The Owner shall thereupon promptly investigate the conditions and if he finds that they materially differ from those shown on the drawings or indicated in the specifications, he shall at once make such changes in the drawings and/or specifications as he may find necessary. Any increase or decrease of cost resulting from such changes shall be adjusted in the manner provided herein for adjustments as to extra and/or additional work and changes. Notwithstanding the foregoing, if the Contract Documents indicate elsewhere that excavation is to be on an unclassified basis, Contractor shall not be entitled to any adjustment to the Contract Sum or Contract Time based upon this 12.9.

12.10 OTHER CLAIMS

If the Contractor claims that additional cost or time is involved because of, but not limited to, (1) any written interpretation pursuant to Article 2, Architect/Engineer, (2) any order by the Owner to stop the Work pursuant to Article 3, Owner, where the Contractor was not at fault, (3) failure of payment by the Owner pursuant to Article 9 Payments and Completion, or (4) any written order for a minor change in the Work issued pursuant to Article 12.8, Changes in Line and Grade~~;~~, the Contractor shall make such claim as provided in Section 12, Changes and Modification in the Work~~.~~, and Article 13, Claims and Dispute Procedure.

ARTICLE 13 CLAIMS AND DISPUTE PROCEDURE

Any Claims by the Contractor arising under or relating to the Contract or the Contract Documents shall only be resolved as follows:

13.1. INITIAL NOTICE, SUBMISSION OF CLAIM, AND CONSIDERATION.

a. The Contractor shall give the Owner and the A/E written notice of any Claim within ten (10) days of the beginning of the occurrence of the event leading to the Claim. The written notice shall be a document from the Contractor addressed to the Owner's and A/E's officials or employees designated by the Contract Documents to receive such notice, or if no one is so designated, to the Owner's City Manager and to the A/E. The written notice shall clearly state the Contractor's intention to make a claim, shall describe the occurrence involved, and shall be transmitted in a manner to ensure receipt by the Owner and A/E within the ten (10) days. The Contractor shall submit the Claim and any supporting data to the Owner and A/E within thirty (30) days after the occurrence giving rise to the Claim ends. The burden shall be on the Contractor to substantiate that it has given written notice and submitted its Claim in accordance with this provision.

b. The Claim must (i) be certified under oath as true and correct by a principal of Contractor; (ii) must be for specific relief; (iii) if any money is sought, must specify the dollar amount sought; and (iv) must contain sufficient supporting documentation to reasonably allow its consideration, including without limitation, any documentation required by the Contract Documents. The burden shall be on the Contractor to substantiate the Claim.

c. The Contractor shall comply with all other terms and conditions of the Contract Documents, including without limitation, those in Articles 8 and 12, as applicable. No decision by the A/E on a claim shall be binding on the Owner, but such decision shall have whatever effect on the Contractor that the Contract Documents provide.

d. Following consideration by the A/E, and following initial, informal consideration by the Owner's City Manager or his designee, the parties shall endeavor to resolve any Claim through direct negotiations, and if such direct negotiations fail, and if the Owner requests, by non-binding mediation conducted pursuant to the Rules of the American Arbitration Association, with the site of the mediation being Lynchburg, Virginia.

e. Should the Claim remain unresolved for more than 60 days after it is submitted, then the City Manager or his designee shall, within no later than 90 days after the Claim's submission, render a written decision on the Claim on behalf of the Owner . The Contractor may not institute any legal action with respect to the Claim until after the City Manager or his designee renders his written decision or 90 days from its receipt by the City Manager has passed, whichever comes first. The only effect of the failure by the City Manager or his designee to render a decision within this 90-day period is to allow the Contractor to institute a legal action pursuant to this provision without having to wait for a decision on the Claim concerned.

13.2 APPEAL OF DENIAL OF CLAIM.

a. If the Owner denies in whole or part a Claim by Contractor or more than 90 days have passed since the Claim was received by the City Manager but no written decision has been issued, the Contractor may appeal denial of the claim by instituting an action in the Lynchburg Circuit Court, Lynchburg, Virginia, or if the subject or amount in controversy is within its jurisdiction, the Lynchburg General District Court, Lynchburg, Virginia, and may thereafter pursue all available appeals in Virginia state courts, to the extent they have jurisdiction.

b. The Contractor must initiate its appeal of the Claim within 180 days of the date it first has the right to do so or the Claim will be barred and the Owner’s decision will be binding and conclusive.

c. The Contractor may not amend its Claim on appeal to increase the amount of money sought.

d. In the event of any Claim arising, Contractor shall continue its performance diligently during such Claim's pendency and thereafter as if no Claim had arisen. During the pendency of any Claim in connection with the payments of moneys, Contractor shall be entitled to receive payments for non-disputed items, subject to any right of set-off by Owner.

13.3 Notwithstanding anything in the Contract Documents to the contrary, the Owner may, in its discretion, assert a Claim without first resorting to any procedures contained in the Contract Documents.

13.4 "Claim" means a "claim" as defined in the Lynchburg Public Procurement Code.

13.5 Notwithstanding anything in the Contract Documents to the contrary, Owner shall not be liable to Contractor for any damages or increase in the Contract Sum due to delays to Contractor, any Subcontractor, or any other person except due to extent required by Virginia Code § 2.2-4335.

ARTICLE 14 UNCOVERING AND CORRECTION OF WORK

14.1 UNCOVERING OF WORK

14.1.1 If any portion of the Work should be covered contrary to: (1) the request of the A/E or Owner; (2) requirements specifically expressed in the Contract Documents; or (3) the requirements of applicable permits, it must, if required in writing by the Owner, be uncovered for the Owner’s and A/E’s observation and shall be replaced at the Contractor's expense.

14.1.2 If any other portion of the Work has been covered which the Owner has not specifically requested to observe prior to being covered, the Owner may request to see such Work and it shall be uncovered by the Contractor. If such Work be found in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Change Order, be charged to the Owner. If such Work be found not in accordance with the Contract Documents, the Contractor shall pay such costs unless it is found that this condition was caused solely by the Owner, in which event the Owner shall be

responsible for the payment of such costs. If such Work be found not in accordance with the Contract Documents and the condition was caused by a separate contractor, Contractor may proceed against said separate contractor as provided in Article 6, Work by Owner or by Separate Contractors.

14.2 WARRANTY AND CORRECTION OF WORK

14.2.1 The Contractor guarantees and warrants to the Owner all Work as follows:

.1 That all materials and equipment furnished under this Contract will be new and the best of its respective kind unless otherwise specified;

.2 That all Work will be of first-class quality and free of omissions and faulty, imperfect or defective material or workmanship;

.3 That the Work shall be entirely watertight and leakproof in accordance with all applicable industry customs and practices, and shall be free of shrinkage and settlement which are attributable to defective materials or workmanship;

.4 That the Work, including but not limited to, mechanical and electrical machines, devices and equipment shall be fit and fully usable for its intended and specified purpose and shall operate satisfactorily with ordinary care;

.5 That consistent with requirements of the Contract Documents the Work shall be installed and oriented in such a manner as to facilitate unrestricted access for the operation and maintenance of fixed equipment; and

.6 That the Work will be free of abnormal or unusual deterioration which occurs because of poor quality materials or workmanship.

14.2.2 All Work not conforming to guarantees and warranties specified in the Contract Documents, including substitutions not properly approved and authorized, may be considered defective. If required by the Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment furnished and installed.

14.2.3 The Contractor shall within five (5) working days after receipt of written Notice from the Owner during the performance of the Work, reconstruct, replace or correct all Work rejected by the A/E or Owner as defective, as failing to conform to the Contract Documents, or as not in accordance with the guarantees and warranties specified in the Contract Documents , whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The Contractor shall bear all costs of reconstructing, replacing or correcting such rejected Work, including compensation for the A/E's additional services made necessary thereby.

14.2.4 If, within one (1) year after the Date of Final Completion of the Work or designated portion thereof or within one (1) year after acceptance by the Owner of designated equipment or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be defective, not in accordance with the Contract Documents, or not in accordance with the guarantees and warranties specified in the Contract Documents, the Contractor shall correct it within five (5) working days after receipt of a written Notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition pursuant to 14.3, Acceptance of Faulty, Defective or Non-Conforming Work. This obligation shall survive termination of the Contract. The Owner shall give such Notice within a reasonable time after discovery of the condition.

14.2.5 Subject to limitation as prescribed by law, if at any time deficiencies in the Work are discovered which are found to have resulted from fraud or misrepresentation, or an intent or attempt to defraud the Owner by the Contractor, any Subcontractor or supplier, the Contractor will be liable for replacement or correction of such Work and any damages which Owner has incurred related thereto, regardless of the time limit of any guarantee or warranty.

14.2.6 Any materials or other portions of the Work, installed, furnished or stored on site which are not of the character or quality required by the specifications, or are otherwise not acceptable to the Owner, shall be immediately removed and replaced by the Contractor to the satisfaction of the Owner, when notified to do so by the Owner.

14.2.7 If the Contractor fails to correct defective or nonconforming Work as required by Articles 13.2.3 and 13.2.4, or if the Contractor fails to remove defective or nonconforming Work from the site, as required by Article 13.2.6, the Owner may elect to either correct such Work in accordance with Article 3.5, Owner's Right to Carry Out the Work, or remove and store materials and equipment at the expense of the Contractor. If the Contractor does not pay the cost of such removal and storage within ten (10) days thereafter, the Owner may, upon ten additional days written Notice, sell such Work at auction or at public or private sale and shall account for the net proceeds thereof, after deducting the costs of the sale and all of the costs that should have been borne by the Contractor, including compensation for the A/E's additional services made necessary thereby. If such proceeds of sale do not cover all costs indicated in the previous sentence, the difference shall be charged to the Contractor and an appropriate Change Order shall be issued. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor or its surety shall pay the difference to the Owner.

14.2.8 The Contractor shall bear the cost of making good all work of the Owner, separate contractors or others, destroyed or damaged by such correction or removal required under this Article.

14.3 ACCEPTANCE OF FAULTY, DEFECTIVE OR NON-CONFORMING WORK

If the Owner prefers to accept faulty, defective or nonconforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued at Owner's option, to reflect a reduction in the Contract Sum in an amount to be determined by the Owner.

ARTICLE 15 TERMINATION OF THE CONTRACT

15.1 CONTRACTOR'S RIGHT TO STOP WORK OR TERMINATE CONTRACT

If the Work should be stopped under an order of any court or other public authority for a period of ninety (90) days through no fault of the Contractor or anyone providing services, materials or equipment through him, or if the Owner should fail to pay to the Contractor within thirty (30) days any sum for which a Certificate of Payment has been certified when no dispute exists as to the sum due and Owner has no right to withhold payment under any provision of the Contract Documents, then the Contractor may, upon ten (10) days written Notice to the Owner, stop Work or terminate the Contract and recover from the Owner payment for the cost of the Work actually performed, together with overhead and profit thereon, but profit on the Work performed shall be recovered only to the extent that the Contractor can demonstrate that he would have had profit on the entire Contract if he had completed the Work. The Contractor may not receive profit or any other type of compensation for parts of the Work not performed. The Contractor may recover the reasonable cost of physically closing down the Site, but no other costs of termination. The Owner may offset any claims it may have against the Contractor against the amounts due to the Contractor. In no event shall termination of the Contract by the Contractor terminate the obligations of the Contractor's surety on its payment and performance bonds.

15.2 OWNER'S RIGHT TO TERMINATE CONTRACT FOR CAUSE

15.2.1 The Owner may terminate the Contract for cause based upon any of the following grounds:

.1 If the Contractor should be adjudged as bankrupt, or if he should make a general assignment for the benefit of his creditors, or if a receiver should be appointed on account of his insolvency.

.2 If the Contractor should refuse or should repeatedly fail, except in cases for which extension of time is provided, to supply enough properly skilled workmen or proper materials and equipment.

.3 If the Contractor should fail to make prompt payment to subcontractors or suppliers of material of labor.

.4 If the Contractor should disregard laws, ordinances, codes, regulations, or the written instructions of the Architect/Engineer or the Owner.

.5 If the Contractor be in substantial violation of any provision of the Contract Documents.

15.2.2 For termination for cause based upon the grounds in 15.2.1.1, Owner may terminate without prior notice and without giving Contractor any opportunity to rectify the basis for termination. For termination for cause based upon any other grounds, prior to termination of the Contract, the Owner shall give the Contractor and his surety Notice followed by a ten (10) day period during which the Contractor and/or his surety may rectify the basis for the Notice. If rectified to the satisfaction of the Owner within said ten (10) days, the Owner may rescind its notice of termination. If not, the termination for cause shall become effective at the end of the ten (10) day notice period. Notwithstanding the foregoing, the Owner may, in writing, postpone the effective date of the termination for cause, at its sole discretion, if it should receive reassurances from the Contractor and/or his surety that the basis for the termination will be remedied within a time and in a manner which the Owner finds acceptable. If at any time after such postponement, the Owner determines that Contractor and/or his surety has not or is not likely to rectify the causes of termination in an acceptable manner or within the time allowed, then the Owner may immediately terminate the Contract for cause, without the necessity of allowing any further opportunity by the Contractor and/or surety to rectify the basis for the Notice, by notifying the Contractor and his surety in writing of the termination. In no event shall termination for cause terminate the obligations of the Contractor’s surety on its payment and performance bonds.

15.2.3 Upon termination of the Contract, the Contractor shall immediately cease Work, and the Owner may take possession of the site and of all materials, tools and equipment thereon and finish the Work by whatever method he may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Owner has finally completed the Work through its own resources or those of a subsequent contractor. If the Owner's damages, including the expense of finishing the Work, compensation for additional design, managerial and administrative services, any liquidated damages, and any claims by the Owner, shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the Owner, together with any other expenses of terminating the Contract and having it completed by others. If the unpaid balance of the Contract Sum exceeds Owner's damages, including the costs of finishing the Work, compensation for additional design, managerial and administrative services, any liquidated damages and any claims by Owner, together with any other expenses of terminating the Contract and having it completed by others, such excess shall be paid to the Contractor.

15.2.4 If it should be judicially determined that the Owner improperly terminated this Contract for cause, then the termination shall be deemed to be a termination for the convenience of the Owner, with Contractor's recovery limited to what is allowed for a termination for convenience under the Contract Documents.

15.2.5 Termination of the Contract under this Section is without prejudice to any other right or remedy of the Owner.

15.3 OWNER'S RIGHT TO TERMINATE CONTRACT FOR CONVENIENCE

15.3.1 Owner may terminate this Contract, in whole or in part, at any time without cause upon giving the Contractor written Notice of such termination. Upon such termination, the Contractor shall immediately cease Work and remove from the site all of its labor forces and such of its materials and equipment as Owner elects not to purchase or to assume in the manner hereinafter provided. Upon such termination, the Contractor shall take such steps as Owner may require to assign to the Owner the Contractor's interest in all subcontracts and purchase orders designated by Owner. After all such steps have been taken to Owner's satisfaction, the Contractor shall receive as full compensation for termination and assignment the following:

.1 Amounts due for Work performed in accordance with the Contract through the date of termination.

.2 Reasonable compensation for the actual cost of demobilization incurred by the Contractor as a direct result of such termination. The Contractor shall not be entitled to any compensation or damages for lost profits or for any other type of contractual compensation or damages other than those provided by the preceding sentence. Upon payment of the foregoing, Owner shall have no further obligations to Contractor of any nature.

15.3.2 In no event shall termination for the convenience of the Owner terminate the obligations of the Contractor's surety on its payment and performance bonds.

15.3.3 After receipt of a Notice of termination, the Contractor shall promptly submit to the Owner his termination claim. Such claim shall be submitted no later than forty-five (45) days from the effective date of termination. Upon failure of the Contractor to submit his termination claim within the time allowed, the Owner may determine, on the basis of information available to it, the amount, if any, due to the Contractor by reason of the termination.

15.4 CONTRACTOR'S RESPONSIBILITIES UPON TERMINATION

15.4.1 After receipt of a notice of termination pursuant to 15.3, Owner's Right to Terminate Contract for Convenience, the Contractor shall mitigate any damages to the extent reasonably possible.

15.4.2 In addition to the provisions of 15.4.1, the Contractor shall:

.1 At the option of the Owner, assign to the Owner, in the manner, at the time, and to the extent directed by the Owner, all of the right, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case the Owner shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;

.2 Transfer title and deliver to the Owner in the manner, at the times, and to the extent, if any, directed by the Owner:

a) The fabricated or un-fabricated parts, work in process, completed Work, supplies, and other material and equipment procured as a part of, or acquired in connection with the performance of the Work terminated by the Notice of Termination, and

b) The completed or partially completed drawings, releases, information, manuals and other property which, if the Contract had been completed, would have been required to be furnished to the Owner;

.3 Complete performance of such part of the Work as shall not have been terminated by the Notice of Termination; and

.4 Take such action as may be necessary, or as the Owner may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Contractor and in which the Owner has or may acquire an interest.

2rw Consultants, Inc

MONUMENT TERRACE AHU AND CONTROLS REPLACMENT
City of Lynchburg

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MAY 17, 2017

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SECTION 01 1100 - SUMMARY OF WORK

PART 1 - GENERAL

1.01 WORK COVERED UNDER THE CONTRACT DOCUMENTS

A. Project Name: Monument Terrace AHU and Controls Replacement

B. Owner: City of Lynchburg

C. A/E of Record: 2rw Consultants, Inc.

1.02 THE WORK CONSISTS OF THE FOLLOWING, BUT IS NOT LIMITED TO:

A. This project includes replacement of the existing digitally overlaid pneumatic controls system for central HVAC equipment at Monument terrace. The existing building automation system (BAS) controlling the central equipment is a Johnson Controls Metasys. The new BAS will be Honeywell Niagra AX which will be connected to the City of Lynchburg's central control system. The City of Lynchburg already owns the frontend system with unlimited nodes. The project includes demolition of existing central equipment controls to facilitate the installation of new control devices. This generally including valves and actuators, dampers, sensors (temperature, humidity, flow, pressure, freeze protection, current) associated wiring controls and associated systems for a complete installation.

The project further includes the replacement of the existing air handlers located in the attic, and modification to the existing air distribution system by the addition of hot water duct heaters on each floor to provide reheat. There is no direct access to the attic; components must be moved through the building through the front door of the Monument Terrace Building, up a pedestrian elevator, through two hallway door, one closet door, and through a hatch into the attic from the closet. All lifting equipment must be provided by the contractor. See section 1.05 at the end of this SPECIFICATION SECTION providing information on access. The contractor is responsible for sizing and design of components in such as way that they will pass through existing openings.

B. Scope of demolition and removal work as shown on drawings

C. Scope of alterations work as shown on drawings.

D. HVAC: Alter existing system and add new construction, keeping existing in operation during installation.

E. Electrical Power and Lighting: Alter existing system and add new construction, keeping existing in operation.

1.03 OWNER FURNISHED PRODUCTS

A. Not applicable for this project.

1.04 WORK SEQUENCE

A. Construct Work in stages to accommodate Owner's occupancy requirements. During the construction period, coordinate construction schedule and operations with Owner.

1.05 Path Through Monument Terrace Building

The information provided below is for information purposes. The contractor shall determine if equipment will pass through openings prior to ordering.

A. Ramp from Street to Entrance

Figure 1: Ramp from Street to Front Door

1. Ramp width between rails = 55”

B. Front Entrance Door

Figure 2: Double Door at top of Ramp.

1. Unobstructed opening of 72” Wide x 101” Tall.

C. Lobby Elevator

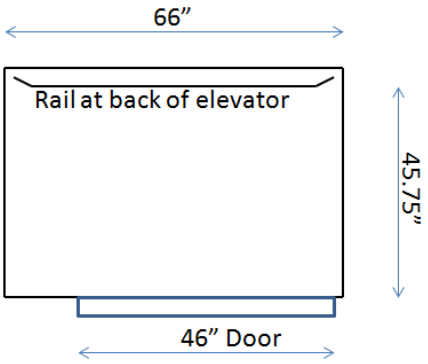

Figure 3: Elevator in Lobby

1. Elevator Capacity = 2,000 pound
2. Unobstructed opening of approximately 46” Wide x 83” Tall.

D. Third Floor Door 1

Figure 4: Door on Third Floor

1. Unobstructed opening of approximately 31” Wide x 82” Tall.
2. If door and lock hardware are removed, width increases to approximately 34”

E. Third Floor Door 2

Figure 5: Hallway Door on Third Floor

1. Unobstructed opening of approximately 31” Wide x 82” Tall.
2. If door and lock hardware are removed, width increases to approximately 34”

F. Closet Door and Closet on Third Floor

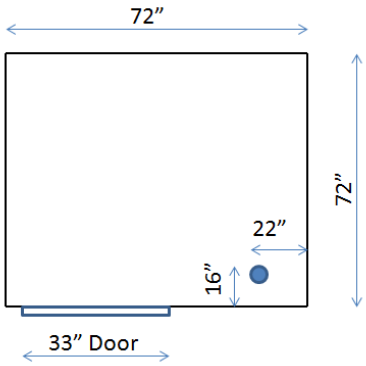

Figure 6: Closet Door on Third Floor

1. Unobstructed opening of approximately 33” Wide x 82” Tall.
2. If door and lock hardware are removed, width increases to approximately 34”
3. Note that fire piping is in closet indicated as above.

Figure 7: Fire Protection Piping in Closet

END OF SECTION

SECTION 01 2500 - SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

1.02 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

1.03 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. 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, if applicable.

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 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 Architect/Engineers 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.

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.

2. Architect/Engineer's Action: If necessary, Architect/Engineer will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect/Engineer will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or ten days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect/Engineer's Supplemental Instructions for minor changes in the Work.

b. Use product specified if Architect/Engineer does not issue a decision on use of a proposed substitution within time allocated.

1.04 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.

PART 2 PRODUCTS

2.01 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/Engineer will consider Contractor's request for substitution when the following conditions are satisfied:

a. Requested substitution is consistent with the Contract Documents and will produce indicated results.

b. Requested substitution provides sustainable design characteristics that specified product provided.

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: Not allowed unless otherwise indicated.

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01 3300 - SUBMITTAL PROCEDURES

PART 1 GENERAL

1.01 SUMMARY

A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

1.02 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect/Engineer's responsive action.

B. Informational Submittals: Written and graphic information and physical samples that do not require Architect/Engineer's responsive action. Submittals may be rejected for not complying with requirements.

1.03 ACTION SUBMITTALS

A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by A/E and additional time for handling and reviewing submittals required by those corrections.

1.04 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

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

1. Architect/Engineer will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings and Project record drawings.

a. Architect/Engineer makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.

b. Contractor shall execute a data licensing agreement in the form of Agreement form acceptable to Owner and Architect/Engineer.

B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.

2. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.

a. Architect/Engineer 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. Time for review shall commence on Architect/Engineer’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.

1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect/Engineer will advise Contractor when a submittal being processed must be delayed for coordination.

2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.

3. Resubmittal Review: Allow 15 days for review of each resubmittal.

D. Paper Submittals: PROVIDE PAPER SUBMITTALS ONLY IF USE OF ELECTRONIC SUBMITTALS IS NOT POSSIBLE. 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 on label or beside title block to record Contractor's review and approval markings and action taken by Architect/Engineer.

3. Include the following information for processing and recording action taken:

a. Project name.

b. Date.

c. Name of Architect/Engineer.

d. Name of Contractor.

e. Name of subcontractor.

f. Name of supplier.

g. Name of manufacturer.

h. Revise first subparagraph below to suit Project and office practice.

i. Submittal number or other unique identifier, including revision identifier.

1) Submittal number shall use 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).

j. Number and title of appropriate Specification Section.

k. Drawing number and detail references, as appropriate.

l. Location(s) where product is to be installed, as appropriate.

m. Other necessary identification.

4. Additional Paper Copies: Unless additional copies are required for final submittal, and unless Architect/Engineer observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.

a. Submit one copy of submittal to concurrent reviewer in addition to specified number of copies to Architect/Engineer.

5. Transmittal for Paper Submittals: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect/Engineer will discard submittals received from sources other than Contractor.

a. Transmittal Form for Paper Submittals: Provide locations on form for the following information:
   1) Project name.
   2) Date.
   3) Destination (To:).
   4) Source (From:).
   5) Name and address of Architect/Engineer.
   6) Name of Construction Manager.
   7) Name of Contractor.
   8) Name of firm or entity that prepared submittal.
   9) Names of subcontractor, manufacturer, and supplier.
   10) Category and type of submittal.
   11) Submittal purpose and description.
   12) Specification Section number and title.
   13) Specification paragraph number or drawing designation and generic name for each of multiple items.
   14) Drawing number and detail references, as appropriate.
   15) Indication of full or partial submittal.
   16) Transmittal number.
   17) Submittal and transmittal distribution record.
   18) Remarks.
   19) Signature of transmitter.

E. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:

1. Name file with submittal number or other unique identifier, including revision identifier.

   a. Revise first subparagraph below to suit Project and office practice.

   b. File name shall use project identifier and Specification Section number followed by a hyphen and then a sequential number (e.g., HBW-061000-01). Resubmittals shall include an additional alphabetic sequential after another hyphen (e.g., HBW-061000-01-A).

2. Requirement in first subparagraph below can be performed using PDF publishing software.

3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect/Engineer.

4. Transmittal Form for Electronic Submittals: Use an electronic form suitable to the Architect/Engineer, containing the following information:

   a. Project name.

   b. Date.

   c. Name and address of Architect/Engineer.

   d. Name of Contractor.

   e. Name of firm or entity that prepared submittal.

   f. Names of subcontractor, manufacturer, and supplier.

   g. Category and type of submittal.

   h. Submittal purpose and description.

i. Specification Section number and title.

j. Specification paragraph number or drawing designation and generic name for each of multiple items.

k. Drawing number and detail references, as appropriate.

l. Location(s) where product is to be installed, as appropriate.

m. Related physical samples submitted directly.

n. Indication of full or partial submittal.

o. Transmittal number.

p. Submittal and transmittal distribution record.

q. Other necessary identification.

r. Remarks.

F. Options: Identify options requiring selection by Architect/Engineer.

G. Deviations: Identify deviations from the Contract Documents on submittals.

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/Engineer's action stamp.

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/Engineer's action stamp.

PART 2 PRODUCTS

2.01 SUBMITTAL PROCEDURES

A. General Submittal Procedure Requirements:

1. Submit electronic submittals via email as PDF electronic files.

2. Action Submittals: Submit each submittal unless otherwise indicated. Architect/Engineer will return marked copies.

3. Informational Submittals: Submit each submittal unless otherwise indicated. Architect/Engineer 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 digital signature with digital certificate on electronically-submitted certificates and certifications where indicated.

b. Provide a notarized statement on original paper copy certificates and certifications where indicated.

B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.

2. Mark each copy of each submittal to show which products and options are applicable.

3. Include the following information, as applicable:

a. Manufacturer's catalog cuts.

b. Manufacturer's product specifications.

c. Standard color charts.

d. Statement of compliance with specified referenced standards.

e. Testing by recognized testing agency.

f. Application of testing agency labels and seals.

g. Notation of coordination requirements.

h. Availability and delivery time information.

4. For equipment, include the following in addition to the above, as applicable:

a. Wiring diagrams showing factory-installed wiring.

b. Printed performance curves.

c. Operational range diagrams.

d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.

5. Submit Product Data before or concurrent with Samples.

6. Submit Product Data in the following format:

a. PDF electronic file.

C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based on Architect/Engineer's digital data drawing files is otherwise permitted.

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.

2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches, but no larger than 30 by 42 inches.

3. Submit Shop Drawings in the following format:

a. PDF electronic file. OR

b. Two opaque (bond) copies of each submittal. Architect/Engineer will return one copy.

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. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.

2. Identification: Attach label on unexposed side of Samples that includes the following:

a. Generic description of Sample.

b. Product name and name of manufacturer.

c. Sample source.

d. Number and title of applicable Specification Section.

3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.

4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.

b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.

5. 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.

a. Number of Samples: Submit one Insert number full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect/Engineer, through Construction Manager, will return submittal with options selected.

6. 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. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.

    a. Number of Samples: Submit three sets of samples. Architect/Engineer will retain one sample sets; remainder will be returned. Mark up and retain one returned sample set as a project record sample.

        1) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.

E. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

1. Submit product schedule in the following format:

    a. PDF electronic file.

F. 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 Architect/Engineers and owners, and other information specified.

G. 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.

H. 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.

I. 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.

J. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.

K. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.

L. 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.

M. 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.

N. 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.

O. 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.

P. 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.

Q. 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.

R. 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.

PART 3 EXECUTION

3.01 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/Engineer.

B. Project Closeout and Maintenance Material Submittals: See requirements in Project Manual.

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.

3.02 ARCHITECT/ENGINEER'S ACTION

A. General: Architect/Engineer will not review submittals that do not bear Contractor's approval stamp and will return them without action.

B. Action Submittals: Architect/Engineer will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect/Engineer will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.

C. Informational Submittals: Architect/Engineer will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect/Engineer will forward each submittal to appropriate party.

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 not be reviewed and may be discarded.

END OF SECTION

SECTION 01 5000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.01 TEMPORARY MATERIALS

A. Temporary materials may be new or used, but must be adequate in capacity for required usage, must not create unsafe conditions, and must not violate requirements of applicable codes and standards.

1.02 TEMPORARY ELECTRICITY AND LIGHTING

A. City of Lynchburg will provide the Contractor with electricity for construction use.

1. The Contractor is responsible for coordinating work related electrical requirements and protecting the building within the limits of available electrical power, without compromising the City of Lynchburg’s need for electricity.

2. Contractor shall provide and be responsible for

3. The Contractor is responsible for energy conservation and reasonable construction use of electrical power. Should the City of Lynchburg determine an unreasonable or excessive use of electricity, the Contractor shall pay for additional power above the reasonable amount.

4. Should the Contractor's use of electricity required for work exceed the limits of available power in the building the Contractor shall reduce power consumed and/or pay for such modifications as required to eliminate compromising the City of Lynchburg's system.

B. Existing receptacles may be utilized as source of temporary electric service for work within existing building.

1. Contractor shall replace receptacle plates and wiring devices damaged during construction.

C. Contractor shall provide lighting to ensure safe construction operations and to allow proper finishing operations.

1. Permanent lighting system may be utilized during construction.

2. Existing lighting system may be utilized for temporary lighting for remodeling work within existing building.

3. Contractor shall restore permanent and/or existing lighting systems used during construction to new and/or original condition. Replace defective fixtures, controls, and other component parts. Clean fixtures. Replace lamps. Lighting shall not be directed skyward.

D. All temporary wiring shall be removed before completion of project.

1.03 TEMPORARY HEATING AND VENTILATING

A. Heating, cooling, and ventilating equipment shall remain operations via manual or local control through out the construction excepts during scheduled outages.

1.04 TEMPORARY TELEPHONE

A. Provide and pay for telephone service to temporary field office at time of Project mobilization.

B. Provide and pay for telephone service for use by construction personnel.

1.05 TEMPORARY WATER

A. The City of Lynchburg will provide the Contractor with existing source(s) of water for construction use.

1. The Contractor is responsible for coordinating work related temporary water requirements and protecting the building within the limits of available water resources, without compromising the City of Lynchburg’s need for water.

2. The Contractor is responsible for water conservation and reasonable construction use when utilizing temporary or permanent water supply systems. Should the City of Lynchburg determine an unreasonable or excessive use of water, the Contractor shall pay for water usage and related sewer costs above the reasonable amount.

3. Should the Contractor's use of water required for work exceed the limits of available water to the building the Contractor shall reduce water consumed and/or pay for such modifications as required to eliminate compromising the City of Lynchburg's system ability to meet water requirements for existing services.

B. The Contractor shall be responsible for connecting to the service point or system designated by the Buildings and Grounds Department, and for furnishing, installing, and removing all temporary service required for water during construction, including protection of potable water system.

C. Extend branch piping with outlets located so water is available by hoses with threaded connections. Provide temporary pipe insulation to prevent freezing.

D. All temporary piping shall be removed before completion of the project.

1.06 TEMPORARY PARKING

A. Locations for temporary parking shall be coordinated with the City of Lynchburg prior to commencement of construction.

1.07 TEMPORARY CONTROLS

A. Site Dust Control

1. Execute Work by methods to minimize raising dust from construction operations.

2. Provide positive means to prevent air-borne dust from dispersing into atmosphere.

B. Security

1. Provide security and facilities to protect Work and existing premises from unauthorized entry, vandalism, and theft.

2. Conduct operations in manner to avoid risk of loss, theft or damage by vandalism.

C. Noise Control

1. Execute Work as quietly as practicable to avoid unnecessary disturbances to occupants within premises.

2. High-level noise operations must be performed in accordance with local regulations and must be approved by City of Lynchburg prior to proceeding.

3. Loud noise and vibrations, which cause disturbance in residential, hospital and/or laboratory areas, must be controlled and coordinated in advance with the City of Lynchburg.

1.08 PROTECTION OF INSTALLED WORK

A. Protect installed Work in manner to prevent damage from construction operations.

B. Provide special protection where specified in individual Specifications section.

C. Provide temporary and removable materials for protection of installed products. Control activity in immediate work area to minimize damage.

D. Protect finished Work from damage, defacements, stains, scratches and wear.

E. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from weatherproofing or roofing material manufacturer.

F. Prohibit traffic on lawn and landscaped areas.

1.09 TEMPORARY INSTALLATION

A. Install, maintain, and operate temporary utilities and services to ensure continuous operation. Modify and extend systems as Work progresses.

B. Install temporary facilities and controls in manner to produce reasonable uniform appearance, structurally adequate for required purposes, and properly maintained.

C. Modify and relocate temporary facilities and controls as necessary to accommodate progress of Work.

1.10 CLEANING, REMOVAL AND RESTORATION

A. Maintain construction site in a clean and orderly manner. Provide for routine removal of trash and construction debris. Provide appropriate waste receptacles and containers on site. Remove all containers prior to Substantial Completion inspection.

B. Remove all temporary above grade or buried utilities, equipment, facilities, controls, and materials prior to Substantial Completion inspection.

C. Repair damage caused by installation or use of temporary work.

D. Restore existing facilities and equipment used during construction to original condition. Restore permanent facilities and equipment used during construction to specified condition.

END OF SECTION

SECTION 01 5620 - DUST CONTROL

PART 1 - GENERAL

1.01 GENERAL

A. Execute Work by methods to minimize dust rising from construction operations.

B. Provide positive means to prevent air-borne dust from dispersing into the atmosphere.

C. Construction activities causing disturbance of existing dust, or creating new dust, must be conducted in tight enclosures cutting off any flow of dust particles into adjacent occupied areas.

D. Before any construction on site begins, Contractor must properly brief all workers on site to ensure full compliance with the dust control measures in the Construction Documents. Conduct a field review of all dust control policies. Fill out and sign a checklist approved by the Owner.

E. Contractor installs temporary construction dust control barriers and closures above ceilings to prevent the transmission of dust into adjacent occupied areas.

F. Do not allow dust and debris to accumulate; remove dust daily; transport all demolished or removed material in tightly sealed, covered, rubber tired containers; fit out containers with clean polyethylene covers; seal containers completely at perimeters; before leaving construction areas wipe clean all containers with a damp sponge to prevent tracking of dust; and place the sponge and pail inside the dust control barrier entrance and keep them clean and changed daily.

G. Provide temporary fans, associated ductwork, and dust control barriers required to maintain a negative pressure in the Work area relative to the surrounding occupied areas. Provide HEPA filtered exhaust fans when utilizing existing exhaust duct system. Submit plan for achieving negative pressure to the Owner for review. Install a visual monitoring system to demonstrate that the area is under negative pressure at all times until construction barriers are removed.

H. Provide walk off mats at inside dust control barrier entrances and vacuum or change walk-off mats daily or more often if necessary, to prevent accumulation of dust; provide (sticky) walk-off mats immediately outside dust control barrier entrances.

I. Immediately remove any dust tracked outside a dust control barrier.

J. Immediately replace any ceiling access panels opened for investigation beyond the sealed areas when unattended.

K. Block off existing ventilation ducts within the construction area and cap ducts to be dust tight and to withstand airflow and pressure.

L. Clean renovated areas before removal of dust control barriers by: a) wet mopping all vinyl or sheet flooring; b) vacuuming all carpet or soft surfaces with a HEPA filtered vacuum; and/or c) wiping all surfaces with disinfectant. Obtain approval of Owner before proceeding with removal of barriers and ceiling protection. Carefully remove barriers and ceiling protection to minimize the spread of dirt and debris.

M. Clean renovated areas before removal of dust control barriers by: a) wet mopping all vinyl or sheet flooring; b) vacuuming all carpet or soft surfaces with a HEPA filtered vacuum; and/or c) wiping all surfaces with disinfectant. Obtain approval of Owner before proceeding with

removal of barriers and ceiling protection. Carefully remove barriers and ceiling protection to minimize the spread of dirt and debris.

N. Take immediate action to clean deficient areas and cease other construction Work until deficiencies are corrected.

1.02 TEMPORARY DUST CONTROL BARRIERS

A. The Contractor shall:

1. Provide temporary dust control barriers where indicated and where reasonably required to ensure protection from dust.

   a. Use 3-inch wide duct tape to tightly seal the perimeter of both sides of the barriers and install tape in a neat and continuous manner.

   b. Finish paint outer surface of each barrier and match door and frame finish to existing adjacent areas.

   c. Dust control barrier doors: 3'-0" minimum width, with frame, hardware, lock set keyed to Owner system, and heavy duty closer. Locate doors as directed and swing into construction areas. Keep barrier doors locked outside of working hours. Precut all material for barriers in unoccupied areas.

   d. Dust control barriers may not reduce exit access corridors below the required width of 44 inches.

2. Use Certainteed WP225 by Owens Corning, or equivalent rigid non-combustible foil faced insulation board barriers, to seal occupiedt areas from Work areas, at the perimeter of Work areas, and between finish ceiling and upper concrete slab. The barrier shall be cut to fit around all existing utilities and shall be sealed with tape or foam around all penetrations. (Note - dust barriers may also be constructed as temporary fire/ smoke barriers. As such the gypsum board should continue to the floor slab above. See Drawings for appropriate wall type.)

3. Schedule with the Owner the Work described in the Construction Documents outside the construction dust control barriers, including Work in corridors and lobbies.

4. Not store any construction equipment or material outside the construction dust control barrier without the Owner's written permission.

5. Keep dust control barriers in a neat, clean, and dust tight condition at all times; provide necessary manpower and equipment (e.g. dust and wet mops, brooms, buckets and clean wiping rags, HEPA vacuums) for cleaning fine dust from floors in occupied areas and to keep adjacent occupied areas clean at all times.

6. Provide dust tight polyethylene covering taped in place to completely seal opening until final patching is done whenever openings are made into walls or ceilings in occupied areas. This procedure may only be done if Work is completed in one shift.

7. Keep construction areas swept clean with sweeping compound and keep clear of debris daily throughout the course of construction.

8. Complete and place into operation all of the above described items of Work before beginning demolition.

1.03 EXECUTION

A. The Contractor shall:

1. Maintain and operate dust control systems to provide continuous protection to occupied areas of the facility.

2. Modify and extend dust control systems as required.

3. Remove all temporary services installed as a requirement of the Contract Documents and restore utilities to original condition at the completion of the Work.

4. Legally and properly dispose of all debris resulting from removal and reconditioning operations.

1.04 ENFORCEMENT

A. The Owner has the right to halt all construction until deficiencies are corrected if violations and/or non-compliance with the provisions of this section occur. The Contractor will bear full responsibility for any delay of Work.

B. A record of each dust control violation will be maintained by the Owner.

C. Failure of the Contractor to immediately mitigate and promptly correct deficiencies is sufficient grounds for termination and will result in corrective action being taken by the Owner. All resulting costs will be the responsibility of the Contractor.

D. Continued violations will be cause to find the Contractor in non-compliance with Contract Documents and shall be sufficient grounds for termination.

END OF SECTION

SECTION 01 7200 - PROJECT RECORD DOCUMENTS

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplemental General Conditions and other Division 01 Specification sections, apply to this section.

1.02 SUMMARY

A. This section includes administrative and procedural requirements for creation of the Contractor's As-Built set of Drawings and Specifications.

B. The Contractor will provide the following Project "As-Built" documents to the Architect/Engineer for Record document preparation:

1. Marked-up copies of Contract Drawings
2. Marked-up copies of Shop Drawings
3. Newly prepared drawings (as necessary)
4. Marked-up copies of Specifications, Addenda, and Change Orders
5. Marked-up product data Submittals
6. Field records for variable and concealed conditions
7. Draw or detail information on Work that is shown only schematically

C. Related Sections: The following sections contain requirements that relate to this section:

1. Division 01 section "Submittals" specifies general requirements for preparing and submitting Project Record Submittals.
2. Division 01 section "Contract Closeout" specifies general closeout requirements.
3. Divisions 23 and 26 sections for specifying Project Record Submittal requirements for specific pieces of equipment or building operating systems.

D. Maintenance of Documents and Samples:

1. Store As-Built markup documents and samples in the field office apart from the Contract Documents used for construction.
2. Do not use As-Built markup documents for construction purposes.
3. Maintain As-Built markup documents in good order and in a clean, dry, legible condition.
4. Make documents available at all times for the Architect/Engineer's inspections.

1.03 AS-BUILT MARKUP DRAWINGS

A. Markup procedure: During construction, maintain a plain bond copy of Contract Drawings and Shop Drawings for Project Record Document purposes.

1. Mark these Drawings to show the actual installation where the installation varies from the installation shown originally. Give particular attention to information on concealed

elements that would be difficult to identify or measure and record later. Marked items include, but are not limited to, the following:

2. Dimensional changes to the Drawings.

3. Revisions to details shown on the Drawings.

4. Revisions to routing of piping and conduits.

5. Changes made by Contract Change Order.

6. Details not on original Contract Drawings.

7. Mark prints of Contract Drawings or Shop Drawings, whichever is most capable of showing actual physical conditions, completely and accurately. Where Shop Drawings are marked, show cross-reference on Contract Drawings location.

    a. Mark documents with red erasable colored pencil. Use other colors to distinguish between changes for different categories of the Work at the same location.

8. Mark important additional information that was either shown schematically or omitted from original Drawings

9. Note Construction Change Order numbers

B. Responsibility for Markup: The individual or entity that obtained record data, whether the individual or entity is the Subcontractor, or similar entity, shall markup the Contract Drawings.

1. Accurately record information in an understandable drawing technique.

2. Record data as soon as possible after obtaining it.

3. Record and check the markup prior to enclosing concealed installations.

C. Review of Drawings: Immediately prior to Substantial Completion inspection, review completed marked-up drawings with the Architect/Engineer.

1. Incorporate changes and additional information previously marked on print sets. Erase, redraw, and add details and notations where applicable. Identify and date each drawing. Include the printed designation "AS-BUILT PROJECT DRAWINGS" in a prominent location on each drawing.

2. Refer instances of uncertainty to the Architect/Engineer for resolution.

D. Adding Drawings to the As-Built Markup Documents: Prepare new drawings when the Architect/Engineer determines that neither original Contract Drawings nor Shop Drawings are suitable to show the actual installation. New drawings may be required when a Change Order is issued as a result of accepting an alternate, substitution, or other modification.

1. Consult with the Architect/Engineer for proper scale and scope of detailing and notations required to record the actual physical installation and its relation to other construction. When completed and accepted, integrate newly prepared Drawings with procedures specified for organizing, copying, binding, and submitting marked-up drawings.

2. Each prime contractor has the same responsibility for newly prepared drawings as specified for mark up of prints.

E. Submission of As-Built documents:

1. At time of Substantial Completion, submit As-Built documents to the Architect/Engineer for the creation of Record Documents for Owner's records.

2. Organize marked-up drawings into manageable sets. Bind sets with bond or Kraft-paper cover sheets; print suitable titles, dates, and other identification on the cover of each set.

1.04 AS-BUILT MARKUP PROJECT MANUAL

A. During the construction period, maintain a copy of the Project Manual, including Addenda and modifications issued, for As-Built Project Document purposes.

1. Mark the Specifications to indicate the actual installation where the installation varies from that indicated in Specifications and modifications issued. Note related As-Built Project Drawing information, where applicable. Give particular attention to substitutions, selection of product options, and information on concealed installations that would be difficult to identify or measure and record later.

a. In each Specification section where products, materials, or equipment units are specified or scheduled, mark the copy with the proprietary name and model number of the product furnished.

b. Record the name of the manufacturer, supplier, installer, and other information necessary to provide a record of selections made and to document coordination with record product data Submittals and maintenance manuals.

c. Note related record product data, where applicable. For each principal product specified, indicate whether record product data has been submitted in a maintenance manual instead of as a product data Submittal.

B. Submission of As-Built Markup Project Manual:

1. At time of Substantial Completion, submit As-Built Markup Project Manual to the Architect/Engineer for preparation of the Record Project Manual for the Owner's records.

2. Bind Project Manual into heavy-duty, 3-ring, black, vinyl-covered binders, with non-stick transparent cover and spine pockets, 1 to 3 inches thick as required to contain information.

1.05 PRODUCT DATA SUBMITTALS

A. During the construction period, maintain one copy of each Product Data Submittal for final Project Submittal purposes.

1. Mark product data to indicate the actual product installation where the installation varies substantially from that indicated in product data submitted. Include significant changes in the product delivered to the site and changes in manufacturer's instructions and recommendations for installation.

2. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.

3. Note related Change Orders and As-Built Markup Drawings, where applicable.

4. Upon completion of markup, submit a complete set of Product Data Submittals to the Architect/Engineer for the Owner's records.

5. Where approved Product Data Submittals are required as part of maintenance manuals, submit approved Product Data Submittals as an insert in the manual instead of inclusion in separate Product Data Submittals.

B. Submission of approved Project Data Submittals:

1. At time of Substantial Completion, submit digital files of approved Product Data Submittals to the Architect/Engineer to verify accuracy and completeness and then deliver to the Owner for the Owner's records.

2. Bind Project Data Submittals into heavy-duty, 3-ring, black, vinyl-covered binders, with non-stick transparent cover and spine pockets, 1 to 3 inches thick as required to contain information or submit as files in folders.

1.06 MAINTENANCE AND OPERATIONS MANUAL SUBMITTAL

A. When each construction activity that requires submittal of maintenance manuals is nominally complete, but before Substantial Completion, submit maintenance manuals specified.

1. Organize operation and maintenance manuals into suitable sets of manageable size

2. Provide heavy-duty, 3-ring, vinyl-covered binders, with non-stick transparent cover and spine pockets, 1 to 3 inches thick as required to contain information, sized for 8½" x 11" paper with inside pockets or pocket folders for folded sheets.

3. Bind data into individual binders for each manual, properly identified on front and spine. For large manuals, provide an index sheet and thumb tabs for separate information categories. Standard specification headings apply:

4. Division 23 - Heating, Ventilation and Air Conditioning

5. Division 26 - Electrical

6. In each maintenance manual, include information specified in individual Specification sections and the following:

a. Copies of applicable Shop Drawings and Product Data Submittals.

b. Names, addresses and trades of all applicable Subcontractors, manufacturers, and equipment.

c. Complete maintenance instructions from the manufacturer's local representative for each item of operable equipment, as well as the name, address and telephone number of the installing Subcontractor.

d. Catalog data on all items submitted and other pertinent data such as mortar colors, brick selected, and colors selected for all finished materials and fabrics.

e. Catalog data on all furnished equipment and systems. Manufacturer's promotional literature is not acceptable.

f. Manufacturer's name, model number, service manual, spare parts list, and descriptive literature for all components used.

g. Preventive maintenance instructions and schedules for all major equipment.

h. Lit of most frequently encountered breakdowns and repairs/trouble shooting manual(s).

i. Instructions for starting and operating the actual system as installed.

j. Detailed one-line, color-coded wiring diagrams.

k. Copies of warranties.

l. Inspection procedures.

B. Submission of Operations and Maintenance (O&M) Manual: At time of Substantial Completion, submit O&M Manual to the Architect/Engineer for the Owner's use.

1. Submit a single draft copy(digital file) to the Architect/Engineer for review and comment.

2. Submit digital files of approved O&M Manual binder contents to Owner.

3. Submit spare parts to the Owner.

1.07 MISCELLANEOUS PROJECT DOCUMENT SUBMITTALS

A. Refer to other Specification sections for miscellaneous record-keeping requirements and Submittals in connection with various construction activities. Immediately prior to Substantial Completion, complete miscellaneous records and place in good order, properly identified and bound or filed, ready for use and reference. At time of Substantial Completion, submit digital (PDF) files and one (1) print copy for Owner to the Architect/Engineer for the Owner's records.

1. Categories of requirements resulting in miscellaneous records include, but are not limited to, the following:

a. Testing and qualification of workers.

b. Documented qualification of installation firms.

c. Inspections and certifications by governing authorities.

d. Leakage tests.

e. Final inspection and correction procedures.

1.08 RECORDING

A. Post changes and modifications to the Documents as they occur. Do not wait until the end of the Project.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 01 7419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 GENERAL

1.01 DEFINITIONS

A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.

B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.

C. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.

D. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.

E. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.

F. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.

G. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.

H. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.

I. Return: To give back reusable items or unused products to vendors for credit.

J. Reuse: To reuse a construction waste material in some manner on the project site.

K. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.

L. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.

M. Toxic: Poisonous to humans either immediately or after a long period of exposure.

N. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.

O. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.02 SUBMITTALS

A. Refer to Division 01 requirements.

B. Submit Waste Management Plan within 10 calendar days after receipt of Notice of Award of Bid, or prior to any trash or waste removal, whichever occurs sooner; submit projection of all trash and waste that will require disposal and alternatives to landfilling.

C. Recycling Incentive Programs:

1. Where revenue accrues to Contractor, submit copies of documentation required to qualify for incentive.

2. Where revenue accrues to Owner, submit any additional documentation required by Owner in addition to information provided in periodic Waste Disposal Report.

PART 2 PRODUCTS

(NOT USED)

PART 3 EXECUTION

3.01 WASTE MANAGEMENT PLAN IMPLEMENTATION

A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.

B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Architect/Engineer.

C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.

D. Meetings: Discuss trash/waste management goals and issues at project meetings.

1. Pre-bid meeting.

2. Pre-construction meeting.

3. Regular job-site meetings.

E. Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.

1. Provide containers as required.

2. Provide adequate space for pick-up and delivery and convenience to subcontractors.

3. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.

F. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

G. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

H. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

I. Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

END OF SECTION

SECTION 01 7800 - CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Operation and Maintenance Data.

B. Warranties and bonds.

1.02 RELATED REQUIREMENTS

A. Project Manual requirements for project closeout.

B. Individual Product Sections: Specific requirements for operation and maintenance data.

C. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

A. Project Record Documents: Submit documents to Architect/Engineer with claim for final Application for Payment.

B. Operation and Maintenance Data:

1. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect/Engineer will review draft and return one copy with comments.

2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.

3. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect/Engineer comments. Revise content of all document sets as required prior to final submission.

4. Submit two sets of revised final documents in final form within 10 days after final inspection.

C. Warranties and Bonds:

1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.

2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.

3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 OPERATION AND MAINTENANCE DATA

A. For Each Product or System: List names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.

B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.02 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. For Each Product, Applied Material, and Finish:

1. Product data, with catalog number, size, composition, and color and texture designations.

2. Information for re-ordering custom manufactured products.

B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

C. Additional information as specified in individual product specification sections.

3.03 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For Each Item of Equipment and Each System:

1. Description of unit or system, and component parts.

2. Identify function, normal operating characteristics, and limiting conditions.

3. Include performance curves, with engineering data and tests.

4. Complete nomenclature and model number of replaceable parts.

B. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.

C. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

D. Provide servicing and lubrication schedule, and list of lubricants required.

E. Include manufacturer's printed operation and maintenance instructions.

F. Include sequence of operation by controls manufacturer.

G. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.

H. Provide Contractor's coordination drawings, with color coded piping diagrams as installed.

I. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.

J. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.

K. Include test and balancing reports.

L. Additional Requirements: As specified in individual product specification sections.

3.04 OPERATION AND MAINTENANCE MANUALS

A. Prepare instructions and data by personnel experienced in maintenance and operation of described products.

B. Prepare data in the form of an instructional manual.

C. Binders: Commercial quality, 8-1/2 by 11 inch three D side ring binders with durable plastic covers; 2 inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.

D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.

E. Provide tabbed dividers for each separate product and system, with typed description of product and major component parts of equipment.

F. Text: Manufacturer's printed data, or typewritten data on 24 pound paper.

G. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

H. Arrange content by systems under section numbers and sequence of Table of Contents of this Project Manual.

I. Contents: Prepare a Table of Contents for each volume, with each product or system description identified, in three parts as follows:

1. Part 1: Directory, listing names, addresses, and telephone numbers of Architect/Engineer, Contractor, Subcontractors, and major equipment suppliers.

2. Part 2: Operation and maintenance instructions, arranged by system and subdivided by specification section. For each category, identify names, addresses, and telephone numbers of Subcontractors and suppliers. Identify the following:

a. Significant design criteria.

b. List of equipment.

c. Parts list for each component.

d. Operating instructions.

e. Maintenance instructions for equipment and systems.

f. Maintenance instructions for special finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents

g. Maintenance and calibration requirements including calibration interval, calibration procedures, and required maintenance.
   1) This information shall be provided as detailed insturctions from manufacturer and in summarized format for quick reference. The summary sahll list each sensor, calibration interval, maintenance interval and reference in the specific manufacturer documentation

h. Documentatin of all field determined setpoints.

i. General user inforatmation rearding system setup, operation, and general manipulation information shall be clearly pressented in a user-friendly format.

3. Part 3: Project documents and certificates, including the following:

   a. Shop drawings and product data.

   b. Air and water balance reports.

   c. Certificates.

   d. Photocopies of warranties and bonds.

J. Table of Contents: Provide title of Project; names, addresses, and telephone numbers of Architect/Engineer, Consultants, and Contractor with name of responsible parties; schedule of products and systems, indexed to content of the volume.

3.05 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Substantial completion is determined.

B. Verify that documents are in proper form, contain full information, and are notarized.

C. Co-execute submittals when required.

D. Retain warranties and bonds until time specified for submittal.

E. Manual: Bind in commercial quality 8-1/2 by 11 inch three D side ring binders with durable plastic covers.

F. Cover: Identify each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of Contractor and equipment supplier; and name of responsible company principal.

G. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification section in which specified, and the name of product or work item.

H. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List Subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

END OF SECTION

SECTION 01 7900 - DEMONSTRATION AND TRAINING

PART 1 GENERAL

1.01 SUMMARY

A. Demonstration of products and systems to be commissioned and where indicated in specific specification sections.

B. Training of Owner personnel in operation and maintenance is required for:
   1. All software-operated systems.
   2. HVAC systems and equipment.

1.02 RELATED REQUIREMENTS

A. Section 01 9113 - General Commissioning Requirements: Additional requirements applicable to demonstration and training.

1.03 SUBMITTALS

A. Draft Training Plans: Owner will designate personnel to be trained; tailor training to needs and skill-level of attendees.
   1. Submit to Owner for review and inclusion in overall training plan.
   2. Submit not less than four weeks prior to start of training.
   3. Revise and resubmit until acceptable.
   4. Provide an overall schedule showing all training sessions.
   5. Include at least the following for each training session:
      a. Identification, date, time, and duration.
      b. Description of products and/or systems to be covered.
      c. Name of firm and person conducting training; include qualifications.
      d. Intended audience, such as job description.
      e. Objectives of training and suggested methods of ensuring adequate training.
      f. Methods to be used, such as classroom lecture, live demonstrations, hands-on, etc.
      g. Media to be used, such as slides, hand-outs, etc.
      h. Training equipment required, such as projector, projection screen, etc., to be provided by Contractor.

B. Training Manuals: Provide training manual for each attendee; allow for minimum of two attendees per training session.
   1. Include applicable portion of O&M manuals.
   2. Include copies of all hand-outs, slides, overheads, video presentations, etc., that are not included in O&M manuals.
   3. Provide one extra copy of each training manual to be included with operation and maintenance data.

C. Training Reports:
   1. Identification of each training session, date, time, and duration.
   2. Sign-in sheet showing names and job titles of attendees.
   3. List of attendee questions and written answers given, including copies of and references to supporting documentation required for clarification; include answers to questions that could not be answered in original training session.

D. Video Recordings: Submit digital video recording of each demonstration and training session for Owner's subsequent use.
   1. Format: DVD Disc.
   2. Label each disc and container with session identification and date.

1.04 QUALITY ASSURANCE

A. Instructor Qualifications: Familiar with design, operation, maintenance and troubleshooting of the relevant products and systems.

1. Provide as instructors the most qualified trainer of those contractors and/or installers who actually supplied and installed the systems and equipment.
2. Where a single person is not familiar with all aspects, provide specialists with necessary qualifications.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 DEMONSTRATION - GENERAL

A. Demonstrations conducted during system start-up do not qualify as demonstrations for the purposes of this section, unless approved in advance by Owner.

B. Demonstrations conducted during Functional Testing need not be repeated unless Owner personnel training is specified.

C. Demonstration may be combined with Owner personnel training if applicable.

D. Operating Equipment and Systems: Demonstrate operation in all modes, including start-up, shut-down, seasonal changeover, emergency conditions, and troubleshooting, and maintenance procedures, including scheduled and preventive maintenance.
   1. Perform demonstrations not less than two weeks prior to Substantial Completion.
   2. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.

E. Non-Operating Products: Demonstrate cleaning, scheduled and preventive maintenance, and repair procedures.
   1. Perform demonstrations not less than two weeks prior to Substantial Completion.

3.02 TRAINING - GENERAL

A. Owner will review the Training Plan based on draft plans submitted.

B. Conduct training on-site unless otherwise indicated.

C. Do not start training until Functional Testing is complete.

D. Provide training in minimum two hour segments.

E. The Owner is responsible for determining that the training was satisfactorily completed and will provide approval forms.

F. Training schedule will be subject to availability of Owner's personnel to be trained; re-schedule training sessions as required by Owner; once schedule has been approved by Owner failure to conduct sessions according to schedule will be cause for Owner to charge Contractor for personnel "show-up" time.

G. Review of Facility Policy on Operation and Maintenance Data: During training discuss:
   1. The location of the O&M manuals and procedures for use and preservation; backup copies.
   2. Typical contents and organization of all manuals, including explanatory information, system narratives, and product specific information.
   3. Typical uses of the O&M manuals.

H. Product- and System-Specific Training:
   1. Review the applicable O&M manuals.
   2. For systems, provide an overview of system operation, design parameters and constraints, and operational strategies.
   3. Review instructions for proper operation in all modes, including start-up, shut-down, seasonal changeover and emergency procedures, and for maintenance, including preventative maintenance.
   4. Provide hands-on training on all operational modes possible and preventive maintenance.
   5. Emphasize safe and proper operating requirements; discuss relevant health and safety issues and emergency procedures.
   6. Discuss common troubleshooting problems and solutions.

7. Discuss any peculiarities of equipment installation or operation.
8. Discuss warranties and guarantees, including procedures necessary to avoid voiding coverage.
9. Review recommended tools and spare parts inventory suggestions of manufacturers.
10. Review spare parts and tools required to be furnished by Contractor.
11. Review spare parts suppliers and sources and procurement procedures.

I. Be prepared to answer questions raised by training attendees; if unable to answer during training session, provide written response within (3) business days.

END OF SECTION

SECTION 02 4100 - DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Selective demolition of building elements for alteration purposes.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 SCOPE

A. Remove portions of existing buildings in the following manner:

1. Remove existing sensors, controllers, dampers, valves and actuators to facilitate installation of new control system.

2. Remove existing induction boxes in basement to facilitate installation of new VAV boxes. Existing induction boxes on first, second, and third floors to remain.

3. Removed ductwork, mixing dampers, and hot water piping as indicated on drawings to facilitate conversion of multizone AHUs to VAV.

4. Remove existing fan motors for AC-1, AC-2, AC-3, AC-4, RAF-1, RAF-2, RAF-3, and RAF-4.

5. Existing boiler, chiller, cooling tower, and their associated equipment shall remain and not be part of this project.

6. Existing air handling units, fan coils, unit heaters, and exhaust fans to remain.

7. Existing electrical and plumbing equipment to Remain

8. See Mechanical drawings for Mechanical demolition scope.

9. See Electrical drawings for Electrical demolition scope.

B. Remove other items indicated, for relocation and recycling.

C. Return equipment to owner as noted. Salvaged equipment shall be stored safely and away from demolition area. Equipment not intended for reuse shall be clearly marked accordingly.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.

1. Obtain required permits.

2. Conduct operations to minimize effects on and interference with adjacent structures and occupants.

3. Do not close or obstruct roadways or sidewalks without permit.

4. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.

5. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.

B. Do not begin removal until receipt of notification to proceed from Owner.

C. Protect existing structures and other elements that are not to be removed.

1. Provide bracing and shoring.

2. Stop work immediately if adjacent structures appear to be in danger.

D. Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

E. Perform demolition in a manner that maximizes salvage and recycling of materials.

1. Dismantle existing construction and separate materials.

2. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.

3.03 EXISTING UTILITIES

A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.

B. Protect existing utilities to remain from damage.

C. Do not disrupt public utilities without permit from authority having jurisdiction.

D. Do not close, shut off, or disrupt existing life safety systems that are in use without prior written notification to the City of Lynchburg per Division 01 requirements.

E. Do not close, shut off, or disrupt existing utility branch take-offs that are in use without prior written notification to the City of Lynchburg per Division 01 requirements.

F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.

G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

3.04 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.

1. Verify that construction and utility arrangements are as shown.

2. Report discrepancies to Architect/Engineer before disturbing existing installation.

3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.

B. Separate areas in which demolition is being conducted from other areas that are still occupied.

C. Remove existing work as indicated and as required to accomplish new work.

1. Remove items indicated on drawings.

D. Services (Including but not limited to HVAC and Electrical): Remove existing systems and equipment as indicated.

1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.

2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.

3. Verify that abandoned services serve only abandoned facilities before removal.

4. Remove abandoned pipe, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification.

E. Protect existing work to remain.

1. Prevent movement of structure; provide shoring and bracing if necessary.

2. Perform cutting to accomplish removals neatly and as specified for cutting new work.

3. Repair adjacent construction and finishes damaged during removal work.

4. Patch as specified for patching new work.

3.05 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

B. Leave site in clean condition, ready for subsequent work.

C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

SECTION 07 8400 - FIRESTOPPING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Firestopping systems.

B. Firestopping of all joints and penetrations in fire-resistance rated and smoke-resistant assemblies, whether indicated on drawings or not, and other openings indicated.

1.02 REFERENCE STANDARDS

A. SCAQMD 1168 - South Coast Air Quality Management District Rule No.1168; current edition; www.aqmd.gov.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Schedule of Firestopping: List each type of penetration, fire rating of the penetrated assembly, and firestopping test or design number.

C. Product Data: Provide data on product characteristics, performance ratings, and limitations.

D. Manufacturer's Installation Instructions: Indicate preparation and installation instructions.

1.04 QUALITY ASSURANCE

A. Fire Testing: Provide firestopping assemblies of designs that provide the existing fire ratings when tested in accordance with methods indicated.

1. Listing in the current-year classification or certification books of UL, FM, or ITS (Warnock Hershey) will be considered as constituting an acceptable test report.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with documented experience.

1.05 FIELD CONDITIONS

A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation. Maintain minimum temperature before, during, and for 3 days after installation of materials.

B. Provide ventilation in areas where solvent-cured materials are being installed.

PART 2 PRODUCTS

2.01 FIRESTOPPING SYSTEMS

A. Firestopping: Any material meeting requirements.

2.02 MATERIALS

A. Firestopping Sealants: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No.1168.

B. Primers, Sleeves, Forms, Insulation, Packing, Stuffing, and Accessories: Type required for tested assembly design.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify openings are ready to receive the work of this section.

3.02 PREPARATION

A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter that could adversely affect bond of firestopping material.

B. Remove incompatible materials that could adversely affect bond.

C. Install backing materials to arrest liquid material leakage.

3.03 INSTALLATION

A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.

B. Do not cover installed firestopping until inspected by authority having jurisdiction.

C. Install labeling required by code.

3.04 CLEANING

A. Clean adjacent surfaces of firestopping materials.

3.05 PROTECTION

A. Protect adjacent surfaces from damage by material installation.

END OF SECTION

SECTION 23 0500 - COMMON WORK RESULTS FOR HVAC

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Requirements of the General Conditions, Supplementary General Conditions, and Special Conditions apply to this and all HVAC sections.

B. This Section applies to all HVAC specification Sections.

1.02 JOB CONDITIONS

A. The drawings show the general scope and arrangement of the HVAC systems and shall be followed as closely as actual conditions allow.

B. Give consideration to all other trades. Make arrangements to avoid conflicts and interference with other work. Fully coordinate all components of HVAC systems with minor adjustments as required, including provision of offsets, transitions, fittings, and accessories to meet actual conditions.

1.03 ELECTRICAL WORK

A. Electrical equipment and electrical motor-driven equipment specified herein shall be provided complete with motors, integral motor starters where indicated, and controls.

B. Electrical equipment and wiring shall conform to the requirements of Division 26 - Electrical.

C. Manual or automatic control and protective or signal devices required for the operation specified herein, and any control wiring required for control devices but not shown on the electrical plans shall be provided under this section.

1.04 CONFORMANCE TO REGULATIONS

A. All work shall conform to the regulations of the applicable federal, state, and local laws, ordinances and codes.

1.05 REGULATORY REQUIREMENTS

A. All products shall be listed by the Underwriters Laboratories, Inc. (UL), and shall bear the UL label. Where UL labels are not provided from the factory, the contractor shall be responsible for having the equipment or materials tested by a UL testing firm acceptable to authority having jurisdiction as suitable for purpose specified and shown.

1.06 QUALITY ASSURANCE

A. Work shall meet or exceed minimum recommendations of:

1. ANSI - American National Standards Institute
2. ASME American Society of Mechanical Engineers
3. ASPE - American Society of Plumbing Engineers
4. ASTM - American Society for Testing and Materials
5. AWS - American Welding Society
6. USDOE - United States Department of Energy

7. EPA - Environmental Protection Agency
8. IMC - International Mechanical Code (current adopted edition)
9. NEMA - National Electrical Manufacturers Association
10. NIOSH - National Institute for Occupational Safety and Health
11. NSF - National Sanitation Foundation
12. OSHA - Occupational Safety and Health Act
13. TIMA - Thermal Insulation Manufacturers Association
14. UL - Underwriters' Laboratories
15. VUSBC - Virginia Uniform Statewide Building Code (current adopted edition)

B. Reference to the standards of any technical society, organization, or association, or to the laws, ordinances, or codes of governmental authorities shall mean the latest standard, code, or specification adopted, published, and effective at the date of taking bids.

C. The specifications, codes, and standards referenced in these specifications (including addenda, amendments, and errata) shall govern in all cases where references thereto are made. In case of conflict between the referenced specifications, the more stringent requirement shall govern unless otherwise permitted by the Engineer. Major conflicts shall be referred to the Engineer for resolution.

1.07 MATERIALS AND EQUIPMENT

A. Unless specifically provided otherwise, all materials and equipment furnished for permanent installation in the Work shall conform to applicable standards and be new, current design, unused, and undamaged.

B. Individual parts shall be manufactured to standard sizes and gauges so that repair parts, furnished at any time, can be installed in the field. Like parts of duplicate equipment shall be interchangeable.

1.08 UTILITIES AND CONNECTIONS

A. Verify location of all existing utilities before laying out and making connections. Report any inconsistencies to Engineer before commencing work. Contractor shall be responsible for any error resulting from failure to exercise these precautions.

1.09 WIRING DIAGRAMS

A. All mechanical equipment shall be provided with complete wiring diagrams showing all power and control connections. The diagrams shall be placed in a clear plastic pouch that is permanently affixed to the equipment.

1.10 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Refer to Project Manual requirements.

B. Protect products from damage, marring, and soiling.

C. Any marring of factory finishes shall be touched up to match the original factory finish.

1.11 SUBMITTALS

A. Refer to Division 01 requirements.

B. General: The Contractor shall submit information, for Engineer's review, to demonstrate compliance of proposed Products and/or installations with the Contract Documents. This information shall include, but not be limited to: catalog data; performance data; noise levels; etc. Proposed Products that are not in compliance with the Contract Documents may be rejected. Information must be submitted on all required Products, including proposed Products that appear to be in compliance with the Contract Documents.

C. Contractor preparation:

1. The Contractor shall review and approve each submittal and coordinate all other related or affected Work before submitting for review. All copies of each submittal shall bear the Contractor's stamp, with signature or initials, certifying review and approval; verification of field dimensions; and coordination with adjacent Work are in compliance with the requirements of the Contract Documents.

2. The Contractor shall identify variations from the requirements of the Contract Documents on all copies of applicable submittals. No extra charges shall be paid for the providing of Products or furnishing of Work required as a result of failure to comply with this requirement.

D. Submittal Format:

1. Each submittal shall be accompanied by a letter of transmittal listing Project Title, Contractor, Subcontractor or supplier, submitted Products, pertinent drawing and detail number, and specification section number, as appropriate. Each submittal shall encompass a single specification section.

2. Provide electronic copies of each submittal. Provide additional hard copies as required by Owner and/or Contractor. Each copy of a submittal shall be bound in a three-ring binder, and indexed to allow ready reference to each Product.

3. Product data shall be clearly marked to identify the applicable Products or models. Options or modifications required by the Contract Documents shall be clearly identified.

4. Submittals shall be complete with all associated Products. Submittals on portions of a Product or system shall not be reviewed.

5. Provide Manufacturer's start-up procedures, testing and checklists.

6. Contractor shall provide coordinated shop drawings of Division 23 systems. Shop drawings shall be prepared in electronic format and submitted electronically.

E. Engineer Procedures: Submittals will be reviewed with reasonable promptness. The Contractor shall allow 15 days for review of each submittal. The Engineer's comments will be indicated on a Submittal Review Comments form, which will be attached to each copy of the submittal. Contractor shall be responsible for distributing copies of reviewed submittals as appropriate.

F. Resubmission: Contractor shall change or correct submittals as required by the Engineer and resubmit until approved. The Contractor shall identify any changes other than those required by the Engineer on all copies of the resubmittal.

G. Approval required: The ordering, fabrication and/or installation of Products before approval of all relevant submittals shall be at the Contractor's risk. Any damage to new or existing Work resulting from the installation of unapproved Products shall be repaired or replaced by the Contractor at no additional cost. Payment will not be recommended for any Work that does not have an approved submittal.

1.12 SUBSTITUTIONS

A. Refer to Division 01 requirements.

B. For a Product specified by naming one or more manufacturer and model, and followed with the statement “or approved equal,” the Contractor may submit a Product other than the Product specified by manufacturer and model, that Product shall be considered a Substitute Product and shall comply with the following conditions:

1. The Contractor shall verify the Substitute Product is equal or superior in all respects to the Specified Product.

2. The Contractor shall submit data on the Substitute Product in compliance with the “Submittals” paragraph herein.

3. After the Substitute Product has been approved by the Engineer, the Contractor shall be responsible for coordinating the installation of the Substitute Product with all trades. The Contractor shall be responsible for any changes required to incorporate the Substitute Product into the Work.

4. The Contractor waives all claims for additional costs related to the Substitute Product that becomes apparent before, during or after installation.

1.13 OPERATING AND MAINTENANCE MANUAL

A. Refer to Division 01 requirements.

B. General: The Contractor shall submit one copy of the Operation and Maintenance Manual to the Engineer for review a minimum of 60 days prior to Instruction and Training Sessions. This copy will be returned to the Contractor with Engineer's comments or approval. The Contractor shall revise and resubmit one copy of the O&M Manual as required. The Contractor shall provide four copies of the approved O&M Manual. Instruction and Training Sessions shall begin 30 days after receipt of the approved O&M Manuals. Refer to “Instruction and Training Sessions” paragraph herein.

C. Binders: Commercial quality, 8-1/2x11 inch, three ring binders with durable plastic covers; three inch maximum ring size. Attach printed labels to the front and side of each binder stating '(PROJECT NAME) OPERATION AND MAINTENANCE MANUAL'; applicable volume number; and project title. Provide tabbed dividers for each Product and system, with typed description or applicable Specification Section. Provide a table of contents for the entire manual and insert at the front of each binder.

D. Contents: The manual shall consist of three parts as follows:

1. Part 1: Directory listing names, addresses, and telephone numbers of Engineer, Contractor, Subcontractors, and major equipment suppliers.

2. Part 2: Operation and maintenance instructions including, but not limited to, the following:

a. General description and specifications of each component and of each system as a whole.

b. Manufacturer's catalog description of each component supplemented by approved equipment submittals.

c. Detailed electrical and logic descriptions.

d. Installation and start-up instructions, including complete calibration procedures for each component and for system as a whole.

e. Operating instructions including:
   1) Sequence of operation
   2) Shutdown procedure
   3) Emergency operating procedures

f. Trouble shooting guide with service instructions

g. Preventive maintenance schedules

h. Parts list with names, addresses, and telephone numbers of local parts suppliers.

i. Names, addresses, and phone numbers of nearest service organizations

j. Interface requirements and capabilities.

k. Detailed schematics of equipment.

l. Complete equipment schedules.

3. Part 3: Project documents including, but not limited to, the following:

   a. Testing, adjusting, and balancing report

   b. Certificates

   c. Copies of warranties.

E. Quality: The manual will be reviewed by the Engineer to determine accuracy, completeness and quality of printing. Deficiencies will necessitate resubmittals by the Contractor. Refer to “Submittals” paragraph herein.

1.14 INSTRUCTION AND TRAINING SESSIONS

A. Refer to Division 01 requirements.

B. After all equipment and services are in operation and receipt of the approved Operation and Maintenance Manuals, Instruction and Training Sessions shall be conducted for representatives of the Owner.

C. Instruction Session shall be conducted during the Owner's normal working periods and at times satisfactory to the Owner.

   1. Session shall be sufficient to address all instruction and training for the installed systems and shall last not less than two 8-hour working days.

D. The Training Session shall address the operation and maintenance of each piece of equipment and of the system as a whole. Preventative maintenance techniques shall be included.

E. Instructions and training shall be given by competent, factory-trained service and operating personnel from the appropriate manufacturer(s). The Contractor shall record the names of all personnel present at each Instruction and Training Session and shall forward a copy of the attendance log to the Engineer within seven days after each session.

1.15 RECORD DRAWINGS

A. Refer to Division 01 requirements.

1.16 PROJECT/SITE CONDITIONS

A. Install work in locations shown on Drawings, unless prevented by Project conditions.

B. Prepare drawings showing proposed rearrangement of Work to meet Project conditions, including changes to Work specified in other Sections. Obtain permission of Engineer before proceeding.

1.17 WARRANTIES

A. Refer to Division 01 requirements.

B. Warranty periods shall begin from Date of Substantial Completion.

C. All equipment and labor shall be warranted for a minimum of one (1) year. Refer to individual Sections for other requirements.

1.18 CONTRACTOR COORDINATION

A. Nomenclature for final room names and numbers may vary from the construction documents. Final names and numbers used in the shop drawings shall be coordinated with final room names and numbers assigned by the Owner.

B. HVAC contractor(s) shall coordinate their work with all other trades prior to fabrication of systems and commencement of installation. It shall be the responsibility of each contractor to review the work of other trades (including, but not limited to structural, architectural, food service, fire alarm, fire suppression, plumbing, and electrical) as it affects their work, and as their work affects other trades, to insure that the construction documents are closely followed. Where discrepancies arise, they shall be referred to the Engineer for resolution before proceeding with the Work.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

3.01 GENERAL

A. Unless otherwise noted, install equipment in accordance with manufacturer's printed instructions for application indicated.

B. Install, operate, and adjust systems in accordance with the plans and specifications.

C. All work for this division shall conform to the regulations of the applicable federal, state, and local laws, ordinances, and codes.

D. A Request For Information (RFI) shall be submitted to the Engineer for any portion of the Work that the Contractor determines a clarification is required. Prior to submitting a RFI the Contractor shall thoroughly research the Contract Documents to ensure information has not been overlooked. The RFI shall include references to the portion of the Contract Documents that requires a clarification. The Contractor shall allow a minimum of three business days for the Engineer to respond to the RFI. The Contractor shall not proceed with that portion of the Work until a response has been returned.

E. All Products delivered to the site(s) shall be stored in accordance with the manufacturer's printed instructions. If a manufacturer does not have printed instructions then the Product shall be adequately housed and otherwise protected against damage or corrosion. If any Product stored at the site(s) is not protected as specified herein, the Contractor shall not receive payment for that Product. That Product shall be stored by the Owner at the expense

of the Contractor. Any Product damaged as a result of failure to comply with this requirement shall be replaced by the Contractor at no additional cost to the Owner.

3.02 ACCESSIBILITY

A. Locate all equipment, which must be serviced, operated, or maintained in fully accessible positions in accordance with manufacturer's recommendations and subject to approval of Engineer. Provide a minimum of two feet of clearance in front of equipment access doors and components requiring service.

3.03 FIRESTOPPING

A. Refer to Division 07 requirements.

B. For all penetrations or openings in or through fire-rated assemblies including, but not limited to, walls, floors, ceilings, shafts, etc. the Contractor will provide approved UL listed "through penetration firestop" systems to ensure integrity of rated assembly. Confirm final selection with Engineer before proceeding with this portion of the Work.

3.04 PROTECTION OF OPENINGS

A. Openings in partially installed systems, including equipment and piping, shall be plugged, capped, or otherwise closed with approved methods and materials or devices until connections are made.

3.05 PROTECTION FROM MOVING PARTS

A. Belts, shafts, couplings, and other rotating or moving parts, located so that any person may come in proximity thereto, shall be fully enclosed or properly guarded.

END OF SECTION

SECTION 23 0513 - COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Single phase electric motors.

B. Three phase electric motors.

1.02 REFERENCE STANDARDS

A. ABMA STD 9 - Load Ratings and Fatigue Life for Ball Bearings; American Bearing Manufacturers Association, Inc.; 1990 (Reapproved 2008).

B. IEEE 112 - IEEE Standard Test Procedure for Polyphase Induction Motors and Generators; Institute of Electrical and Electronic Engineers; 2004.

C. NEMA MG 1 - Motors and Generators; National Electrical Manufacturers Association; 2011.

D. NFPA 70 - National Electrical Code; National Fire Protection Association; 2002.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide wiring diagrams with electrical characteristics and connection requirements.

C. Test Reports: Indicate test results verifying nominal efficiency and power factor for three phase motors larger than 1/2 horsepower.

D. Manufacturer's Installation Instructions: Indicate setting, mechanical connections, lubrication, and wiring instructions.

E. Operation Data: Include instructions for safe operating procedures.

F. Maintenance Data: Include assembly drawings, bearing data including replacement sizes, and lubrication instructions.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacture of electric motors with documented experience.

B. Conform to NFPA 70.

C. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect motors stored on site from weather and moisture by maintaining factory covers and suitable weather-proof covering. For extended outdoor storage, remove motors from equipment and store separately.

1.06 WARRANTY

A. Refer to Division 01 requirements.

B. Provide five year manufacturer warranty for motors larger than 10 horsepower.

PART 2 PRODUCTS

2.01 GENERAL CONSTRUCTION AND REQUIREMENTS

A. Electrical Service:

1. Motors 1/2 HP and Smaller: 115 volts, single phase, 60 Hz.

2. Motors Larger than 1/2 Horsepower: 208/480 volts, three phase, 60 Hz.

B. Premium Efficiency motors shall be provided for all new motors.

C. Construction:

1. Open drip-proof type except where specifically noted otherwise.

2. Design for continuous operation in 40 degrees C environment.

3. Design for temperature rise in accordance with NEMA MG 1 limits for insulation class, service factor, and motor enclosure type.

D. Visible Nameplate: Indicating motor horsepower, voltage, phase, cycles, RPM, full load amps, locked rotor amps, frame size, manufacturer's name and model number, service factor, power factor, efficiency.

E. Wiring Terminations:

1. Provide terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated. Enclose terminal lugs in terminal box sized to NFPA 70, threaded for conduit.

2. For fractional horsepower motors where connection is made directly, provide threaded conduit connection in end frame.

2.02 SINGLE PHASE POWER - PERMANENT-SPLIT CAPACITOR MOTORS

A. Starting Torque: Exceeding one fourth of full load torque.

B. Starting Current: Up to six times full load current.

C. Multiple Speed: Through tapped windings.

D. Open Drip-proof or Enclosed Air Over Enclosure: Class A (50 degrees C temperature rise) insulation, minimum 1.0 Service Factor, prelubricated sleeve or ball bearings, automatic reset overload protector.

2.03 THREE PHASE POWER - SQUIRREL CAGE MOTORS

A. Starting Torque: Between 1 and 1-1/2 times full load torque.

B. Starting Current: Six times full load current.

C. Power Output, Locked Rotor Torque, Breakdown or Pull Out Torque: NEMA Design B characteristics.

D. Design, Construction, Testing, and Performance: Conform to NEMA MG 1 for Design B motors.

E. Insulation System: NEMA Class B or better.

1. Motors used with variable frequency drives shall be listed for such.

F. Testing Procedure: In accordance with IEEE 112. Load test motors to determine free from electrical or mechanical defects in compliance with performance data.

G. Motor Frames: NEMA Standard T-Frames of steel, aluminum, or cast iron with end brackets of cast iron or aluminum with steel inserts.

H. Bearings: Grease lubricated anti-friction ball bearings with housings equipped with plugged provision for relubrication, rated for minimum ABMA STD 9, L-10 life of 20,000 hours. Calculate bearing load with NEMA minimum V-belt pulley with belt center line at end of NEMA standard shaft extension. Stamp bearing sizes on nameplate.

I. Sound Power Levels: To NEMA MG 1.

J. Nominal Efficiency: As scheduled at full load and rated voltage when tested in accordance with IEEE 112

K. Nominal Power Factor: As scheduled at full load and rated voltage when tested in accordance with IEEE 112.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install securely on firm foundation. Mount ball bearing motors with shaft in any position.

C. Check line voltage and phase and ensure agreement with nameplate.

END OF SECTION

SECTION 23 0516 - EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Flexible pipe connectors.

B. Expansion joints and compensators.

1.02 REFERENCE STANDARDS

A. ASTM A269 - Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service; 2010.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data:

1. Flexible Pipe Connectors: Indicate maximum temperature and pressure rating, face-to-face length, live length, hose wall thickness, hose convolutions per foot and per assembly, fundamental frequency of assembly, braid structure, and total number of wires in braid.

C. Manufacturer's Instructions: Indicate manufacturer's installation instructions, special procedures, and external controls.

D. Project Record Documents: Record installed locations of flexible pipe connectors, expansion joints, anchors, and guides.

PART 2 PRODUCTS

2.01 FLEXIBLE PIPE CONNECTORS - STEEL PIPING

A. Inner Hose: Carbon Steel.

B. Exterior Sleeve: Single braided, stainless steel.

C. Pressure Rating: 125 psi and 450 degrees F.

D. Joint: Flanged.

E. Size: Use pipe sized units.

F. Maximum offset: 3/4 inch on each side of installed center line.

2.02 FLEXIBLE PIPE CONNECTORS - COPPER PIPING

A. Inner Hose: Bronze.

B. Exterior Sleeve: Braided bronze.

C. Pressure Rating: 125 psi and 450 degrees F.

D. Joint: Flanged.

E. Size: Use pipe sized units.

F. Maximum offset: 3/4 inch on each side of installed center line.

G. Application: Copper piping.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install flexible pipe connectors on pipes connected to vibration isolated equipment. Provide line size flexible connectors.

C. Install flexible connectors at right angles to displacement. Install one end immediately adjacent to isolated equipment and anchor other end. Install in horizontal plane unless indicated otherwise.

D. Provide support and equipment required to control expansion and contraction of piping. Provide loops, pipe offsets, and swing joints, or expansion joints where indicated.

END OF SECTION

SECTION 23 0553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nameplates.

B. Tags.

C. Stencils.

D. Pipe Markers.

1.02 REFERENCE STANDARDS

A. ASME A13.1 - Scheme for the Identification of Piping Systems; The American Society of Mechanical Engineers; 2007.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. List: Submit list of wording, symbols, letter size, and color coding for mechanical identification.

C. Chart and Schedule: Submit valve chart and schedule, including valve tag number, location, function, and valve manufacturer's name and model number.

D. Product Data: Provide manufacturers catalog literature for each product required.

E. Manufacturer's Installation Instructions: Indicate special procedures, and installation.

F. Project Record Documents: Record actual locations of tagged valves.

PART 2 PRODUCTS

2.01 IDENTIFICATION APPLICATIONS

A. Automatic Controls: Tags. Key to equipment served.

B. Heat Transfer Equipment: Nameplates.

C. Major Control Components: Nameplates.

D. Piping: Pipe markers, stencil painting; tags for small diameters.

E. Pumps: Nameplates.

F. Small-sized Equipment: Tags.

G. Tanks: Nameplates.

H. Valves: Tags and ceiling tacks where located above lay-in ceiling.

I. Water Treatment Devices: Nameplates.

2.02 NAMEPLATES

A. Description: Laminated three-layer plastic with engraved letters.

1. Letter Color: White.

2. Letter Height: 1/4 inch.

3. Background Color: Black.

2.03 TAGS

A. Plastic Tags: Laminated three-layer plastic with engraved black letters on light contrasting background color. Tag size minimum 1-1/2 inch diameter.

B. Metal Tags: Brass with stamped letters; tag size minimum 1-1/2 inch diameter with smooth edges.

C. Chart: Typewritten letter size list in anodized aluminum frame.

2.04 STENCILS

A. Stencils: With clean cut symbols and letters of following size:

1. 3/4 to 1-1/4 inch Outside Diameter of Insulation or Pipe: 8 inch long color field, 1/2 inch high letters.

2. 1-1/2 to 2 inch Outside Diameter of Insulation or Pipe: 8 inch long color field, 3/4 inch high letters.

3. 2-1/2 to 6 inch Outside Diameter of Insulation or Pipe: 12 inch long color field, 1-1/4 inch high letters.

4. 8 to 10 inch Outside Diameter of Insulation or Pipe: 24 inch long color field, 2-1/2 inch high letters.

5. Ductwork and Equipment: 2-1/2 inch high letters.

B. Stencil Paint: As specified in Division 09, semi-gloss enamel, colors conforming to ASME A13.1.

2.05 PIPE MARKERS

A. Color: Conform to ASME A13.1.

B. Plastic Pipe Markers: Factory fabricated, flexible, semi- rigid plastic, preformed to fit around pipe or pipe covering; minimum information indicating flow direction arrow and identification of fluid being conveyed.

C. Underground Plastic Pipe Markers:

1. Tape shall be acid- and alkali-resistant polyethylene film, 6 inches wide with minimum thickness of 0.004 inch and shall have a minimum strength of 1750 psi lengthwise and 1500 psi crosswise with an elongation factor of 350 percent.

2. Tape color shall be yellow and shall bear a continuous printed inscription describing the service.

3. Tape shall have integral wires, foil backing, or other means to enable detection by a metal detector when the tape is buried up to 3 feet deep. The metallic core shall be encased in a protective jacket or provided with other means to protect it from corrosion.

PART 3 EXECUTION

3.01 PREPARATION

A. Degrease and clean surfaces to receive adhesive for identification materials.

3.02 INSTALLATION

A. Install nameplates with corrosive-resistant mechanical fasteners, or adhesive. Apply with sufficient adhesive to ensure permanent adhesion and seal with clear lacquer.

B. Install tags with corrosion resistant chain.

C. Install plastic pipe markers in accordance with manufacturer's instructions.

D. Install underground plastic pipe markers 6 to 8 inches below finished grade, directly above buried pipe.

E. Identify pumps, heat transfer equipment, tanks, and water treatment devices with plastic nameplates. Small devices, such as in-line pumps, may be identified with tags.

F. Identify control panels and major control components outside panels with plastic nameplates.

G. Identify piping, concealed or exposed, as scheduled herein. Use tags on piping 3/4 inch diameter and smaller. Identify service, flow direction, and pressure. Install in clear view and align with axis of piping. Locate identification not to exceed 20 feet on straight runs including risers and drops, adjacent to each valve and Tee, at each side of penetration of structure or enclosure, and at each obstruction.

H. Wall mount framed valve chart in mechanical room. Provide additional copy of chart in Operations and Maintenance Manual.

END OF SECTION

SECTION 23 0593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Testing, adjustment, and balancing of air systems.

B. Testing, adjustment, and balancing of hydronic systems.

C. Measurement of final operating condition of HVAC systems.

D. Sound measurement of equipment operating conditions.

1.02 REFERENCE STANDARDS

A. AABC MN-1 - AABC National Standards for Total System Balance; Associated Air Balance Council; 2002.

B. ASHRAE Std 111 - Practices for Measurement, Testing, Adjusting and Balancing of Building Heating, Ventilation, Air-Conditioning, and Refrigeration Systems; American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.

C. NEBB (TAB) - Procedural Standards for Testing Adjusting Balancing of Environmental Systems; National Environmental Balancing Bureau; 2005, Seventh Edition.

D. SMACNA (TAB) - HVAC Systems Testing, Adjusting, and Balancing; Sheet Metal and Air Conditioning Contractors' National Association; 2002.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Qualifications: Submit name of adjusting and balancing agency and TAB supervisor for approval within 30 days after award of Contract.

C. TAB Plan: Submit a written plan indicating the testing, adjusting, and balancing standard to be followed and the specific approach for each system and component.

1. Submit to the Engineer.

2. Submit six weeks prior to starting the testing, adjusting, and balancing work.

3. Include certification that the plan developer has reviewed the contract documents, the equipment and systems, and the control system with the Engineer and other installers to sufficiently understand the design intent for each system.

4. Include at least the following in the plan:

a. Preface: An explanation of the intended use of the control system.

b. List of all air flow, water flow, sound level, system capacity and efficiency measurements to be performed and a description of specific test procedures, parameters, formulas to be used.

c. Copy of field checkout sheets and logs to be used, listing each piece of equipment to be tested, adjusted and balanced with the data cells to be gathered for each.

d. Identification and types of measurement instruments to be used and their most recent calibration date.

e. Discussion of what notations and markings will be made on the duct and piping drawings during the process.

f. Final test report forms to be used.

g. Detailed step-by-step procedures for TAB work for each system and issue, including:
   1) Terminal flow calibration (for each terminal type).
   2) Branch/submain proportioning.
   3) Total flow calculations.
   4) Rechecking.
   5) Diversity issues.

h. Expected problems and solutions, etc.

i. Details of how TOTAL flow will be determined; for example:
   1) Water: Pump curves, circuit setter, flow station, ultrasonic, etc.

j. Specific procedures that will ensure that both air and water side are operating at the lowest possible pressures and methods to verify this.

k. Proposed selection points for sound measurements and sound measurement methods.

l. Methods for making coil or other system plant capacity measurements, if specified.

m. Time schedule for TAB work to be done in phases (by floor, etc.).

n. Time schedule for deferred or seasonal TAB work, if specified.

o. False loading of systems to complete TAB work, if specified.

p. Exhaust fan balancing and capacity verifications, including any required room pressure differentials.

q. Procedures for formal progress reports, including scope and frequency.

r. Procedures for formal deficiency reports, including scope, frequency and distribution.

D. Field Logs: Submit at least once a week to General Contractor and Architect/Engineer.

E. Control System Coordination Reports: Communicate in writing to the controls installer all setpoint and parameter changes made or problems and discrepancies identified during TAB that affect, or could affect, the control system setup and operation.

F. Progress Reports.

G. Final Report: Indicate deficiencies in systems that would prevent proper testing, adjusting, and balancing of systems and equipment to achieve specified performance.

   1. Submit to the Engineer within two weeks after completion of testing, adjusting, and balancing.

   2. Revise TAB plan to reflect actual procedures and submit as part of final report.

   3. Submit draft copies of report for review prior to final acceptance of Project. Provide final copies for Engineer and for inclusion in operating and maintenance manuals.

4. Provide reports in soft cover, letter size, 3-ring binder manuals, complete with index page and indexing tabs, with cover identification at front and side. Include set of reduced drawings with air outlets and equipment identified to correspond with data sheets, and indicating thermostat locations.

5. Include actual instrument list, with manufacturer name, serial number, and date of calibration.

6. Form of Test Reports: Where the TAB standard being followed recommends a report format use that; otherwise, follow ASHRAE Std 111.

7. Units of Measure: Report data in I-P (inch-pound) units only.

8. Include the following on the title page of each report:

    a. Name of Testing, Adjusting, and Balancing Agency.

    b. Address of Testing, Adjusting, and Balancing Agency.

    c. Telephone number of Testing, Adjusting, and Balancing Agency.

    d. Project name.

    e. Project location.

    f. Project Engineer.

    g. Project Contractor.

    h. Project altitude.

    i. Report date.

H. Project Record Documents: Record actual locations of balancing valves and rough setting.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

A. Perform total system balance in accordance with one of the following:

1. AABC MN-1, AABC National Standards for Total System Balance.

2. NEBB Procedural Standards for Testing Adjusting Balancing of Environmental Systems.

3. Maintain at least one copy of the standard to be used at project site at all times.

B. Begin work after completion of systems to be tested, adjusted, or balanced and complete work prior to Substantial Completion of the project.

C. Where HVAC systems and/or components interface with life safety systems, including fire and smoke detection, alarm, and control, coordinate scheduling and testing and inspection procedures with the authorities having jurisdiction.

D. TAB Agency Qualifications:

1. Company specializing in the testing, adjusting, and balancing of systems specified in this section.

2. Having minimum of three years documented experience.

3. Certified by one of the following:

a. AABC, Associated Air Balance Council: www.aabchq.com; upon completion submit AABC National Performance Guaranty.

b. NEBB, National Environmental Balancing Bureau: www.nebb.org.

E. TAB Supervisor and Technician Qualifications: Certified by same organization as TAB agency.

3.02 EXAMINATION

A. Verify that systems are complete and operable before commencing work. Ensure the following conditions:

1. Systems are started and operating in a safe and normal condition.

2. Temperature control systems are installed complete and operable.

3. Proper thermal overload protection is in place for electrical equipment.

4. Hydronic systems are flushed, filled, and vented.

5. Pumps are rotating correctly.

6. Proper strainer baskets are clean and in place.

7. Service and balance valves are open.

B. Submit field reports. Report defects and deficiencies that will or could prevent proper system balance.

C. Beginning of work means acceptance of existing conditions.

3.03 PREPARATION

A. Hold a pre-balancing meeting at least one week prior to starting TAB work.

1. Require attendance by all installers whose work will be tested, adjusted, or balanced.

B. Provide instruments required for testing, adjusting, and balancing operations. Make instruments available to Architect/Engineer to facilitate spot checks during testing.

C. Provide additional balancing devices as required.

3.04 ADJUSTMENT TOLERANCES

A. Hydronic Systems: Adjust to within plus or minus 10 percent of design.

3.05 RECORDING AND ADJUSTING

A. Field Logs: Maintain written logs including:

1. Running log of events and issues.

2. Discrepancies, deficient or uncompleted work by others.

3. Contract interpretation requests.

4. Lists of completed tests.

B. Ensure recorded data represents actual measured or observed conditions.

C. Permanently mark settings of valves, dampers, and other adjustment devices allowing settings to be restored. Set and lock memory stops.

D. Mark on the drawings the locations where traverse and other critical measurements were taken and cross reference the location in the final report.

E. After adjustment, take measurements to verify balance has not been disrupted or that such disruption has been rectified.

F. Leave systems in proper working order, replacing belt guards, closing access doors, closing doors to electrical switch boxes, sealing test holes, restoring insulation, and restoring thermostats to specified settings.

G. At final inspection, recheck random selections of data recorded in report. Recheck points or areas as selected and witnessed by the Engineer.

H. Provide a drawing indicating actual locations of all balancing dampers.

3.06 AIR SYSTEM PROCEDURE

A. Adjust air handling and distribution systems to provide required or design supply, return, and exhaust air quantities.

B. Make air quantity measurements in ducts by Pitot tube traverse of entire cross sectional area of duct.

C. Measure air quantities at air inlets and outlets.

D. Adjust distribution system to obtain uniform space temperatures free from objectionable drafts and noise.

E. Vary total system air quantities by adjustment of fan speeds. Provide drive changes required.

F. Provide system schematic with required and actual air quantities recorded.

G. Adjust outside air dampers for design conditions.

3.07 WATER SYSTEM PROCEDURE

A. Adjust water systems to provide required or design quantities.

B. Use calibrated Venturi tubes, orifices, or other metered fittings and pressure gauges to determine flow rates for system balance. Where flow metering devices are not installed, base flow balance on temperature difference across various heat transfer elements in the system.

C. Adjust systems to provide specified pressure drops and flows through heat transfer elements prior to thermal testing. Perform balancing by measurement of temperature differential in conjunction with air balancing.

D. Effect system balance with automatic control valves fully open to heat transfer elements.

E. Effect adjustment of water distribution systems by means of balancing cocks, valves, and fittings. Do not use service or shut-off valves for balancing unless indexed for balance point.

F. Where available pump capacity is less than total flow requirements or individual system parts, full flow in one part may be simulated by temporary restriction of flow to other parts.

3.08 SCOPE

A. Test, adjust, and balance the following:

1. HVAC Pumps
2. Air Handling Units
3. Fans
4. Air Terminal Units
5. Air Inlets and Outlets

3.09 MINIMUM DATA TO BE REPORTED

A. Electric Motors:

1. Identification/location
2. Manufacturer
3. Model/Frame
4. HP/BHP
5. Phase, voltage, amperage; nameplate, actual, no load
6. RPM
7. Service factor
8. Starter size, rating, heater elements
9. Sheave Make/Size/Bore

B. Pumps:

1. Identification/number
2. Manufacturer
3. Size/model
4. Impeller
5. Service
6. Design flow rate, pressure drop, BHP
7. Actual flow rate, pressure drop, BHP
8. Discharge pressure
9. Suction pressure
10. Total operating head pressure
11. Shut off, discharge and suction pressures
12. Shut off, total head pressure

C. Air Cooled Condensers:

1. Identification/number
2. Location
3. Manufacturer
4. Model number
5. Serial number

D. Chillers:

1. Identification/number
2. Manufacturer
3. Capacity
4. Model number
5. Serial number
6. Evaporator entering water temperature, design and actual
7. Evaporator leaving water temperature, design and actual
8. Evaporator pressure drop, design and actual
9. Evaporator water flow rate, design and actual
10. Condenser:
    a. Refer to "Air Cooled Condensers"

E. Sound Level Reports:

1. Locations:
    a. Outside of each mechanical room, within a distance of 20 feet.
    b. Below second floor mechanical room/closet.
    c. In rooms below roof mounted equipment.
    d. Around air cooled chiller, within a distance of 5 feet in all directions.
2. Octave bands - equipment off
3. Octave bands - equipment on

END OF SECTION

SECTION 23 0713 - DUCT INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Duct insulation.

B. Insulation jackets.

1.02 REFERENCE STANDARDS

A. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2010.

B. ASTM C553 - Specification for Mineral Fiber Blanket Thermal Insulation for Commercial and Industrial Applications; 2011.

C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2012.

D. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2010.

E. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials; National Fire Protection Association; 2006.

F. SMACNA (DCS) - HVAC Duct Construction Standards - Metal and Flexible; Sheet Metal and Air Conditioning Contractors' National Association; 2005.

G. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

C. Manufacturer's Instructions: Indicate installation procedures necessary to ensure acceptable workmanship and that installation standards will be achieved.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section with documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified in this section, with documented experience and approved by manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in original factory packaging, labelled with manufacturer's identification, including product density and thickness.

B. Protect insulation from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original wrapping.

1.06 FIELD CONDITIONS

A. Maintain ambient temperatures and conditions required by manufacturers of adhesives, mastics, and insulation cements.

B. Maintain temperature during and after installation for minimum period of 24 hours.

PART 2 PRODUCTS

2.01 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E 84, NFPA 255, or UL 723.

2.02 GLASS FIBER, FLEXIBLE

A. Insulation: ASTM C553; flexible, noncombustible blanket.

1. 'K' value: 0.25 at 75 degrees F, when tested in accordance with ASTM C518.

2. Maximum Service Temperature: 450 degrees F.

3. Maximum Water Vapor Sorption: 5.0 percent by weight.

B. Vapor Barrier Jacket:

1. Kraft paper with glass fiber yarn and bonded to aluminized film.

2. Moisture Vapor Permeability: 0.02 perm inch, when tested in accordance with ASTM E96/E96M.

3. Secure with pressure sensitive tape.

C. Vapor Barrier Tape:

1. Kraft paper reinforced with glass fiber yarn and bonded to aluminized film, with pressure sensitive rubber based adhesive.

2.03 JACKETS

A. Canvas Jacket: UL listed 6 oz/sq yd plain weave cotton fabric treated with dilute fire retardant lagging adhesive.

2.04 FIRE-RATED DUCT WRAP

A. General: Nominal 1-1/2" thick fire-resistant wrap consisting of inorganic blanket encapsulated with scrim-reinforced foil. Wrap shall have 1-hour rating and shall be approved for 0-clearance to combustible materials.

B. Performance: Wrap shall have Flame Spread of 0 and Smoke Developed value of 0 and be tested in accordance with ASTM E 84.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that ducts have been tested before applying insulation materials.

B. Verify that surfaces are clean, foreign material removed, and dry.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install in accordance with NAIMA National Insulation Standards.

C. Insulated ducts conveying air below ambient temperature:

1. Provide insulation with vapor barrier jackets.

2. Finish with tape and vapor barrier jacket.

3. Continue insulation through walls, sleeves, hangers, and other duct penetrations.

4. Insulate entire system including fittings, joints, flanges, fire dampers, flexible connections, and expansion joints.

3.03 SCHEDULES

A. Refer to drawings.

B. Supply Ducts:

1. In conditioned spaces: Type and thickness as scheduled on the drawings.

2. In unconditioned spaces, including ceiling cavities below insulated roofs: Type and thickness as scheduled on the drawings.

3. Exposed in mechanical rooms: Type and thickness as scheduled on the drawings.

4. Concealed in conditioned space: Type and thickness as scheduled on the drawings.

5. Concealed in unconditioned space: Type and thickness as scheduled on the drawings.

END OF SECTION

SECTION 23 0719 - HVAC PIPING INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Piping insulation.

B. Jackets and accessories.

1.02 REFERENCE STANDARDS

A. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded Hot Plate Apparatus; 2010.

B. ASTM C195 - Standard Specification for Mineral Fiber Thermal Insulating Cement; 2007.

C. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2010.

D. ASTM C547 - Standard Specification for Mineral Fiber Pipe Insulation; 2012.

E. ASTM C552 - Standard Specification for Cellular Glass Thermal Insulation; 2007.

F. ASTM C795 - Standard Specification for Thermal Insulation for Use in Contact with Austenitic Stainless Steel; 2008.

G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2012.

H. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials; National Fire Protection Association; 2006.

I. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

C. Manufacturer's Instructions: Indicate installation procedures that ensure acceptable workmanship and installation standards will be achieved.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with documented experience.

B. Applicator Qualifications: Company specializing in manufacturing the Products specified in this section with documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site, labeled with manufacturer's identification, product density, and thickness.

1.06 FIELD CONDITIONS

A. Maintain ambient conditions required by manufacturers of each product.

B. Maintain temperature before, during, and after installation for minimum of 24 hours.

PART 2 PRODUCTS

2.01 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E 84, NFPA 255, or UL 723.

2.02 GLASS FIBER

A. Insulation: ASTM C547 and ASTM C 795; rigid molded, noncombustible.

1. 'K' value: ASTM C177, 0.24 at 75 degrees F.

2. Maximum service temperature: 850 degrees F.

3. Maximum moisture absorption: 0.2 percent by volume.

B. Vapor Barrier Jacket: White kraft paper with glass fiber yarn, bonded to aluminized film; moisture vapor transmission when tested in accordance with ASTM E96/E96M of 0.02 perm-inches.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that piping has been tested before applying insulation materials.

B. Verify that surfaces are clean and dry, with foreign material removed.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install in accordance with NAIMA National Insulation Standards.

C. Exposed Piping: Locate insulation and cover seams in least visible locations.

D. Fittings and Valves:

1. Apply premolded insulation sections of the same material as straight segments of pipe insulation when available. Secure according to manufacturer's written instructions.

2. When premolded sections of insulation are not available, apply mitered sections of cellular-glass insulation. Secure insulation materials with wire, tape, or bands.

3. Cover fittings with heavy PVC fitting covers. Overlap PVC covers on pipe insulation jackets at least 1 inch at each end. Secure fitting covers with manufacturer's attachments and accessories. Seal seams with tape and vapor-retarder mastic.

E. Inserts and Shields:

1. Application: Piping 1-1/2 inches diameter or larger.

2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.

3. Insert location: Between support shield and piping and under the finish jacket.

4. Insert configuration: Minimum 6 inches long, of same thickness and contour as adjoining insulation; may be factory fabricated.

5. Insert material: Hydrous calcium silicate insulation or other heavy density insulating material suitable for the planned temperature range.

F. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, refer to Section 07 8400.

3.03 SCHEDULE

A. New HW lines to be insulated with 1 1/2" glass fiber insulation with Kraft paper vapor barrier jacket.

B. Any disturbed insulation shall be reinsulated to match existing.

END OF SECTION

SECTION 23 0800 - COMMISSIONING OF HVAC

PART 1 - GENERAL

1.01 SUMMARY

A. Commissioning is intended to achieve the following specific objectives; this section specifies the Contractor's responsibilities for commissioning:
   1. Verify that the work is installed in accordance with the Contract Documents and the manufacturer's recommendations and instructions, and that it receives adequate operational checkout prior to startup.
   2. Verify and document that functional performance is in accordance with the Contract Documents.
      a. Functional Performance Tests executed by Contractor

B. Commissioning, including Functional Performance Testing, is to occur after startup and initial checkout, testing & balancing, and control system programming and be completed before Substantial Completion.

C. This section covers the Contractor's responsibilities for commissioning; each subcontractor or installer responsible for the installation of a particular system or equipment item to be commissioned is responsible for the commissioning activities relating to that system or equipment item.

D. The entire HVAC and Controls System is to be commissioned, including commissioning activities for the following specific items:
   1. Air handlers Control
   2. Chiller Controls
   3. Cooling towers
   4. Boiler Controls
   5. Pumping System Controls
   6. Automatic Temperature Control System
   7. Terminal Units.
   8 Variable Frequency Drives.
   9. Other equipment and systems explicitly identified elsewhere in Contract Documents as requiring commissioning.

E. The System Verification Checklists
   1. Draft System Verification Checklists are provided as an attachment to this specification.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Additional procedures:
   1. Make all submittals specified in this section, and elsewhere where indicated for commissioning purposes, directly to the Owner, unless they require review by Architect/Engineer; in that case, submit to Architect/Engineer first.

C. Manufacturers' Instructions: Submit one (1) copy of all manufacturer-provided instructions that are shipped with the equipment as soon as the equipment is delivered.

D. Product Data: If submittals to Architect/Engineer do not include the following, submit copies as soon as possible:
   1. Manufacturer's product data, cut sheets, and shop drawings.
   2. Manufacturer's installation instructions.
   3. Startup, operating, and troubleshooting procedures.
   4. Fan and pump curves.
   5. Factory test reports.

6. Warranty information, including details of Owner's responsibilities in regard to keeping warranties in force.
7. Replacement parts lists and names/addresses/contact information of nearest replacement part supplier.

E. Startup Plans and Reports.

F. Test Plans and Reports for system flush outs.

G. A list of all tools and equipment including calibration data, to be used during Commissioning.

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H. Updated Submittals: Keep the Owner informed of all changes to HVAC and control systems documentation made during programming and setup; revise and resubmit when substantial changes are made.

C. System Verification Checklists Procedures for Control System: Contractor shall provide detailed written plan indicating the procedures to be followed to test, checkout and adjust the control system prior to full system Functional Performance Testing; include at least the following for each type of equipment controlled:
1. System name.
2. List of devices.
3. Step-by-step procedures for testing each controller after installation, including:
   a. Process of verifying proper hardware and wiring installation.
   b. Process of downloading programs to local controllers and verifying that they are addressed correctly.
   c. Process of performing operational checks of each controlled component.
   d. Plan and process for calibrating valve and damper actuators and all sensors.
   e. Description of the expected field adjustments for transmitters, controllers and control actuators should control responses fall outside of expected values.
4. Copy of proposed point-to-point checkout sheets that will be used to document the control verification process; include space for initial and final read values during calibration of each point and space to specifically indicate when a sensor or controller has “passed” and is operating within the contract parameters.
5. Description of the instrumentation required for testing.
   a. Calibration certificates for all instrumentation shall be provided to the Owner.

D. TAB Plan: The Testing, Adjusting, and Balancing Plan shall include the following:
1. Certifications on all instruments to be used throughout the testing. Certification must be documented within the previous six (6) months.
2. Detailed step-by-step plans for each procedure to be performed by the TAB Contractor.
3. Sample forms to be used for each measurement.
4. Sample balancing report.
5. All referenced charts such as Vibration Severity Charts and Room Noise Criteria (NC) curves.

E. Factory Test Reports: Contractor shall provide any factory testing documentation or certified test reports required by the specifications. These shall be provided prior to the Acceptance Phase. Factory Test Reports should be provided in PDF electronic format. These may include but are not limited to the following:
1. Variable Frequency Drives.

F. Contractor shall provide completed Startup Reports, System Verification Checklists, Controls Calibration and Point-to-Point Checkout sheets, and Trend Logs:

G. HVAC Control System O&M Manual Requirements. In addition to documentation specified elsewhere, compile and organize at minimum the following data on the control system:
1. Specific step-by-step instructions on how to perform and apply all functions, features, modes, etc. Provide an index and clear table of contents. Include the detailed technical manual for programming and customizing control loops and algorithms.
2. Full as-built set of control drawings.

3. Full as-built sequence of operations for each piece of equipment.
4. Full points list; in addition to the information on the original points list submittal, include a listing of all rooms with the following information for each room:
   a. Floor.
   b. Room number.
   c. Room name.
   d. Air handler unit ID.
   e. Reference drawing number.
   f. Air terminal unit tag ID.
   g. Heating and/or cooling valve tag ID.
   h. Minimum air flow rate.
   i. Maximum air flow rate.
5. Full print out of all schedules and set points after testing and acceptance of the system.
6. Full as-built print out of software program.
7. Electronic copy of an HVAC zone map overlaid on a building floor plan to indicate which system(s) condition each space of the building.
8. Electronic copy on disk of the entire program for this facility.
9. Maintenance instructions, including sensor calibration requirements and methods by sensor type, etc.
10. Control equipment component submittals, parts lists, etc.
11. Warranty requirements.
12. Organize and subdivide the manual with permanently labeled tabs for each of the following data in the given order:
    a. Sequences of operation.
    b. Control drawings.
    c. Points lists.
    d. Controller and/or module data.
    e. Thermostats and timers.
    f. Sensors and DP switches.
    g. Valves and valve actuators.
    h. Dampers and damper actuators.
    i. Other components.
    j. Program setups (software program printouts).

I. Project Record Documents:
   1. Submit updated version of control system documentation, for inclusion with operation and maintenance data.
   2. Show actual locations of all controls devices, including, but not limited to: sensors, thermostats, air flow stations, etc. on project record drawings.

J. Draft Training Plan: In addition to requirements specified in other Sections, include:
   1. Control system manufacturer's recommended training.
   2. Demonstration and instruction on function and overrides of any local packaged controls not controlled by the HVAC control system.
   3. Training Manuals: Please refer to Section 017900 for more information

PART 2 PRODUCTS

2.01 TEST EQUIPMENT

A. Provide all standard testing equipment required to perform startup and initial checkout and required Functional Performance Testing; unless otherwise noted such testing equipment will NOT become the property of Owner.

B. Proprietary test equipment and software required by any equipment manufacturer for programming and/or start-up, whether specified or not, shall be provided by the manufacturer of the equipment, demonstrate its use, and assist in the commissioning process as needed.

C. Proprietary test equipment (and software) shall become the property of the Owner upon completion of the commissioning process.

D. Calibration Tolerances: Provide testing equipment of sufficient quality and accuracy to test and/or measure system performance within the tolerances specified. If not otherwise noted, the following minimum requirements apply:
   1. Temperature Sensors and Digital Thermometers: Certified calibration within past year to accuracy of 0.5 degree F and resolution of plus/minus 0.1 degree F.
   2. Pressure Sensors: Accuracy of plus/minus 2.0 percent of the value range being measured (not full range of meter), certified calibrated within the last year.
   3. Calibration: According to the manufacturer's recommended intervals and when dropped or damaged; affix calibration tags or keep certificates readily available for inspection.

E. Equipment-Specific Tools: Where special testing equipment, tools and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or Functional Performance Testing, provide such equipment, tools, and instruments as part of the work at no extra cost to Owner; such equipment, tools, and instruments are to become the property of Owner.

F. Dataloggers: Independent equipment and software for monitoring flows, currents, status, pressures, etc. of equipment.
   1. Dataloggers required for Functional Performance Tests shall be provided by the Contractor and shall not become the property of Owner.

PART 3 EXECUTION

3.01 PREPARATION

A. Complete System Verification Checklists and develop Functional Test Procedures.

B. Furnish additional information requested by the Owner.

C. Prepare a preliminary schedule for HVAC pipe and duct system testing, flushing and cleaning, equipment start-up and testing, adjusting, and balancing start and completion; update the schedule as appropriate.

E. Notify the Owner when pipe and duct system testing, flushing, cleaning, startup of each piece of equipment and testing, adjusting, and balancing will occur; when commissioning activities not yet performed or not yet scheduled will delay construction notify ahead of time.

F. Put all HVAC equipment and systems into operation and continue operation during each working day of testing, adjusting, and balancing and commissioning, as required.

G. Provide test holes in ducts and plenums where directed to allow air measurements and air balancing; close with an approved plug.

H. Provide temperature and pressure taps in accordance with the contract documents.

3.02 INSPECTING AND TESTING - GENERAL

A. The Contractor shall provide skilled technicians to start-up and debug all systems to be commissioned. Contractor shall ensure that the qualified technician(s) are available and present during agreed upon schedules and of sufficient duration to complete the necessary tests, adjustments, and/or problem resolution.

B. The Owner reserves the right to question the appropriateness and qualifications of the technician(s) relative to each item of equipment, system, and/or sub-system. Qualifications of technicians shall include expert knowledge relative to the specific equipment. Contractor shall provide adequate documentation and tools to start-up and test the equipment, system, and/or sub-system.

C. Submit start-up plans, start-up reports, and System Verification Checklists for each item of equipment or other assembly to be commissioned.

D. Perform the Functional Performance Tests for each item of equipment or other assembly to be commissioned.

E. Valve/Damper Stroke Setup and Check:
   1. For all valve/damper actuator positions checked, verify the actual position against the control system readout.
   2. Set pump/fan to normal operating mode.
   3. Command valve/damper closed; visually verify that valve/damper is closed and adjust output zero signal as required.
   4. Command valve/damper open; verify position is full open and adjust output signal as required.
   5. Command valve/damper to a few intermediate positions.
   6. If actual valve/damper position does not reasonably correspond, replace actuator.
   7. Closure for Heating Coil Valves - Normally Open:
      a. Set heating set point 20 degrees F above room temperature.
      b. Observe valve open.
      c. Remove power from the valve and verify that the valve stem and actuator position do not change.
      d. Restore to normal.
      e. Set heating set point to 20 degrees F below room temperature.
      f. Observe the valve close.
      g. Restore to normal.
   8. Closure for Cooling Coil Valves - Normally Closed:
      a. Set cooling set point 20 degrees F above room temperature.
      b. Observe the valve close.
      c. Remove power from the valve and verify that the valve stem and actuator position do not change.
      d. Restore to normal.
      e. Set cooling set point to 20 degrees F below room temperature.
      f. Observe valve open.
      g. Restore to normal.

F. Valve Leak by Checks:
   1. Contractor shall perform valve leak by checks for all valves with greater than or equal to ten (10) gallons per minute of flow through the valve.
   2. Contractor shall perform valve leak by checks for ten (10) percent of valves with less than ten (10) gallons per minute of flow through the valve. If leakage is detected in any of the valves tested an additional ten (10) percent shall be tested.
   3. Contractor shall use one of the following leak by test methods.
      a. Method 1 - Water Temperature With 2-Way Valve:
         1) Calibrate water temperature sensors on each side of coil to be within 0.2 degree F of each other.
         2) Turn off air handler fans, close outside air dampers. Keep pump running. Make sure appropriate coil dampers are open.
         3) Override normally open valves to the closed position.
         4) After 10 minutes observe water delta T across coil. If it is greater than 2 degrees F, leakage is probably occurring.
         5) Reset valve stroke to close tighter.
         6) Repeat test until compliance is achieved.
      b. Method 2 - Air Temperature With 2 or 3-Way Valve: Water leak-by less than 10 percent will likely not be detected with this method.
         1) Calibrate air temperature sensors on each side of coil to be within 0.2 degree F of each other.

2) Air handler fans should be on.
3) Change mixed or discharge air set point, override values to cause the valve to close.
4) After 5 minutes observe air delta T across coil. If it is greater than one degree F (, leakage is probably occurring. If leakage is detected Contractor shall correct deficiency and repeat above procedures until no leakage is detected.
5) Reset valve stroke to close tighter.
6) Repeat test until compliance is achieved.

c. Method 3 - Coil Drain Down: Not for 3-way valves.
1) Put systems in normal mode.
2) If cooling coil valve, remove call for cooling; if heating coil valve, put system in full cooling.
3) Close isolation valve on supply side of coil, open air bleed cap, open drain-down cock and drain water from coil.
4) If water does not stop draining, there may be a leak through the control valve.
5) Return all equipment to normal when done.

G. Isolation Valve or System Valve Leak Check:
1. With full pressure in the system, command valve closed.
2. Use an ultra-sonic flow meter to detect flow or leakage.

H. If leakage is detected on any of the valves Contractor shall take corrective action and repeat the leak by test as necessary to verify proper operation of the valve. Re-testing shall be done at no extra cost to the Owner.

I. Contractor shall submit final results of all valve leak by tests to the Owner.

3.03 FUNCTIONAL PERFORMANCE TESTING

A. The Contractor shall develop Functional Performance Tests for all equipment and systems, that confirm that the systems and components are functioning according documented sequences of operation in the design documents
1. The Contractor shall set the system equipment (i.e. chiller, boiler, pumps, fans, etc.) into the operating mode to be tested, i.e. normal shut down, normal auto position, normal manual position, unoccupied cycle, etc.
2. The Contractor shall verify the reaction of each device and interlock identified on the Functional Performance Test. Each item shall be checked as either acceptable or failed.
3. This test shall be repeated for each operation cycle that applies to the mechanical system being tested.
4. Operating checks shall include all safety cutouts and alarms during all modes of operation of the mechanical system.
5. If during a test an operating deficiency is observed this deficiency shall be added to the Commissioning Issues Log.

B. The Contractor shall also fulfill the requirements below:
1. System Verification Checklists for system components will require a signed and dated certification that all equipment is installed as designed, running as intended, and all system programming is complete as required to accomplish the requirements of the Contract Documents and the detailed Sequences of Operation documentation submittal.
2. Do not start Functional Performance Testing until all controlled components have themselves been successfully Functionally Tested in accordance with the Contract Documents.
3. Using a skilled technician who is familiar with this building, execute the Functional Performance Testing of the systems.
4. Functional Performance Testing of a system constitutes demonstration and data logging of the system and trend logging of control points monitored by the control system
a. Perform all trend logging specified in the Functional Performance Test procedures and the BAS Acceptance Phase and Observation Period.

5. Functionally Test integral or stand-alone controls in conjunction with the Functional Performance Tests of the equipment they are attached to, including any interlocks with other equipment or systems.
6. Demonstrate the functionality of systems to the Owner through the test procedures outlined in the Functional Performance Tests.
7. Demonstrate to the Owner:
    a. That all specified functions and features are set up, debugged and fully operable.
    b. That scheduling features are fully functional and set up, including holidays.
    c. That all graphic screens and value read-outs are completed.
    d. Correct date and time setting in central computer.
    e. That field panels read the same time as the central computer;
    f. Power failure and battery backup and power-up restart functions.
    g. Global commands features.
    h. Security and access codes.
    i. Occupant over-rides (manual, telephone, key, keypad, etc.).
    j. O&M schedules and alarms.
    k. Occupancy sensors and controls.
    l. That points that are monitored only, having no control function, are reporting properly to the control system.
    m. All control strategies and sequences not tested during controlled equipment testing.
    n. Trend logging and graphing features that are specified.
    o. That control system features that are included but not specified to be set up are actually installed.
8. If the control system, integral control components, or related equipment do not respond to changing conditions and parameters appropriately as expected, as specified and according to acceptable operating practice, under any of the conditions, sequences, or modes tested, correct all systems, equipment, components, and software required at no additional cost to Owner and retest.

3.04 BUILDING AUTOMATION SYSTEM (BAS) ACCEPTANCE PHASE AND OBSERVATION PERIOD

A. BAS Acceptance Phase: BAS Acceptance Phase consists of the Functional Performance Testing process of the BAS. Acceptance Phase for the BAS shall not be scheduled until all HVAC systems are in operation, the Start-Up Documentation and System Verification Checklists have been completed, all required cleaning and lubrication has been completed (i.e., filters changed, piping flushed, strainers cleaned, etc.), and TAB report has been submitted and approved.

B. BAS Observation Period: Functional Performance Testing, the BAS shall be shown to operate properly for two (2) weeks without malfunction, without alarm caused by control action or device failure, and with smooth and stable control of systems and equipment in conformance with these specifications. At the end of the two (2) weeks, BAS Contractor shall forward the trend logs to the Owner for review.

C. During the Acceptance Phase, the Contractor shall maintain a hard copy log of all alarms generated by the BAS. For each alarm received, Contractor shall diagnose the cause of the alarm, and shall list on the log for each alarm, the diagnosed cause of the alarm, and the corrective action taken. If in the Contractor's opinion, the cause of the alarm is not the responsibility of the Contractor, Contractor shall immediately notify the Owner's representative.

3.05 BAS TREND REQUIREMENTS

A. The BAS Contractor shall configure and analyze all trends required in the Contract Documents and as defined below.

B. Trends are historical archives on computer disks that document the operation of the systems and equipment. Trends can be time-series (interval) recordings of system I/O parameters or change-of-value (COV) based trends that record when a system value changes by more than a specified threshold.

C. The requirements of the trending are specified below. Contractor shall establish these trends, ensure they are being stored properly, and forward the data in electronic format to the Owner.

D. Data shall include a single row of field headings and the data thereafter shall be contiguous. Each record shall include a date and time field. Recorded parameters for a given piece of equipment or component shall be trended at the same time intervals and be presented in a maximum of two (2) separate two-dimensional formats with time being the vertical axis and field name being the horizontal axis. Data shall be forwarded in one of the following formats.
   1. Microsoft Excel Spreadsheet (.xls)
   2. Comma Separated Value (.csv or.txt), preferably with quotes delimiting text fields and # delimiting date/time fields.

E. Sample times indicated as COV mean that the changed parameter only needs to be recorded whenever the value changes by the amount listed. When output to the trend file, the latest recorded value shall be listed along with the time increment record. If the BAS does not have the capability to record based on COV, the parameter shall be recorded based on the time interval common to other point trends for the system.

F. Contractor shall provide the CxA with required passwords, phone numbers, IP addresses, etc. to allow the CxA access to the trend log data and allow downloading to a remote location. Contractor shall also provide step-by-step written instructions for accessing the data.

G. Trending Requirements: All I/O points on primary equipment shall be trended throughout the Commissioning process on 10 minute intervals for analog values and change-of-value for binary values. Trends shall include but are not necessarily limited to the following points:
   1. Outside air temperature
   2. Outside air relative humidity / dew point
   3. Outside air enthalpy
   4. Cooling tons, Heating BTU/hr
   5. All sensed hydronic temperatures
   6. All sensed air temperatures and relative humidity measurements on primary equipment
   7. All damper outputs on primary equipment
   8. All valve outputs on primary equipment
   9. All sensed fan volumes (flow) on primary equipment
   10. All inputs and outputs to VSDs
   11. Return (or exhaust) air temperature on each air handler
   12. All safety indications
   13. Status on all primary equipment
   14. All air and water pressures on primary equipment or systems
   15. Zone temperatures
   16. Basically all points on primary equipment and selected sampling of terminal points unless approved otherwise

3.06 TREND GRAPHS

A. Trend graphs shall be used during Functional Performance Testing to facilitate and document testing. Contractor shall prepare controller and workstation software to display graphical format trends throughout the Acceptance Phase. Trend graphs shall demonstrate compliance with contract documents. Trended values and intervals shall be the same as those specified for the Functional Performance Tests.

B. Lines shall be labeled and shall be distinguishable from each other by using either different line types or different line colors.

C. Indicate engineering units of the y-axis values; e.g. degrees F., inches w.c., Btu/lb, percent wide open, etc.

D. The y-axis scale shall be chosen so that all trended values are in a readable range. Do not mix trended values on one graph if their unit ranges are incompatible.

E. Trend outside air temperature, dew point, and enthalpy during each period in which any other points are trended.

F. All points trended for one HVAC subsystem (e.g. air handling unit, chilled water system, etc.) shall be trended simultaneously and on a common trend period.

G. Each graph shall be clearly labeled with HVAC subsystem title, date, and times.

END OF SECTION

SECTION 23 0900 - INSTRUMENTATION AND CONTROL DEVICES FOR HVAC

PART 1 GENERAL

1.01 MECHANICAL GENERAL PROVISIONS

A. This contractor shall conform to the General and Supplementary Conditions Provisions under Division 1 of the Specifications.

B. This contractor shall conform to the Specifications Section 23 05 00: Mechanical General Provisions.

1.02 RELATED WORK SPECIFIED ELSEWHERE

A. Products Supplied But Not Installed Under This Section:

1. Control valves.
2. Flow switches.
3. Wells, sockets and other inline hardware for water sensors (temperature, pressures, flow).
4. Airflow measuring stations.
5. Terminal unit controllers and actuators, when installed by terminal unit manufacturer.
6. Variable Frequency Drives

B. Products Installed But Not Supplied Under This Section:

1. None.

C. Products Not Furnished or Installed But Integrated with the Work of This Section

1. Chiller Control Systems
2. Pump Control packages.
3. In-line Meters (gas, water, power)
4. Refrigerant Monitors
5. Chemical Water Treatment
6. Smoke Detectors (through alarm relay contacts)
7. Variable frequency drives

D. Work Required Under Division 16 Related to This Section:

1. Power wiring to line side of motor starters, disconnects or variable frequency drives.
2. Provision and wiring of smoke detectors and other devices relating to f ire alarm system.
3. LAN (Ethernet) connection adjacent to JACE network management controller.

1.03 SUMMARY

A. Scope: Furnish all labor, materials and equipment necessary for a complete and operating Building Management System (BMS), utilizing Direct Digital Controls as shown on the

drawings and as described herein. Drawings are diagrammatic only. All controllers furnished in this section shall communicate on a peer-to-peer bus over a single LonTalk open protocol bus,

1. The intent of this specification is to provide a system that is consistent with BMS
2. System architecture shall fully support a multi-vendor environment and be able to integrate third party systems via existing vendor protocols including, as a minimum, LonTalk, BACnet, and Modbus. Non LonTalk communication protocol for specific pieces of equipment must be approved on a case by case basis.
3. System architecture shall provide secure Web access using MS Internet Explorer from any computer on the owner's LAN.
4. All control devices furnished with this Section shall be programmable directly from the Niagara-AX'· Workbench upon completion of this project. The use of configurable or programmable controllers that require additional software tools for post-installation maintenance shall not be acceptable
5. Any control vendor that must provide additional BMS server software shall be unacceptable. Only systems that utilize the WEBs Niagara AX'· Framework shall satisfy the requirements of this section.
6. The BMS server shall host all graphic files for the control system. All graphics and navigation schemes for this project shall match those that are on the existing Niagara-AX framework server
7. OPEN NIC STATEMENTS - All NiagaraAX software licenses shall have the following NiCS: "accept.station.in=*'"; "accept.station.out=*" and "accept.wb.in=*"and.. accept.wb.out=*". All open NIC statements shall follow Niagara Open NIC specifications
8. All JACE hardware products used on this project must be Made in the USA or come through the Tridium Richmond, VA shipping facility. JACE hardware products not meeting these requirements will not be allowed.

B. Approved Manufacturers: Honeywell, Vykon

1.04 SUBMITIALS:

A. Submit documentation of contractor qualifications, including those indicated in paragraph1.9 "Quality Assurance" if requested by the A-E.

B. Eight copies of shop drawings of the entire control system shall be submitted and shall consist of a complete list of equipment and materials, including manufacturers' catalog data sheets and installation instructions. Samples of written Controller Checkout Sheets and Performance Verification Procedures for applications similar in scope shall be included for approval.

C. Shop drawings shall also contain complete wiring and schematic diagrams, sequences of operation, control system bus layout and any other details required to demonstrate that the system has been coordinated and will properly function as a system. Terminal identification for all control wiring shall be shown on the shop drawings.

D. Upon completion of the work, provide eight complete sets of 'as-built' drawings and other project-specific documentation in 3-ring hard-backed binders and on compact disc.

E. Any deviations from these specifications or the work indicated on t he drawings shall be clearly identified in the Submittals.

1.05 AGENCY AND CODE APPROVALSRELATED REQUIREMENTS

A. All products of the BMS shall be provided with the following agency approvals. Verification that the approvals exist for all submitted products shall be provided on request, with the submittal package. Systems or products not currently offering the following approvals are not acceptable.

1. Federal Communications Commission (FCC), Rules and Regulations, Volume II -July 1986 Part 15 Class A Radio Frequency Devices

2. FCC, Part 15, Subpart J, Class A Computing Devices

3. UL 504 - Industrial Control Equipment

4. UL 506 - Specialty Transformers

5. UL 910 - Test Method for Fire and Smoke Characteristics of Electrical and Optical-UL 910 - Test Method for Fire and Smoke Characteristics of Electrical and Optical-

6. UL 916 - Energy Management Systems All

7. UL 1449 - Transient Voltage Suppression

8. Standard Test for Flame Propagation Height of Electrical and Optical- Fiber Cables Installed Vertically in Shafts

9. EIA/ANSI 232-E - Interface Between Data Technical Equipment and Data Circuit Terminal Equipment Employing Serial Binary Data Interchange

10. EIA 455 - Standard Test Procedures for Fiber Optic Fibers, Cables, Transducers, Connecting and Terminating Devices

11. IEEE C62.41- Surge Voltages in Low-Voltage AC Power Circuits

12. IEEE 142 - Recommended Practice for Grounding of Industrial and Commercial Power Systems

13. NEMA 250 - Enclosures for Electrical Equipment

14. NEMA ICS 1 - Industrial Controls and Systems

15. NEMA ST 1 - Specialty Transformers

16. NCSBC Compliance, Energy: Performance of control system shall meet or surpass the requirements of ASHRAE/IESNA 90.1-1999.

1.06 SOFTWARE OWNERSHIP

A. The Owner shall have full ownership and full access rights for all network management, operating system server, engineering and programming software required for the ongoing maintenance and operation of the BMS.

1.07 SECTION 23 0993 - SEQUENCE OF OPERATIONS FOR HVAC CONTROLS.

A. See controls drawings for sequence of operation

1.08 PROTECTION FROM WEATHER AND DAMAGE

A. Maintain integrity of shipping cartons for each piece of equipment and control device through shipping, storage, and handling as required to prevent equipment damage. Store equipment and materials inside and protected from weather.

1.08 QUALITY ASSURANCE

A. The manufacturer of the BMS digital controllers shall, if requested, provide documentation supporting compliance with 150-9001 (Model for Quality Assurance in Design/Development, Production, Installation and Servicing).

B. The Control System Contractor shall have a full service DDC office within 50 miles of the job site. This office shall be staffed with applications engineers and field technicians

C. Single Source Responsibility of Supplier: The Control System Contractor shall be responsible for the complete installation and proper operation of the control system. The Control System Contractor shall exclusively be in the regular and customary business of design, installation and service of computerized building management systems similar in size and complexity to the system specified. The Control System Contractor shall be the manufacturer of the primary DDC system components or shall have been the authorized representative for the primary DDC components manufacturer for at least 5 years.

D. Equipment and Materials: Equipment and materials shall be cataloged products of manufacturers regularly engaged in the production and installation of HVAC control systems. Products shall be manufacturer's latest standard design and have been tested and proven in actual use.,

1.09 SPECIFICATION NOMENCLATURE - ACRONYMS USED IN THIS SPECIFICATION ARE AS FOLLOWS:

A.	Actuator:	Control device that opens or closes valve or damper in response to control sig
B.	AI	Analog Input
C.	AO	Analog Output
D.	Analog	Continuously variable state over stated range of values
E.	BMS	Building Management System
F.	DDC	Direct Digital Control
G.	Discrete	Binary or digital state
H.	DI	Discrete Input
I.	DO	Discrete Output
J.	FC	Fail Closed position of control device or actuator. Device moves to closed position on loss of control signal or energy source.
K.	FO	Fail open (position of control device or actuator). Device moves to open position on loss of control signal or energy source.
L.	GUI	Graphical User Interface
M.	HVAC	Heating, Ventilating and Air Conditioning
N.	IDC	Interoperable Digital Controller
O.	ILC	Interoperable Lon Controller
P.	LAN	Local Area Network
Q.	Modulating	Movement of a control device through an entire range of values, proportional to an infinitely variable input value.

R.	Motorized	Control device with actuator
S.	NAC	Network Area Controller
T.	NC	Normally closed position of switch after control signal is removed or normally closed position of manually operated valves or dampers
U.	NO	Normally open position of switch after control signal is removed; or the open position of a controlled valve or damper after the control signal is removed; or the usual position of a manually operated valve
V.	OSS	Operating System Server, host for system graphics, alarms, trends, etc
W.	Operator	Same as actuator
X.	PC	Personal Computer
Y.	Peer-to-Peer	Mode of communication between controllers in which each device connected to network as equal status and each shares its database values with other network devices
Z.	P	Proportional control; control mode with continuous linear relationship between o observed input signal and final controlled output element
AA.	PI	Proportional-Integral control, control mode with continuous proportional output plus additional change in output based on both amount and duration of change in controller variable (reset control).
AB.	PICS	BACnet Product Interoperability Compliance Statement
AC.	PID	Proportional-Integra l-Derivative control, control mode with continuous correction of final controller output element versus input signal based on proportional error, its time history (reset) and rate at which it's changing (derivative).
AD.	Point	Analog or discrete instrument with addressable database value
AE.	WAN	Wide Area Network

PART 2 MATERIALS

2.01 GENERAL

A. The Building Management System (BMS) shall be comprised of a network of interoperable, stand-alone digital controllers, a network area controller, graphics and programming, and other control devices for a complete system as specified herein

B. The installed system shall provide secure password access to all features, functions and data contained in the overall BMS.

2.02 OPEN, INTEROPERABLE, INTEGRATED ARCHITECTURE

A. The intent of this specification is to provide a peer-to-peer networked, stand-alone, distributed control system utilizing the LonWorks technology communication protocol in one open, interoperable system.

B. The supplied computer software shall employ object-oriented technology (OOT) for representation of all data and control devices within the system. Physical connection of any BACnet control equipment, such as chillers, shall be via Ethernet.

C. All components and controllers supplied under this contract shall be true "peer-to-peer" communicating devices. Components or controllers requiring "polling" by a host to pass data shall not be acceptable.

D. The supplied system must incorporate the ability to access all data using Java enabled browsers without requiring proprietary operator interface and configuration programs. An Open Database Connectivity (ODBC) or Structured Query Language (SQL) compliant server database is required for all system database parameter storage. This data shall reside on the existing Operating System Server. Systems requiring proprietary database and user interface programs shall not be acceptable.

E. A hierarchical topology is required to assure reasonable system response times and to manage the flow and sharing of data without unduly burdening the customer's internal Intranet network. Systems employing a "flat" single tiered architecture shall not be acceptable.

1. Maximum acceptable response time from any alarm occurrence (at the point of origin) to the point of annunciation shall not exceed 5 seconds for network connected user interfaces

2. Maximum acceptable response time from any alarm occurrence (at the point of origin) to the point of annunciation shall not exceed 60 seconds for remote or dial-up connected user interfaces.

2.03 SYSTEM NETWORK CONTROLLER (SNC)

A. These controllers are designed to manage communications between the programmable equipment controllers (PEC), application specific controllers (ASC), and advanced unitary controllers (AUC) which are connected to its communications trunks, manage communications between itself and other system network controllers (SNC) and with any operator workstations (OWS) that are part of the BAS, and perform control and operating strategies for the system based on information from any controller connected to the BAS.

B. The controllers must be fully programmable to meet the unique requirements of the facility it must control.

C. The controllers must be capable of peer-to-peer communications with other SNC's and with any OWS connected to the BAS, whether the OWS is directly connected, connected via modem or connected via the Internet

D. The communication protocols utilized for peer-to-peer communications between SNC's will be Niagara AX, BACnet TCP/IP and SNMP. Use of a proprietary communication protocol for peer-to-peer communications between SNC's is not allowed.

E. The SNC shall be capable of executing application control programs to provide:

1. Calendar functions

2. Scheduling

3. Trending

4. Alarm monitoring and routing

5. Time synchronization

6. Integration of LonWorks, BACnet and ModBus controller data

7. Network management functions for all SNC, PEC, and ASC based devices

F. The SNC must provide the following hardware features as a minimum:

1. One Ethernet Port-ID/IDO Mdps
2. One RS-232/485 port
3. One LonWorks Interface Port - 78KB FIT-IDA
4. Battery Backup
5. Flash memory for long term data backup (If battery backup or flash memory is not supplied, the controller must contain a hard disk with at least 1 gigabyte storage capacity)

G. The SNC shall provide alarm recognition, storage, routing, management and analysis to supplement distributed capabilities of equipment or application specific controllers. The SNC shall be able to route any alarm condition to any defined user location

H. The SNC shall be able to route any alarm condition to any defined user location

1. Alarm generation shall be selectable for annunciation type and acknowledgement requirements including but not limited to:
   a. Alarm,
   b. Return to normal
   c. Default.
2. Alarms shall be annunciated in any of the following manners as defined by the user:
   a. Screen message text,
   b. Email of complete alarm message to multiple recipients. I
3. The following shall be recorded by the SNC for each alarm (at a minimum):
   a. Time and date
   b. Equipment (air handler #, accessway, etc.)
   c. Acknowledge time, date, and user who issued acknowledgement.

I. Programming software and all controller "Setup Wizards" shall be embedded into the SNC.

2.04 PROGRAMMABLE EQUIPMENT CONTROLLER (PEC)

A. HVAC control shall be accomplished using LonMark™ based devices where the application has a LonMark profile defined. Where LonMark devices are not available for a particular application, devices based on LonWorks shall be acceptable. For each LonWorks device that does not have LonMark certification, the device supplier must provide an XIF file for the device. The controller platform shall provide options and advanced system functions, programmable and configurable using Niagara AX Framework'M, that allow standard and customizable control solutions required in executing the "Sequence of Operation".

B. All PECs shall be application programmable and shall at all times maintain their LonMark certification. All control sequences within or programmed into the ILC shall be stored in non-volatile memory, which is not dependent upon the presence of a battery to be retained.

C. The PECs shall communicate with the SNC at a baud rate of not less than 78.8K baud. The PEC shall provide LED indication of communication and controller performance to the technician, without cover removal.

D. D. The following integral and remote Inputs/Outputs shall be supported per each PEC:

1. Eight integral dry contact digital inputs.

2. Any two digital inputs may be configured as pulse counters with a maximum pulse read rate of 15 Hz.

3. Eight integral analog inputs (configurable as 0-10V, 0-10,000 ohm or, 20K NTC).

4. Six integral 4-20 ma analog outputs.

5. Eight integral 24 Vac Triac digital outputs, configurable as maintained or floating motor control outputs.

6. One integral 20 Vdc, 6S-mA power supply for auxiliary devices.

7. If a 20 Vdc 65-mA power supply terminal is not integral to the ILC, provide at each PEC a separate, fully isolated, enclosed, current limited and regulated UL listed auxiliary power supply for power to auxiliary devices

E. Each PEC shall have expansion ability to support additional I/O requirements through the use of remote input/output modules

F. PEC Controllers shall support the following control techniques:

1. Ten configurable general-purpose control loops that can incorporate Demand Limit Control strategies, Setpoint reset, adaptive intelligent recovery, and time of day bypass.

2. Ten general-purpose, non-linear control loops.

3. Eight start/stop Loops.

4. Thirty-two If/Then/Else logic loops.

5. Thirty six Math Function loops (MIN, MAX, AVG, SUM, SUB, SQRT, MUL, DIV, ENTHALPY)

2.05 ADVANCED UNITARY CONTROLLER

A. The advanced unitary controller (AUC) platform shall be designed specifically to control HVAC - ventilation, filtration, heating, cooling, humidification, and distribution. Equipment includes: constant volume air handlers, VAV air handlers, packaged RTU, heat pumps, unit vents, fan coils, natural convection units, and radiant panels. The controller platform shall provide options and advanced system functions, programmable and configurable using Niagara AX Framework'M, that allow standard and customizable control solutions required in executing the "Sequence of Operation".

B. Minimum Requirements:

1. The controller shall be fully programmable with full functionality on any Niagara AX brand platform.

a. Support downloads to the controller from any brand of Niagara AX platform.

b. Support uploads from the controller to any brand of Niagara AX platform.

c. Support simulation/debug mode of the controller.

d. Maintain native GUI.

e. Native function-block programming within the Niagara AX environment.

2. The controller shall be capable of either integrating with other devices or standalone operation.

3. The controller shall have two microprocessors. The Host processor contains on-chipFLASH program memory, FLASH information memory, and RAM to run the main HVAC application. The second processor for network communications. Controller memory minimum requirements include

    a. FLASH Memory Capacity: 60 Kilobytes with 8 Kilobytes for application program.

    b. FLASH Memory settings retained for ten years.

    c. RAM: 2 Kilobytes

4. The controller shall have an FTI transformer-coupled communications port interface for common mode-noise rejection and DC isolation.

5. The controller shall have an internal time clock with the ability to automatically revert from a master time clock on failure.

    a. Operating Range: 24 hour, 365 day, multi-year calendar including day of week and configuration for automatic day-light savings time adjustment to occur on configured start and stop dates.

    b. Accuracy: ±l minute per month at 77· F (25· C).

    c. Power Failure Backup: 24 hours at 32· to 122· F (0· to 50· C).

6. The controller shall have Significant Event Notification, Periodic Update capability, and Failure Detect when network inputs fail to be detected within their configurable time frame.

7. The controller shall have an internal DC power supply to power external sensors.

    a. Power Output: 20 VDC ±10% at 75 mAo

8. The controller shall have a visual indication (LED) of the status of the devise:

    a. Controller operating normally.

    b. Controller in process of download.

    c. Controller in manual mode under control of software tool.

    d. Controller lost its configuration.

    e. No power to controller, low voltage, or controller damage.

    f. Processor and/or controller are not operating.

9. The minimum controller Environmental ratings

    a. Operating Temperature Ambient Rating: _40· to 150· F (_40· to 65.5" C).

    b. Storage Temperature Ambient Rating: -40· to 150· F (_40· to 65.5" C).

    c. Relative Humidity: 5% to 95% non-condensing.

10. The controller shall have the additional approval requirements, listings, and approvals:

    a. UL/cUL (E87741) listed under UL916 (Standard for Open Energy Management Equipment) with plenum rating.

b. CSA (LR95329-3) Listed

c. Meets FCC Part 15, Subpart B, Class B (radiated emissions) requirements.

d. Meets Canadian standard CI08.8 (radiated emissions).

e. Conforms requirements European Consortium standard EN 61000-6-1; 2001 (EU Immunity)

f. Conforms requirements European Consortium standard EN 61000-6-3; 2001 (EU Emission)

11. The controller housing shall be UL plenum rated mounting to either a panel or DIN rail (standard EN50022; 7.5mm x 35mm).

12. The controller shall have a mix of digital inputs (DI), digital Triac outputs (DO), analog outputs (AO), and universal inputs (UI).

    a. Analog outputs (AO) shall be capable of being configured as digital outputs (DO)

    b. Input and Output wiring terminal strips shall be removable from the controller without disconnecting wiring.

    c. Input and Output wiring terminals shall be designated with color coded labels.

    d. Universal inputs shall be capable of being configured as binary inputs, resistive inputs, voltage inputs (0-10 VDC), or current inputs (4-20 mA)

13. The controller shall provide for "user defined" Network Variables (NV) for customized configurations and naming using Niagara AX Framework'M.

    a. The controller shall support 62 Network Variables with a byte count of 31 per variable.

    b. The controller shall support 1,922 separate data values.

14. The controller shall provide "continuous" automated loop tuning with an Adaptive Integral Algorithm Control Loop.

15. The controller platform shall have standard HVAC application programs that are modifiable to support both the traditional and specialized "sequence of operations" as outlined in Section 4.

    a. Discharge air control and low limit

    b. Pressure-dependent dual duct without flow mixing.

    c. Variable air volume with return flow tracking.

    d. Economizer with differential enthalpy.

    e. Minimum airflow coordinated with C02.

    f. Unit ventilator cycle (1,2,3) 2-pipe.

    g. Unit ventilator cycle (1,2,3) 2-pipe with face/bypass.

    h. Unit ventilator cycle (1,2,3) 4-pipe.

    i. Unit ventilator cycle (1,2,3) 4-pipe with EOC valve.

2.06 ADVANCED VARIABLE AIR VOLUME CONTROLLER

A. The advanced VAV controller platform shall be designed specifically for room-level VAV control - pressure-independent air flow control, pressure dependent damper control, supply and exhaust pressurization/de-pressurization control; temperature, humidity, complex C02, occupancy, and emergency control. Equipment includes: VAV terminal unit, VAV terminal unit with reheat, Series fan powered terminal unit, Parallel fan powered terminal unit, Supply and Exhaust air volume terminals, and Constant volume dual-duct terminal unit. The controller platform shall provide options and advanced system functions, programmable and configurable using Niagara AX Framework'M, that allow standard and customizable control solutions required in executing the "Sequence of Operation”.

B. Minimum Requirements:

1. The controller shall be fully programmable with full functionality on any Niagara AX brand platform.

   a. Support downloads to the controller from any brand of Niagara AX platform.

   b. Support uploads from the controller to any brand of Niagara AX platform.

   c. Support simulation/debug mode of the controller.

   d. Maintain native GUI.

   e. Native function-block programming within the Niagara AX environment.

2. The controller shall be capable of either integrating with other devices or standalone room-level control operation.

3. The controller shall have an internal velocity pressure sensor.

   a. Sensor Type: Microbridge air flow sensor with dual integral restrictors.

   b. Operating Range: 0 to 1.5 in. H20 (0 to 374 Pal.

   c. Accuracy: ±2% of full scale at 32° to 122° F (0° to 50° C); ±1% of full scale at null pressure.

4. The controller shall have two microprocessors. The Host processor contains on-chip FLASH program memory, FLASH information memory, and RAM to run the main HVAC application. The second processor for network communications.

   a. FLASH Memory Capacity: 60 Kilobytes with 8 Kilobytes for application program.

   b. FLASH Memory settings retained for ten years.

   c. RAM: 2 Kilobytes

5. The controller shall have an FTI transformer-coupled communications port interface for common mode-noise rejection and DC isolation.

6. The controller shall have an internal time clock with the ability to automatically revert from a master time clock on failure.

   a. Operating Range: 24 hour, 365 day, multi-year calendar including day of week and configuration for automatic day-light savings time adjustment to occur on configured start and stop dates.

   b. Accuracy: ±1 minute per month at 77' F (25' C).

c. Power Failure Backup: 24 hours at 32' to 122' F (0' to 50' C).

7. The controller shall have Significant Event Notification, Periodic Update capability, and Failure Detect when network inputs fail to be detected within their configurable time frame.

8. The controller shall have an internal DC power supply to power external sensors.

   a. Power Output: 20 VDC ±10% at 75 mAo

9. The controller shall have a visual indication (LED) of the status of the devise:

   a. Controller operating normally.

   b. Controller in process of download.

   c. Controller in manual mode under control of software tool.

   d. Controller lost its configuration.

   e. No power to controller, low voltage, or controller damage.

   f. Processor and/or controller are not operating.

10. The minimum controller Environmental ratings:

    a. Operating Temperature Ambient Rating: 32' to 122' F (0' to 50' C).

    b. Storage Temperature Ambient Rating: 32' to 122' F (0' to 50' C).

    c. Relative Humidity: 5% to 95% non-condensing.

11. The controller shall have the additional approval requirements, listings, and approvals:

    a. UL/cUL (E87741) listed under UL916 (Standard for Open Energy Management Equipment) with plenum rating.

    b. CSA (LR95329-3) Listed

    c. Meets FCC Part 15, Subpart B, Class B (radiated emissions) requirements.

    d. Meets Canadian standard 008.8 (radiated emissions).

    e. Conforms requirements European Consortium standard EN 61000-6-1; 2001 (EU Immunity)

    f. Conforms requirements European Consortium standard EN 61000-6-3; 2001 (EU Emission)

12. The controller housing shall be UL plenum rated mounting to either a panel or DIN rail (standard EN50022; 7.5mm x 35mm).

13. The controller shall provide an integrated actuator option.

    a. Actuator type: Series 60 Floating.

    b. Rotation stroke: 95' ±3' for CW or CCW opening dampers.

    c. Torque rating: 44 Ib-in. (5 Nm).

    d. Run time for 90' rotation: 90 seconds at 60 Hz.

14. The controller shall have four digital inputs (01), eight digital Triac outputs (DO) or six digital Triac outputs (DO) with Integrated Actuator, three analog outputs (AO), and six universal inputs (UI).

    a. Analog outputs (AO) shall be capable of being configured as digital outputs (DO).

    b. Input and Output wiring terminal strips shall be removable from the controller without disconnecting wiring.

    c. Input and Output wiring terminals shall be designated with color coded labels.

15. The controller shall provide for "user defined" Network Variables (NV) for customized configurations and naming using Niagara AX Framework'M.

    a. The controller shall support a range of Network Variables to 62 with a byte count of 31 per variable.

    b. The controller shall support 1,922 separate data values.

16. The controller shall provide "continuous" automated loop tuning with an Adaptive Integral Algorithm Control Loop.

17. The controller shall have a loop execution response time of 1 second.

18. The controller platform shall have standard HVAC application programs that are modifiable to support both the traditional and specialized "sequence of operations" as outlined in Section 4.

    a. VAV terminal unit.

    b. VAV terminal unit fan speed control.

    c. Series fan.

    d. Parallel fan.

    e. Regulated air volume (room pressurization/de-pressurization).

    f. CV dual-duct

    g. Room C02 control

    h. Room Humidity

    i. TOO occupancy sensor stand-by setpoints

2.07 OTHER CONTROL SYSTEM HARDWARE

A. Motorized control dampers that will not be integral to the equipment shall be furnished by the Control System Contractor. Control damper frames shall be constructed of galvanized steel, formed into changes and welded or riveted. Dampers shall be galvanized, with nylon bearings. Blade edge seals shall be vinyl. Blade edge and tip seals shall be included for all dampers. Blades shall be 16-gauge minimum and 6 inches wide maximum and frame shall be of welded channel iron. Damper leakage shall not exceed 10 CFM per square foot, at l0-inches water gauge static pressure.

B. Control damper actuators shall be furnished by the Control System Contractor. Two position or proportional electric actuators shall be direct-mount type sized to provide a minimum of 5 in-Ib torque per square foot of damper area. Damper actuators shall be spring return type. Operators shall be heavy-duty electronic type for positioning automatic dampers in response to a control signal. Motor shall be of sufficient size to operate damper positively and

smoothly to obtain correct sequence as indicated. All applications requiring proportional operation shall utilize truly proportional electric actuators.

C. Control Valves: Control valves shall be 2-way or 3-way pattern as shown and constructed for tight shutoff at the pump shut-off head or steam relief valve pressure. Control valves shall operate satisfactorily against system pressures and differentials. Two-position valves shall be 'line' size. Proportional control valves shall be sized for a maximum pressure drop of 5.0 psi at rated flow (unless otherwise noted or scheduled on the drawings). Valves with sizes up to and including 2 inches shall be "screwed" configuration and 2-1/2 inch and larger valves shall be "flanged" configuration. All control valves, including terminal unit valves, less than 2 inch shall be globe valves. Electrically-actuated control valves shall include spring return type actuators sized for tight shut-off against system pressures (as specified above) and, when specified, shall be furnished with integral switches for indication of valve position (open-closed). Pneumatic actuators for valves, when utilized, shall be sized for tight shut-off against system pressures (as specified above).

D. Control Valve Actuators: Actuators for VAV terminal unit heating coils shall be "drive-open; drive-closed" type. All actuators shall have inherent current limiting motor protection. Valve actuators shall be 24-volt, electronic type, modulating or two-position as required for the correct operating sequence. Actuators on valves needing 'fail-safe' operation shall have spring return to Normal position. Modulating valves shall be positive positioning in response to the signal. All valve actuators shall be UL listed.

E. All control valves 2)1," or larger shall have position indication. All hot water control valves shall be Normally-Open arrangement; all chilled water control valves shall be Normally Closed arrangement.

F. Wall Mount Room Temperature sensors: Each room temperature sensor shall provide temperature indication to the digital controller, provide the capability for a software limited occupant set point adjustment (warmer-cooler slider bar or switch) and limited operation override capability. Room Temperature Sensors shall be 20,000-ohm thermistor type with a temperature range of -40 to 140 degrees F. The sensor shall be complete with a decorative cover and suitable for mounting over a standard electrical utility box. These devices shall have an accuracy of 0.5 degrees, F., over the entire range.

G. Duct-mounted and Outside Air Temperature Sensors: 20,000-ohm thermistor temperature sensors with an accuracy of ± 0.2QC. Outside air sensors shall include an integral sun shield. Duct-mounted sensors shall have an insertion measuring probe of a length appropriate for the duct size, with a temperature range of -40 to 160 degrees F. The sensor shall include a utility box and a gasket to prevent air leakage and vibration noise. For all mixed air and preheat air applications, install bendable averaging duct sensors with a minimum 8 - foot long sensor element. These devices shall have accuracy of 0.5 degrees over the entire range.

H. Dew Point sensors shall be nondispersive infrared type, accuracy to plus or minus 3.6F, output 0 to 10 VDC or 4 20 mA. Operating range shall be 27 Degree F to 80 degree F. Sensors shall be selected for wall, duct or outdoor type installation as appropriate.

I. Carbon Dioxide Sensors (CO,): Sensors shall utilize Non-dispersive infrared technology (N.D.I.R.), repeatable to plus or minus 20 PPM. Sensor range shall be 0 - 2000 PPM. Accuracy shall be plus or minus five percent (5%) or 75 PPM, whichever is greater. Response shall be less than one minute. Input voltage shall be 20 to 30 VAC or DC. Output shall be 0 - 10 VDC. Sensor shall be wall or duct mounted type, as appropriate for the application, housed in a high impact plastic enclosure. Sensors shall be self calibrating style.

J. Current Sensitive Switches: Solid state, split core current switch that operates when the current level (sensed by the internal current transformer) exceeds the adjustable trip point.

Current switch to include an integral LED for indication of trip condition and a current level below trip set point.

K. Differential Analog (duct) Static Pressure Transmitters Provide a pressure transmitter with integral capacitance type sensing and solid-state circuitry. Accuracy shall be plus or minus 1% of full range; range shall be selected for the specific application. Provide zero and span adjustment capability. Device shall have integral static pickup tube.

L. Differential Air Pressure Switches: Provide SPDT type, UL-approved, and selected for the appropriate operating range where applied. Switches shall have adjustable setpoints and barbed pressure tips.

M. Water Flow Switches: Provide a SPST type contact switch with bronze paddle blade, sized for the actual pipe size at the location. If installed outdoors, provide a NEMA-4 enclosure. Flow switch shall be UL listed.

N. Temperature Control Panels: Furnish temperature control panels of code gauge steel with locking doors for mounting all devices as shown. All electrical devices within a control panel shall be factory wired. Control panel shall be assembled by the BMS in a UL Certified S08A panel shop. A complete set of 'as-built' control drawings (relating to the controls within that panel) shall be furnished within each control panel.

O. Pipe and Duct Temperature sensing elements: 20,000-ohm thermister temperature sensors with and accuracy of ±1% accuracy. Their range shall be -5- to 250 deg. F. Limited range sensors shall be acceptable provided they are capable of sensing the range expected for the point at the specified accuracy. Thermal wells with heat conductive gel shall be included.

P. Low Air Temperature Sensors: Provide SPST type Switch, with 15 to 55 degrees F., range, vapor-charged temperature sensor. Honeywell model L482A, or approved equivalent.

Q. Relays: Start/stop relay model shall provide either momentary or maintained switching action as appropriate for the motor being started. All relays shall be plugged in, interchangeable, mounted on a subbase and wired to numbered terminals strips. Relays installed in panels shall all be DPDT with indicating lamp. Relays installed outside of controlled devices shall be enclosed in a NEMA enclosure suitable for the location. Relays shall be labeled with UR symbol. RIB-style relays are acceptable for remote enable/disable.

R. Emergency Stop Switches: Provide toggle-type switch with normally-closed contact. Switch shall be labeled "AIR HANDLER EMERGENCY SHUTOFF, NORMAL - OFF.".

S. Transducers: Differential pressure transducers shall be electronic with a 4-20 mAo output signal compatible to the Direct Digital Controller. Wetted parts shall be stainless steel. Unit shall be designed to operate in the pressure ranges involved.

T. Control Power Transformers: Provide step-down transformers for all DDC controllers and devices as required. Transformers shall be sized for the load, but shall be sized for 50 watts, minimum. Transformers shall be UL listed Class 2 type, for 120VAC/24VAC operation.

U. Line voltage protection: All DDC system control panels that are powered by 120 VAC circuits shall be provided with surge protection. This protection is in addition to any internal protection provided by the manufacturer. The protection shall meet UL, ULC 1449, IEEE C62.41B. A grounding conductor, (minimum 12 AWG), shall be brought to each control panel.

V. Air Flow Monitoring Stations Subject to compliance with all requirements of this section, provide products that comply with this specification by EBTRON, Inc. Model GTC 116-PC or equal with an accuracy of plus or minus 2% of flow reading, temperature of plus or minus 0.15 degree F. Output shall be 0 - 10 Vdc or 4 - 20 mA. The following technologies are

excluded; Vortex shedding technologies, Pitot tubes arrays, Piezo rings and other differential pressure based devices

PART 3 BAS SERVER & WEB BROWSER GUI

3.01 SYSTEM OVERVIEW

A. The BAS Contractor shall provide system software based on server/thin-client architecture, designed around the open standards of web technology. The BAS server shall communicate using Ethernet and TCP. Server shall be accessed using a web browser over Owner intranet and remotely over the Internet.

B. The intent of the thin-client architecture is to provide the operator(s) complete access to the BAS system via a web browser. The thin-client web browser Graphical User Interface (GUI) shall be browser and operating system agnostic, meaning it will support Microsoft Windows as well as nonWindow operating systems. No special software, other than free public domain programs such as "JAVA VIRTUAL MACHINE" shall be required to be installed on PC's used to access the BAS via a web browser.

C. The BAS server software must support at least the following server platforms (Windows, and/or Linux). The BAS server software shall be developed and tested by the manufacturer of the system stand-alone controllers and network controllers/routers.

D. The web browser GUI shall provide a completely interactive user interface and must offer and be configured with the following features as a minimum:

1. Trending
2. Scheduling
3. Duty Cycling
4. Downloading Memory to field devices
5. Real time 'live' Graphic Programs
6. Tree Navigation
7. Parameter change of properties
8. Setpoint Adjustments
9. Alarm / Event information
10. Configuration of operators
11. Execution of global commands
12. Add, delete, and modify graphics and displayed data

E. Software Components: All software shall be the most current version. All software components of the BAS system software shall be provided and installed as part of this project.BAS software components shall include:

1. Server Software, Database and Web Browser Graphical User Interface
2. System Configuration Utilities for future modifications to the system, and controllers.
3. Graphical Programming Tools
4. Direct Digital Control software

5. Application Software

6. Any required third party software

7. If licensing credits are required provide a minimum of 10% additional to as built control system requires.

F. BAS Server Database: The BAS server software shall utilize a Java Database Connectivity (JDBC) compatible database such as: MS SQL 8.0, Oracle 8i or IBM DB2. BAS systems written to Non -Standard and/or Proprietary databases are NOT acceptable.

G. Database Open Connectivity: The BAS server database shall allow real time access of data via the following standard mechanisms:

1. Open protocol standard like SOAP

2. OLE/OPC (for Microsoft Client's/Server platform only)

3. Import/Export of the database from or to XML (eXtensible Mark-up Language)

H. Communication Protocol(s): The native protocol for the BAS server software shall be TCPIP over Ethernet. Proprietary protocols over TCP/IP are NOT acceptable.

I. Thin Client - Web Browser Based: The GUI shall be thin client or browser based and shall meet the following criteria:

1. Web Browser's for PC' s: Only a 5.5 or later browser (Explorer/Navigator) will be required as the GUI, and a valid connection to the server network. No installation of any custom software shall be required on the operator's GUI workstation/client. Connection shall be over an intra net or the Internet.

2. Secure Socket Layers: Communication between the Web Browser GUI and BAS server shall offer encryption using 128-bit encryption technology within Secure Socket Layers (SSL). Communication protocol shall be Hyper-Text Transfer Protocol (HTIP)

3.02 WEB BROWSER GRAPHICAL USER INTERFACE

A. A. Web Browser Navigation: The Thin Client web browser GUI shall provide a comprehensive user interface. Using a collection of web pages, it shall be constructed to "feel" like a single application, and provide a complete and intuitive mouse/menu driven operator interface. It shall be possible to navigate through the system using a web browser to accomplish requirements of this specification. The Web Browser GUI shall (as a minimum) provide for navigation, and for display of animated graphics, schedules, alarms/events, live graphic programs, active graphic setpoint controls, configuration menus for operator access, reports, and reporting actions for events.

B. Login: On launching the web browser and selecting the appropriate domain name or IP address, the operator shall be presented with a login page that will require a login name and password. Navigation in the system shall be dependent on the operator's role privileges, and geographic area of responsibility.

C. Navigation: Navigation through the GUI shall be accomplished by clicking on appropriate level of a navigation tree (consisting of expandable and collapsible tree control like Microsoft's Explorer program), and/or by selecting dynamic links to other system graphics. Both the navigation tree and action pane shall be displayed simultaneously, enabling the operator to select a specific system or equipment, and view the corresponding graphic. The navigation tree shall as a minimum provide the following views: Geographic, Network, Groups and Configuration.

1. Geographic View shall display a logical geographic hierarchy of the system including: cities, sites, buildings, building systems, floors, equipment and objects.

2. Groups View shall display Scheduled Groups and custom reports.

3. Configuration View shall display all the configuration categories (Operators, Schedule, Event, Reporting and Roles).

D. Action Pane: The Action Pane shall provide several functional views for each HVAC or mechanical/electrical subsystem specified. A functional view shall be accessed by clicking on the corresponding button:

1. Graphics: Using graphical format suitable for display in a web browser, graphics shall include aerial building/campus views, color building floor-plans, equipment drawings, active graphic setpoint controls, web content, and other valid HTML elements. The data on each graphic page shall automatically refresh.

2. Properties: Shall include graphic controls and text for the following: Locking or overriding objects, demand strategies, and any other valid data required for setup. Changes made to the properties pages shall require the operator to depress an 'accept/cancel' button.

3. Schedules: Shall be used to create, modify/edit and view schedules based on the systems geographical hierarchy (using the navigation tree).

4. Alarms: Shall be used to view alarm information geographically (using the navigation tree), acknowledge alarms, sort alarms by category, actions and verify reporting actions.

5. Trends: Shall be used to display associated trend and historical data, modify colors, date range, axis and scaling

6. Logic - Live Graphic Programs: Shall be used to display' live' graphic programs of the control algorithm, (micro block programming) for the mechanical/electrical system selected in the navigation tree.

7. Other actions such as Print, Help, Command, and Logout shall be available via a dropdown window.

E. Color Graphics: The Web Browser GUI shall make extensive use of color in the graphic pane to communicate information related to setpoints and comfort. Animated.gifs or.jpg, vector scalable, active setpoint graphic controls shall be used to enhance usability. Graphics tools used to create Web Browser graphics shall be non-proprietary and conform to the following basic criteria:

1. Display Size: The GUI workstation software shall graphically display in 1024 by 768 pixels 24 bit true Color.

2. General Graphic: General area maps shall show locations of controlled buildings in relation to local landmarks.

3. Color Floor Plans: Floor plan graphics shall provide a visual display of temperature relative to their respective setpoints.

4. Mechanical Components: Mechanical system graphics shall show the type of mechanical system components serving any zone through the use of a pictorial representation of components. Selected I/O points being controlled or monitored for each piece of equipment shall be displayed with the appropriate engineering units. Animation shall be used for rotation or moving mechanical components to enhance usability.

5. Minimum System Color Graphics: Color graphics shall be selected and displayed via a web browser for the following:

    a. Each piece of equipment monitored or controlled including each terminal unit

    b. Each building

    c. Each floor and zone controlled

F. Hierarchical Schedules: Utilizing the Navigation Tree displayed in the web browser GUI, an operator (with password access) shall be able to define a Normal, Holiday or Override schedule for an individual piece of equipment or room, or choose to apply a hierarchical schedule to the entire system, site or floor area. For example, Independence Day 'Holiday' for every level in the system would be created by clicking at the top of the geographic hierarchy defined in the Navigation Tree. No further operator intervention would be required and every control module in the system with would be automatically downloaded with the 'Independence Day' Holiday. All schedules that affect the system/area/equipment highlighted in the Navigation Tree shall be shown in a summary schedule table and graph.:

1. Schedules: Schedules shall comply with the LonWorks standards, (Schedule Object, Calendar Object, Weekly Schedule property and Exception Schedule property) and shall allow events to be scheduled based on

    a. Types of schedule shall be Normal, Holiday or Override

    b. A specific date,

    c. A range of dates,

    d. Any combination of Month of Year (1-12, any), Week of Month (1-5, last, any), Day of Week (M-Sun, Any)

    e. Wildcard (example, allow combinations like second Tuesday of every month).

2. Schedule Categories: The system shall allow operators to define and edit scheduling categories (different types of "things" to be scheduled; for example, lighting, HVAC occupancy, etc.). The categories shall include: name, description, icon (to display in the hierarchy tree when icon option is selected) and type of value to be scheduled.

3. Schedule Groups: In addition to hierarchical scheduling, operators shall be able to define functional Schedule Groups, comprised of an arbitrary group of areas/rooms/equipment scattered throughout the facility and site. For example, the operator shall be able to define an 'individual tenant' group - who may occupy different areas within a building on buildings. Schedules applied to the 'tenant group' shall automatically download onto control modules affecting spaces occupied by the 'tenant group,

4. Intelligent Scheduling: The control system shall be intelligent enough to automatically~ turn on any supporting equipment needed to control the environment in an occupied space. If the operator schedules an individual room in a VAV system for occupancy, for example, the control logic shall automatically turn on the VAV air handling unit, chiller, boiler, and/or any other equipment require maintain the specified comfort and environmental conditions within the room.

5. Partial Day Exceptions: Schedule events shall be able to accommodate a time range specified by the operator (ex: board meeting from 6 pm to 9 pm overrides Normal schedule for conference room).

6. Schedule Summary Graph: The schedule summary graph shall clearly show Normal versus Holiday versus Override Schedules, and the net operating schedule that results

from all contributing schedules. Note: In case of priority conflict between schedules at the different geographic hierarchy, the schedule for the more detailed geographic level shall apply.

G. Alarms: Alarms associated with a specific system, area, or equipment selected in the Navigation Tree, shall be displayed in the Action Pane by selecting an 'Alarms' view. Alarms, and reporting actions shall have the following capabilities:

1. Alarms View: Each Alarm shall display an Alarms Category (using a different icon for each alarm category), date/time of occurrence, current status, alarm report, and a bold URL link to the associated graphic for the selected system, area or equipment. The URL link shall indicate the system location, address and other pertinent information. An operator shall easily be able to sort events, edit event templates and categories, acknowledge or force a return to normal in the Events View as specified in this section.

2. Alarm Categories: The operator shall be able to create, edit or delete alarm categories such as HVAC, Maintenance, Fire, or Generator. An icon shall be associated with each alarm category, enabling the operator to easily sort through multiple events displayed.

3. Alarm Templates: Alarm template shall define different types of alarms and their associated properties. As a minimum, properties shall include a reference name, verbose description, severity of alarm, acknowledgement requirements, and high low limit and out of range information.

4. Alarm Areas: Alarm Areas enable an operator to assign specific Alarm Categories to specific Alarm Reporting Actions. For example, it shall be possible for an operator to assign all HVAC Maintenance Alarm on the 1st floor of a building to email the technician responsible for maintenance. The Navigation Tree shall be used to setup Alarm Areas in the Grab hic Pane.

5. Alarm Time/Date Stamp: All events shall be generated at the DDC control module level and comprise the Time/Date Stamp using the standalone control module time and date.

6. Alarm Configuration: Operators shall be able to define the type of Alarm generated per object. A 'network' view of the Navigation Tree shall expose all objects and their respective Alarm Configuration. Configuration shall include assignment of Alarm, type of acknowledgement and notification for return to normal or fault status.

7. Alarm Summary Counter: The view of Alarm in the Graphic Pane shall provide a numeric counter, indicating how many Alarms are active (in alarm), require acknowledgement, and total number of Alarms in the BAS Server database.

8. Alarm Auto-Deletion: Alarms that are acknowledged and closed shall be auto-deleted from the database and archived to a text file after an operator defined period.

9. Alarm Reporting Actions: Alarm Reporting Actions specified shall be automatically launched (under certain conditions) after an Alarm is received by the BAS server software. Operators shall be able to easily define these Reporting Actions using the Navigation Tree and Graphic Pane through the web browser GUI. Reporting Actions shall be as follows:

   a. Email: Email shall be sent via any POP3-compatible e-mail server (most Internet Service Providers use POP3). Email messages may be copied to several email accounts. Note: Email reporting action shall also be used to support alphanumeric paging services, where email servers support pagers

   b. File Write: The ASCII File write reporting action shall enable the operator to append operator defined alarm information to any alarm through a text file. The alarm information that is written to the file shall be completely definable by the

operator. The operator may enter text or attach other data point information (such as AHU discharge temperature and fan condition upon a high room temperature alarm)

c. Write Property: The write property reporting action updates a property value in a hardware module..

d. SNMP: The Simple Network Management Protocol (SNMP) reporting action sends an SNMP trap to a network in response to receiving an alarm.

e. Run External Program: The Run External Pro ram reporting action launches specified program in response to an event.

H. Trends: Trends shall both be displayed and user configurable through the Web Browser GUI. Trends shall comprise analog, digital or calculated points simultaneously. A trend log's properties shall be editable using the Navigation Tree and Graphic Pane.

1. Viewing Trends: The operator shall have the ability to view trends by using the Navigation Tree and selecting a Trends button in the Graphic Pane. The system shall allow y- and axis maximum ranges to be specified and shall be able to simultaneously graphically display multiple trends per graph.

2. Local Trends: Trend data shall be collected locally by Multi-Equipment/Single Equipment general-purpose controllers, and periodically uploaded to the BAS server if historical trending is enabled for the object. Trend data, including run time hours and start time date shall be retained in non-volatile module memory. Systems that rely on a gateway/router to run trends are NOT acceptable.

3. Resolution. Sample intervals shall be as small as one second. Each trended point will have the ability to be trended at a different trend interval. When multiple points are selected for displays that have different trend intervals, the system will automatically scale the axis.

4. Dynamic Update. Trends shall be able to dynamically update at operator-defined intervals.

5. Zoom/Pan. It shall be possible to zoom-in on a particular section of a trend for more detailed examination and 'pan through' historical data by simply scrolling the mouse.

6. Numeric Value Display. It shall be possible to pick any sample on a trend and have the numerical value displayed.

7. Copy/Paste. The operator must have the ability to pan through a historical trend and copy the data viewed to the clipboard using standard keystrokes (Le. CTRL +C, CTRL +V).

I. Security Access: Systems that Security access from the web browser GUI to BAS server shall require a Login Name and Password. Access to different areas of the BAS system shall be defined in terms of Roles, Privileges and geographic area of responsibility as specified:

1. Roles: Roles shall reflect the actual roles of different types of operators. Each role shall comprise a set of 'easily understood English language' privileges. Roles shall be defined in terms of View, Edit and Function Privileges.

a. View Privileges shall comprise: Navigation, Network, and Configuration Trees, Operators, Roles and Privileges, Alarm/Event Template and Reporting Action.

b. Edit Privileges shall comprise: Setpoint, Tuning and Logic, Manual Override, and Point Assignment Parameters.

c. Function Privileges shall comprise: Alarm/Event Acknowledgement, Control Module Memory Download, Upload, Schedules, Schedule Groups, Manual Commands, Print, and Alarm/Event Maintenance.

2. Geographic Assignment of Roles: Roles shall be geographically assigned using a similar expandable/collapsible navigation tree. For example, it shall be possible to assign two HVAC Technicians with similar competencies (and the same operator defined HVAC Role) to different areas of the system.

3.03 GRAPHICAL PROGRAMMING

A. The system software shall include a Graphic Programming Language (GPL) for all DDC control algorithms resident in all control modules. Any system that does not use a drag and drop method of graphical icon programming shall not be accepted. All systems shall use a GPL is a method used to create a sequence of operations by assembling graphic microblocks that represent each of the commands or functions necessary to complete a control sequence. Microblocks represent common logical control devices used in conventional control systems, such as relays, switches, high signal selectors, etc., in addition to the more complex DDC and energy management strategies such as PID loops and optimum start. Each micro block shall be interactive and contain the programming necessary to execute the function of the device it represents.

B. Graphic programming shall be performed while on screen and using a mouse; each microblock shall be selected from a microblock library and assembled with other microblocks necessary to complete the specified sequence. Microblocks are then interconnected on screen using graphic "wires," each forming a logical connection. Once assembled, each logical grouping of microblocks and their interconnecting wires then forms a graphic function block which may be used to control any piece of equipment with a similar point configuration and sequence of operation.

C. Graphic Sequence: The clarity of the graphic sequence must be such that the operator has the ability to verify that system programming meets the specifications, without having to learn or interpret a manufacturer's unique programming language. The graphic programming must be self-documenting and provide the operator with an understandable and exact representation of each sequence of operation.

D. GPL Capabilities: The following is a minimum definition of the capabilities of the Graphic Programming software:

1. Function Block (FB): Shall be a collection of points, microblocks and wires which have been connected together for the specific purpose of controlling a piece of HVAC equipment or a single mechanical system.

2. Logical I/O: Input/Output points shall interface with the control modules in order to read various signals and/or values or to transmit signal or values to controlled devices.

3. Microblocks: Shall be software devices that are represented graphically and may be connected together to perform a specified sequence. A library of microblocks shall be submitted with the control contractors bid.

4. Wires: Shall be Graphical elements used to form logical connections between microblocks and between logical I/O.

5. Reference Labels: Labels shall be similar to wires in that they are used to form logical connections between two points. Labels shall form a connection by reference instead of a visual connection, i.e. two points labeled 'A' on a drawing are logically connected even though there is no wire between them.

6. Parameter: A parameter shall be a value that may be tied to the input of a microblock

7. Properties: Dialog boxes shall appear after a microblock has been inserted which has editable parameters associated with it. Default parameter dialog boxes shall contain various editable and non-editable fields, and shall contain 'push buttons' for the purpose of selecting default parameter settings.

8. Icon: An icon shall be graphic representation of a software program. Each graphic microblock has an icon associated with it that graphically describes its function.

9. Menu-bar Icon: Shall be an icon that is displayed on the menu bar on the GPL screen, which represents its associated graphic microblock.

10. Live Graphical Programs: The Graphic Programming software must support a 'live' mode, where all input/output data, calculated data, and setpoints shall be displayed in a 'live' real-time mode.

3.04 LONWORKS NETWORK MANAGEMENT

A. Systems requiring the use of third party LonWorks network management tools shall not be accepted.

B. Network management shall include the following services: device identification, device installation, device configuration, device diagnostics, device maintenance and network variable binding.

C. The Network configuration tool shall also provide diagnostics to identify devices on the network, to reset devices, and to view health and status counters within devices.

D. These tools shall provide the ability to " learn" an existing LonWorks network, regardless of what network management tool(s) were used to install the existing network, so that existing LonWorks devices and newly added devices are part of a single network management database.

E. The network management database shall be resident in the Network Area Controller (NAC), ensuring that anyone with proper authorization has access to the network management database at all times. Systems employing network management databases that are not resident, at all times, within the control system shall not be accepted.

PART 4 INSTALLATION

4.01 GENERAL

A. Install system and materials in accordance with manufacturer's instructions, and as detailed on t he project drawing set.

B. Line and low voltage electrical connections to control equipment shown specified or shown on the control diagrams shall be furnished and installed by the Control System Contractor in accordance with these specifications.

C. Equipment furnished by the Mechanical Contractor that is normally wired before installation shall be furnished completely wired. Control wiring normally performed in the field will be furnished and installed by the Control System Contractor.

D. All control devices mounted on the face of control panels shall be clearly identified as to function and system served with permanently engraved phenolic labels.

4.02 4.2 WIRING

A. All electrical control wiring = to the control panels shall be the responsibility of the Control System Contractor.

B. All wiring shall be in accordance with the Project Electrical Specifications (Division 16), the National Electrical Code and any applicable local codes. All control wiring shall be installed in raceways

PART 5 PROJECT CLOSEOUT

5.01 ACCEPTANCE TESTING

A. Upon completion of the installation, the Control System Contractor shall load all system software and start-up the system. The Control System Contractor shall perform all necessary calibration, testing and de-bugging and perform all required operational checks to insure that the system is functioning in full accordance with these specifications.

B. The Control System Contractor shall perform tests to verify proper performance of components, routines, and points. Repeat tests until proper performance results. This testing shall include a point-by-point log to validate 100% of the input and output points of the DDC system operation.

C. System Acceptance: Satisfactory completion is when the Control System Contractor has performed successfully all the required testing to show performance compliance with the requirements of the Contract Documents to the satisfaction of the Owner's Representative. System acceptance shall be contingent upon completion and review of all corrected deficiencies

5.02 OPERATOR TRAINING

A. During system commissioning and at such time acceptable performance of the Control System hardware and software has been established, the Control System Contractor shall provide on-site operator instruction to the owner's operating personnel. Operator instruction shall be done during normal working hours and shall be performed by a competent representative familiar with the system hardware, software and accessories.

B. The control System contractor shall provide 40 hours of comprehensive training for system orientation, product maintenance and troubleshooting, programming and engineering, if not provided under a previous contract at the site using the same brand and type of controllers within the past three years.

C. The Control System Contractor shall provide 16 hours (total) of instruction to the owner's designated personnel on the operation of the BMS and describe its intended use with respect to the programmed functions specified. Operator orientation of the BMS shall include, but not be limited to; the overall operation program, equipment functions (both individually and as part of the total integrated system), commands, systems generation, advisories, and appropriate operator intervention required in responding to the System's operation

5.03 WARRANTY PERIOD SERVICES

A. Equipment, materials and workmanship incorporated into the work shall be warranted for a period of one year from the time of system acceptance.

B. Within this period, upon notice by the Owner, any defects in the BMS due to faulty materials, methods of installation or workmanship shall be promptly repaired or replaced by the Control System Contractor at no expense to the Owner

C. Maintenance of Computer Software Programs: The Control System Contractor shall maintain all software during the warranty period. In addition, all factory or sub-vendor upgrades to software shall be added to the systems, when they become available, at no additional cost. New products are not considered upgrades in this context.

D. Maintenance of Control Hardware: The Control System Contractor shall inspect, repair, replace, adjust, and calibrate, as required, the controllers, control devices and associated peripheral units during the warranty period. The Control System Contractor shall then furnish a report describing the status of the equipment, problem areas (if any) noticed during service work, and description of the corrective actions taken. The report shall clearly certify that all software is functioning correctly.

E. Service Period: Calls for service by the Owner shall be honored within 24 hours and are not to be considered as part of routine maintenance.

F. Service Documentation: A copy of the service report associated with each owner-initiated service call shall be provided to the owner.

5.04 WARRANTY ACCESS

A. The Owner shall grant to the Control System Contractor reasonable access to the BMS during the warranty period. Remote access to the BMS (for the purpose of diagnostics and troubleshooting, via the Internet, during the warranty period) will be allowed.

5.05 OPERATION & MAINTENANCE MANUALS

A. See Division 1 for requirements. O&M manuals shall include the following elements, as a minimum:

1. As-built control drawings for all equipment.
2. As-built Network Communications Diagram.
3. General description and specifications for all components.
4. Completed Performance Verification sheets.
5. Completed Controller Checkout/Calibration Sheets

END OF SECTION

SECTION 23 2113 - HYDRONIC PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Hydronic system requirements.

B. Heating water piping, above grade.

C. Pipe and pipe fittings for:

1. Equipment drains and overflows.
2. Pipe hangers and supports.
3. Unions, flanges, mechanical couplings, and dielectric connections.

D. Valves:

1. Gate valves.
2. Ball valves.
3. Butterfly valves.

E. Flow controls.

1.02 RELATED REQUIREMENTS

A. Section 22 0516 - Expansion Fittings and Loops for Plumbing Piping.

B. Section 23 0719 - HVAC Piping Insulation.

C. Section 23 2500 - HVAC Water Treatment: Pipe cleaning.

1.03 REFERENCE STANDARDS

A. ASME (BPV IX) - Boiler and Pressure Vessel Code, Section IX - Welding and Brazing Qualifications; The American Society of Mechanical Engineers; 2010.

B. ASME B16.3 - Malleable Iron Threaded Fittings; The American Society of Mechanical Engineers; 2011.

C. ASME B16.3 - Malleable Iron Threaded Fittings; The American Society of Mechanical Engineers; 1998 (R2006).

D. ASME B16.18 - Cast Copper Alloy Solder Joint Pressure Fittings; The American Society of Mechanical Engineers; 2012 (ANSI B16.18).

E. ASME B16.22 - Wrought Copper and Copper Alloy Solder Joint Pressure Fittings; 2001 (R2010).

F. ASME B31.9 - Building Services Piping; 2011 (ANSI/ASME B31.9).

G. ASME B16.22 - Wrought Copper and Copper Alloy Solder Joint Pressure Fittings; The American Society of Mechanical Engineers; 2001 (R2005).

H. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2012.

I. ASTM A234/A234M - Standard Specification for Piping Fittings of Wrought Carbon Steel and Alloy Steel for Moderate and High Temperature Service; 2011a.

J. ASTM B32 - Standard Specification for Solder Metal; 2008.

K. ASTM B88 - Standard Specification for Seamless Copper Water Tube; 2009.

L. ASTM B88M - Standard Specification for Seamless Copper Water Tube (Metric); 2005 (Reapproved 2011).

M. AWS A5.8/A5.8M - Specification for Filler Metals for Brazing and Braze Welding; 2011 and errata.

N. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2010.

O. AWWA C606 - Grooved and Shouldered Joints; 2011 (ANSI/AWWA C606).

P. MSS SP-58 - Pipe Hangers and Supports - Materials, Design and Manufacture, Selection, Application, and Installation; Manufacturers Standardization Society of the Valve and Fittings Industry, Inc.; 2009.

1.04 SYSTEM DESCRIPTION

A. Where more than one piping system material is specified, ensure system components are compatible and joined to ensure the integrity of the system is not jeopardized. Provide necessary joining fittings. Ensure flanges, union, and couplings for servicing are consistently provided.

B. Use unions, flanges, and couplings downstream of valves and at equipment or apparatus connections. Do not use direct welded or threaded connections to valves, equipment or other apparatus.

C. Use non-conducting dielectric connections whenever jointing dissimilar metals.

D. Provide pipe hangers and supports in accordance with ASME B31.9 unless indicated otherwise.

E. Use full port ball valves for shut-off and to isolate equipment, part of systems, or vertical risers.

F. Use 3/4 inch ball valves with cap for drains at main shut-off valves, low points of piping, bases of vertical risers, and at equipment. Pipe to sump.

1.05 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Include data on pipe materials, pipe fittings, valves, and accessories. Provide manufacturer's catalogue information. Indicate valve data and ratings.

C. Manufacturer's Installation Instructions: Indicate hanging and support methods, joining procedures.

D. Project Record Documents: Provide minimum 18" x 24" drawing of building floor plan with all valves clearly labeled and shown in as-built locations. Provide two copies to Owner.

E. Maintenance Data: Include installation instructions, spare parts lists, exploded assembly views.

1.06 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section, with documented experience.

B. Installer: Company specializing in performing work of the type specified in this section, with documented experience.

C. Welder Qualifications: Certify in accordance with ASME (BPV IX).

1. Provide certificate of compliance from authority having jurisdiction, indicating approval of welders.

1.07 REGULATORY REQUIREMENTS

A. Conform to ASME B31.9 code for installation of piping system.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.

B. Provide temporary protective coating on cast iron and steel valves.

C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

D. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

PART 2 PRODUCTS

2.01 HYDRONIC SYSTEM REQUIREMENTS

A. Comply with ASME B31.9 and applicable federal, state, and local regulations.

B. Piping: Provide piping, fittings, hangers and supports as required, as indicated, and as follows:

1. Where more than one piping system material is specified, provide joining fittings that are compatible with piping materials and ensure that the integrity of the system is not jeopardized.

2. Use non-conducting dielectric connections whenever jointing dissimilar metals.

3. Provide pipe hangers and supports in accordance with ASME B31.9 or MSS SP-58 unless indicated otherwise.

C. Pipe-to-Valve and Pipe-to-Equipment Connections: Use flanges, unions, or grooved couplings to allow disconnection of components for servicing; do not use direct welded, soldered, or threaded connections.

D. Valves: Provide valves where indicated:

1. Provide drain valves where indicated and if not indicated provide at least at main shut-off, low points of piping, bases of vertical risers, and at equipment. Use 3/4 inch ball valves with cap; pipe to nearest sump.

2. For throttling, bypass, or manual flow control services, use ball valves.

3. For shut-off and to isolate parts of systems or vertical risers, use ball valves.

2.02 HEATING WATER PIPING, ABOVE GRADE

A. Steel Pipe: ASTM A53/A53M, Schedule 40, black; using one of the following joint types:

1. Welded Joints: ASTM A234/A234M, wrought steel welding type fittings; AWS D1.1 welded.

2. Threaded Joints: ASME B16.3, malleable iron fittings.

3. Grooved Joints: AWWA C606 grooved pipe, fittings of same material, and mechanical couplings.

B. Copper Tube: ASTM B88 (ASTM B88M), Type L (B), hard drawn; using one of the following joint types:

1. Solder Joints: ASME B16.18 cast brass/bronze or ASME B16.22, solder wrought copper fittings.

a. Solder: ASTM B32 lead-free solder, HB alloy (95-5 tin-antimony) or tin and silver.

b. Braze: AWS A5.8/A5.8M BCuP copper/silver alloy.

2. Grooved Joints: AWWA C606 grooved tube, fittings of same material, and copper-tube-dimension mechanical couplings.

3. Tee Connections: Mechanically extracted collars with notched and dimpled branch tube.

2.03 EQUIPMENT DRAINS AND OVERFLOWS

A. Copper Tube: ASTM B88 (ASTM B88M), Type M (C), drawn; using one of the following joint types:

1. Solder Joints: ASME B16.18 cast brass/bronze or ASME B16.22 solder wrought copper fittings; ASTM B32 lead-free solder, HB alloy (95-5 tin-antimony) or tin and silver.

2. Joints: Solder, lead free, ASTM B 32, HB alloy (95-5 tin-antimony), or tin and silver.

2.04 PIPE HANGERS AND SUPPORTS

A. Provide hangers and supports that comply with MSS SP-58.

1. If type of hanger or support for a particular situation is not indicated, select appropriate type using MSS SP-58 recommendations.

B. Conform to ASME B31.9.

C. Hangers for Pipe Sizes 1/2 to 1-1/2 Inch: Malleable iron, adjustable swivel, split ring.

D. Hangers for Cold Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.

E. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.

F. Wall Support for Pipe Sizes to 3 Inches: Cast iron hook.

G. Wall Support for Pipe Sizes 4 Inches and Over: Welded steel bracket and wrought steel clamp.

H. Vertical Support: Steel riser clamp.

I. Floor Support for Cold Pipe: Cast iron adjustable pipe saddle, lock nut, nipple, floor flange, and concrete pier or steel support.

J. Copper Pipe Support: Carbon steel ring, adjustable, copper plated.

K. Hanger Rods: Mild steel threaded both ends, threaded one end, or continuous threaded.

L. Inserts: Malleable iron case of galvanized steel shell and expander plug for threaded connection with lateral adjustment, top slot for reinforcing rods, lugs for attaching to forms; size inserts to suit threaded hanger rods.

M. In grooved installations, use rigid couplings with offsetting angle-pattern bolt pads or with wedge shaped grooves in header piping to permit support and hanging in accordance with ASME B31.9.

2.05 UNIONS, FLANGES, MECHANICAL COUPLINGS, AND DIELECTRIC CONNECTIONS

A. Unions for Pipe 2 Inches and Under:

1. Ferrous Piping: 150 psig malleable iron, threaded.

2. Copper Pipe: Bronze, soldered joints.

B. Flanges for Pipe Over 2 Inches:

1. Ferrous Piping: 150 psig forged steel, slip-on.

2. Copper Piping: Bronze.

3. Gaskets: 1/16 inch thick preformed neoprene.

C. Dielectric Connections: 6" brass nipple.

2.06 GATE VALVES

2.07 FULL PORT BALL VALVES

A. Up To and Including 2 Inches:

1. Bronze one piece body, chrome plated brass ball, Teflon seats and stuffing box ring, lever handle with balancing stops, solder ends with union.

2. Bronze one piece body, chrome plated brass ball, Teflon seats and stuffing box ring, lever handle with balancing stops, solder ends with union.

B. Over 2 Inches:

1. Cast steel body, chrome plated steel ball, Teflon seat and stuffing box seals, lever handle, flanged.

2.08 BUTTERFLY VALVES

A. Body: Cast or ductile iron with resilient replaceable EPDM seat, wafer or lug ends, extended neck.

B. Disc: Stainless steel.

C. Operator: 10 position lever handle.

2.09 FLOW CONTROLS

A. Construction: Class 125, Brass or bronze body with union on inlet and outlet, temperature and pressure test plug on inlet and outlet, blowdown/backflush drain.

B. Calibration: Control flow within 5 percent of selected rating, over operating pressure range of 10 times minimum pressure required for control, maximum minimum pressure 2 psi.

PART 3 EXECUTION

3.01 PREPARATION

A. Ream pipe and tube ends. Remove burrs. Bevel plain end ferrous pipe.

B. Remove scale and dirt on inside and outside before assembly.

C. Prepare piping connections to equipment using jointing system specified.

D. Keep open ends of pipe free from scale and dirt. Protect open ends with temporary plugs or caps.

E. After completion, fill, clean, and treat systems. Refer to Section 23 2500 for additional requirements.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Route piping in orderly manner, parallel to building structure, and maintain gradient.

C. Install piping to conserve building space and to avoid interfere with use of space.

D. Group piping whenever practical at common elevations.

E. Sleeve pipe passing through partitions, walls and floors.

F. Slope piping and arrange to drain at low points.

G. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.

H. Pipe Hangers and Supports:

1. Install in accordance with ASME B31.9.

2. Support horizontal piping as scheduled.

3. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.

4. Place hangers within 12 inches of each horizontal elbow.

5. Use hangers with 1-1/2 inch minimum vertical adjustment. Design hangers for pipe movement without disengagement of supported pipe.

6. Support vertical piping at every other floor. Support riser piping independently of connected horizontal piping.

7. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.

8. Provide copper plated hangers and supports for copper piping.

9. Prime coat exposed steel hangers and supports. Refer to Section 09 9000. Hangers and supports located in crawl spaces, pipe shafts, and suspended ceiling spaces are not considered exposed.

I. Provide clearance in hangers and from structure and other equipment for installation of insulation and access to valves and fittings. Refer to Section 23 0719.

J. Provide access where valves and fittings are not exposed. Consolidate valves, where possible, to minimize quantity and size of access doors. Coordinate size and location of access doors with Engineer prior to rough-in.

K. Install valves with stems upright or horizontal, not inverted.

3.03 SCHEDULES

A. Pipe Hanger Spacing: In accordance with the IMC.

END OF SECTION

SECTION 23 2114 - HYDRONIC SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Combination flow controls.

1.02 REFERENCE STANDARDS

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide product data for manufactured products and assemblies required for this project. Include component sizes, rough-in requirements, service sizes, and finishes. Include product description, model and dimensions.

C. Project Record Documents: Record actual locations of flow controls.

D. Maintenance Data: Include installation instructions, assembly views, lubrication instructions, and replacement parts list.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.

B. Provide temporary protective coating on cast iron and steel valves.

C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

D. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

PART 2 PRODUCTS

2.01 COMBINATION FLOW CONTROLS

A. Construction: Brass or bronze body with union on inlet and outlet, temperature and pressure test plug on inlet and outlet with blowdown/backflush drain.

B. Calibration: Control flow within 5 percent of selected rating, over operating pressure range of 10 times minimum pressure required for control, maximum minimum pressure 3.5 psi.

C. Control Mechanism: Stainless steel or nickel plated brass piston or regulator cup, operating against stainless steel helical or wave formed spring.

D. Accessories: In-line strainer on inlet and ball valve on outlet.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install specialties in accordance with manufacturer's instructions.

END OF SECTION

SECTION 23 2350 - REFRIGERANT DETECTION AND ALARM

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Provisions of the Contract and of the Contract Documents apply to this Section.

1.02 SUMMARY

A. This Section includes refrigerant monitors and notification appliances.

1.03 DEFINITIONS

A. LCD: Liquid-crystal display.

B. LED: Light-emitting diode.

C. PIR: Photo-acoustic infrared.

1.04 SUBMITTALS

A. Product Data:

1. For each type of refrigerant monitor, include refrigerant sensing range in ppm, temperature and humidity range, alarm outputs, display range, furnished specialties, installation requirements, and electric power requirement.

B. Shop Drawings:

1. Air-Sampling Tubing: Size, routing, and termination including elevation above finished floor.

2. Wiring Diagrams: Power, signal, and control wiring.

C. Coordination Drawings: Include chiller room layout showing location of monitoring devices and air-sampling tubing with filter/inlet locations in relation to refrigerant equipment.

D. Product Certificates: For monitoring devices, signed by product manufacturer.

E. Field quality-control test reports.

F. Operation and Maintenance Data: For refrigerant monitoring equipment to include in emergency, operation, and maintenance manuals.

1.05 COORDINATION

A. Coordinate refrigerant detection and alarm system with refrigerant contained in refrigeration equipment for compatibility.

PART 2 PRODUCTS

2.01 PIR REFRIGERANT MONITOR

A. Available Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Chillgard RT Monitor; MSA; Instrument Division. (Basis of Design)

2. Haloguard IR Monitor; Thermal Gas Systems, Inc.

3. Trane RMWE Monitor; Trane, a Division of Ingersoll Rand

B. Description: Sensor shall be factory tested, calibrated, and certified to continuously measure and display the specific gas concentration and shall be capable of indicating, alarming, and shutting down fuel-fired equipment.

C. ASHRAE: Monitoring system shall comply with ASHRAE 15 and ASHRAE 147

D. Performance:

1. Refrigerant to Be Monitored: R-410A.

2. Range: 0 to 1000 ppm.

3. Sensitivity:

a. Minimum Delectability: 1 ppm.

b. Accuracy: 1 to 50 ppm; plus or minus 1 ppm. 51 to 1000 ppm; plus or minus 10 percent of reading.

c. Repeatability: Maximum plus or minus 2 percent of full scale.

d. Response & Clearing cycle time: Maximum 150 seconds per sample.

e. Detection Level Set Points:
1) Detection Level 1, 50 ppm.
2) Detection Level 2, 250 ppm.
3) Detection Level 3, 990 ppm.

4. Operating Temperature: 60 to 120 deg F.

5. Relative Humidity: 20 to 95 percent, non-condensing over the operating temperature range.

E. Input/Output Features:

1. Maximum Power Input: 120-V ac, 60 Hz, 0.56A.

2. Number of Air-Sampling Points: As required for mechanical room conditions.

3. Air-Sampling Point Inlet Filter: 0.60-micron filter element for each sampling point.

4. Alarm Relays: Minimum of three(3) relays at minimum of 8A resistive load each.

5. Fault Relay: (Service/Fault indicator) One relay at minimum of 8A resistive load

6. Alarm Set Points: Displayed and adjustable through keypad on front of meter.

7. Alarm Manual Reset: Momentary-contact push button on the side panel of the monitor stops audible and visual notification appliances, extinguishes alarm LED, and returns monitor to detection mode at current detection levels.

8. Display: Alphanumeric LCD, LED or vacuum florescent indicating all alarm and trouble messages for each detection level and room refrigerant concentration.

9. Audible Output: Minimum 90 dB at 3 feet.

10. Visible Output: Strobe light.

11. Sensor Analog Output: 0- to 10-V dc into 2k ohms, or 4- to 20-mA into 1k ohms.

12. Enclosure: NEMA 250, Type as required for mechanical room conditions.

2.02 MONITOR ALARM SEQUENCE

A. Detection Level 1: Notify HVAC control workstation of detection in the refrigeration equipment room on a rise or fall of refrigerant concentration to this level. Disable chillers and boiler. Upon detection of refrigerant level below the Detection Level 1 limit, reenable the chiller and boiler.

B. Sensor Fault/Trouble: Notify HVAC control workstation of fault/trouble detection in monitor.

2.03 AIR-SAMPLING TUBING

A. Polyethylene Tubing: ASTM D 2737, flame-retardant, nonmetallic tubing rated for ambient temperature range of 10 to 150 deg F.

PART 3 EXECUTION

3.01 INSTALLATION

A. Comply with ASHRAE 15.

B. Install air-sampling inlets, or diffusion type monitors in pits, tunnels, or trenches in machinery room that are accessible to personnel.

C. Floor mount diffusion-type monitor, sensor/transmitters, or air-sampling inlets on slotted channel frame 12 to 18 inches above the floor in a location near the refrigerant source or between the refrigerant source and the ventilation duct inlet.

D. Wall mount air-sampling multiple-point monitors with top of unit 60 inches above finished floor.

E. Run air-sampling tubing from monitor to air-sampling point, in size as required by monitor manufacturer. Install tubing with maximum unsupported length of 36 inches, for tubing exposed to view. Terminate air-sampling tubing at sampling point with filter recommended by monitor manufacturer.

F. Install air-sampling tubing with sufficient slack and flexible connections to allow for vibration of tubing and movement of equipment.

G. Purge air-sampling tubing with dry, oil-free compressed air before connecting to monitor.

H. Number-code or color-code air-sampling tubing for future identification and service of air-sampling multiple-point monitors.

I. Extend air-sampling tubing from exhaust part of multiple-point monitors to outside.

J. Extend air-sampling tubing from outdoors to outdoor inlet connection of NDIR monitors. Terminate air-sampling tubing at outdoor inlet location with filter recommended by monitor manufacturer.

3.02 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections. Report results in writing.

B. Tests and Inspections:

1. Inspect field-assembled components, equipment installation, and electrical connections for compliance with requirements.

2. Test and adjust controls and safeties.

3. Test Reports: Prepare a written report to record the following:

   a. Test procedures used.

   b. Test results that comply with requirements.

   c. Test results that do not comply with requirements and corrective action taken to achieve compliance with requirements.

C. Repair or replace malfunctioning units and retest as specified above.

3.03 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain refrigerant detection devices. Refer to requirements in Division 01 Section "Closeout Procedures."

END OF SECTION

SECTION 23 3100 - HVAC DUCTS AND CASINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Metal ductwork.

1.02 REFERENCE STANDARDS

A. ASHRAE (FUND) - ASHRAE Handbook - Fundamentals; 2009.

B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2008.

C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2011.

D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2012.

E. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; National Fire Protection Association; 2012.

F. NFPA 90B - Standard for the Installation of Warm Air Heating and Air Conditioning Systems; National Fire Protection Association; 2012.

G. SMACNA (DCS) - HVAC Duct Construction Standards - Metal and Flexible; Sheet Metal and Air Conditioning Contractors' National Association; 2005.

H. UL 181 - Standard for Factory-Made Air Ducts and Air Connectors; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.03 PERFORMANCE REQUIREMENTS

A. No variation of duct configuration or sizes permitted except by written permission. Size round ducts installed in place of rectangular ducts in accordance with ASHRAE table of equivalent rectangular and round ducts.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide data for duct materials.

C. Shop Drawings: Indicate duct fittings, particulars such as gages, sizes, welds, and configuration prior to start of work for 1-inch pressure class and higher systems.

D. Project Record Documents: Record actual locations of ducts, dampers, and duct fittings. Record changes in fitting location and type. Show additional fittings used.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with documented experience.

B. Installer Qualifications: Company specializing in performing the type of work specified in this section, with documented experience.

1.06 REGULATORY REQUIREMENTS

A. Construct ductwork to NFPA 90A standards.

1.07 FIELD CONDITIONS

A. Do not install duct sealants when temperatures are less than those recommended by sealant manufacturers.

B. Maintain temperatures within acceptable range during and after installation of duct sealants.

C. All duct shall be stored and secured to prevent damage from precipitation and surrounding construction. Maintain duct section seals prior to installation.

PART 2 PRODUCTS

2.01 MATERIALS

A. Galvanized Steel for Ducts: Hot-dipped galvanized steel sheet, ASTM A653/A653M FS Type B, with G60/Z180 coating.

B. Joint Sealers and Sealants: Non-hardening, water resistant, mildew and mold resistant.

1. Type: Heavy mastic or liquid used alone or with tape, suitable for joint configuration and compatible with substrates, and recommended by manufacturer for pressure class of ducts.

2. VOC Content: Not more than 250 g/L, excluding water.

a. LEED compliant.

3. Surface Burning Characteristics: Flame spread of zero, smoke developed of zero, when tested in accordance with ASTM E84.

4. For Use With Flexible Ducts: UL labeled.

C. Hanger Rod: ASTM A36/A36M; steel, galvanized; threaded both ends, threaded one end, or continuously threaded.

D. Hanger Rod: ASTM A 36/A 36M; steel, galvanized; threaded both ends, threaded one end, or continuously threaded.

2.02 DUCTWORK FABRICATION

A. Fabricate and support in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible, and as indicated.

B. No variation of duct configuration or size permitted except by written permission. Size round duct installed in place of rectangular ducts in accordance with ASHRAE Handbook - Fundamentals.

C. Provide duct material, gages, reinforcing, and sealing for operating pressures indicated.

D. Construct T's, bends, and elbows with radius of not less than 1-1/2 times width of duct on centerline. Where not possible and where rectangular elbows must be used, provide air foil turning vanes of perforated metal with glass fiber insulation.

E. T's, bends, and elbows: Construct according to SMACNA (DCS).

F. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.

G. Fabricate continuously welded round and oval duct fittings in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible.

H. Provide standard 45 degree lateral wye takeoffs unless otherwise indicated where 90 degree conical tee connections may be used.

2.03 MANUFACTURED DUCTWORK AND FITTINGS

A. Manufacture in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible, and as indicated. Provide duct material, gages,reinforcing, and sealing for operating pressures indicated.

B. Flexible Ducts: UL 181, Class 1, aluminum laminate and polyester film with latex adhesive supported by helically wound spring steel wire.

1. Insulation: Fiberglass insulation with aluminized vapor barrier film.

2. Pressure Rating: 10 inches WG positive and 1.0 inches WG negative.

3. Maximum Velocity: 4000 fpm.

4. Temperature Range: -20 degrees F to 210 degrees F.

C. Transverse Duct Connection System: SMACNA "E" rated rigidly class connection, interlocking angle and duct edge connection system with sealant, gasket, cleats, and corner clips.

2.04 DUCT SUPPORTS

A. Duct hangers and supports and seismic restraints shall withstand the effects of gravity and seismic loads and stresses within limits and under conditions described in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" and ASCE/SEI 7.

B. Shop Drawings

1. Hangers and supports, including methods for duct and building attachment, seismic restraints, and vibration isolation.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install, support, and seal ducts in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible.

B. Install in accordance with manufacturer's instructions.

C. During construction provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system.

D. Flexible Ducts: Connect to metal ducts with adhesive plus draw bands

E. Duct sizes indicated are inside clear dimensions. For lined ducts, maintain sizes inside lining.

F. Provide openings in ductwork where required to accommodate thermometers and controllers. Provide pilot tube openings where required for testing of systems, complete with metal can with spring device or screw to ensure against air leakage. Where openings are provided in insulated ductwork, install insulation material inside a metal ring.

G. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.

H. Use crimp joints with or without bead for joining round duct sizes 8 inch and smaller with crimp in direction of air flow.

I. Use double nuts and lock washers on threaded rod supports.

J. Connect diffusers or light troffer boots to low pressure ducts with 3-6 ft length of flexible duct held in place with strap or clamp.

3.02 CLEANING

A. Clean duct systems with high power vacuum machines. Protect equipment that could be harmed by excessive dirt with filters, or bypass during cleaning. Provide adequate access into ductwork for cleaning purposes.

END OF SECTION

SECTION 23 3600 - AIR TERMINAL UNITS

(Note no new terminal units are specified as part of this project. This section provided for reference should an existing air terminal unit be replaced)

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Variable volume terminal units.

1.02 RELATED REQUIREMENTS

A. Section 23 3100 - HVAC Ducts and Casings.

1.03 REFERENCE STANDARDS

A. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilation Systems; National Fire Protection Association; 2012.

B. UL 181 - Standard for Factory-Made Air Ducts and Air Connectors; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data indicating configuration, general assembly, and materials used in fabrication. Include catalog performance ratings that indicate air flow, static pressure, and NC designation. Include electrical characteristics and connection requirements.

C. Shop Drawings: Indicate configuration, general assembly, and materials used in fabrication, and electrical characteristics and connection requirements.

D. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, maintenance and repair data, and parts lists. Include directions for resetting constant volume regulators.

1.05 QUALITY ASSURANCE

A. NFPA Compliance: Install air terminal units according to NFPA 90A, "Standard for the Installation of Air Conditioning and Ventilating Systems."

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Titus Product DESV.

2.02 SINGLE DUCT VARIABLE VOLUME UNITS

A. Basic Assembly:

1. Casings: Minimum 22 gage galvanized steel or greater based on duct pressure class.

2. Lining: Minimum 1 inch thick neoprene or vinyl coated fibrous glass insulation, 1.5 lb/cu ft density, meeting NFPA 90A requirements and UL 181 erosion requirements.

3. Plenum Air Inlets: Round stub connections for duct attachment.

4. Plenum Air Outlets: S slip and drive connections.

B. Basic Unit:

1. Configuration: Air volume damper assembly inside unit casing. Locate control components inside protective metal shroud.

2. Volume Damper: Construct of galvanized steel with peripheral gasket and self lubricating bearings; maximum damper leakage: 2 percent of design air flow at 1 inches rated inlet static pressure.

a. Damper Position: Normally open.

C. DDC Controls: See Division 23 Section "Instrumentation and Control for HVAC."

D. Hot Water Heating Coil:

1. Construction: Copper tube, mechanically expanded into aluminum-plate fins; leak tested underwater to 200 psig; and factory installed.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install air terminal units level and plumb. Maintain sufficient clearance for normal service and maintenance.

C. Support units individually from structure. Do not support from adjacent ductwork.

D. Connect to ductwork in accordance with Section 23 3100.

E. After installing air terminal units and after electrical circuitry has been energized, test for compliance with requirements.

END OF SECTION

237313 – MODULAR INDOOR CENTRAL-STATION AIR HANDLING UNITS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Variable-air-volume, multizone air-handling units.

1.2 PERFORMANCE REQUIREMENTS

A. Delegated Design: Design seismic-restraint details, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.

B. Seismic Performance: Air-handling units shall withstand the effects of earthquake motions determined according to ASCE/SEI 7 and criteria indicated on the structural (Drawing S001) and other Contract Documents, where applicable.

   1. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."

1.3 SUBMITTALS

A. Product Data: For each air-handling unit indicated.

   1. Unit dimensions and weight.
   2. Cabinet material, metal thickness, finishes, insulation, and accessories.
   3. Fans:

      a. Certified fan-performance curves with system operating conditions indicated.
      b. Certified fan-sound power ratings.
      c. Fan construction and accessories.
      d. Motor ratings, electrical characteristics, and motor accessories.

   4. Certified coil-performance ratings with system operating conditions indicated.
   5. Dampers, including housings, linkages, and operators.

6. Filters with performance characteristics.

B. Delegated-Design Submittal: For vibration isolation and seismic restraints indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1. Design Calculations: Calculate requirements for external unit seismic restraint.

1.4 INFORMATIONAL SUBMITTALS

A. Seismic Qualification Certificates: For air-handling units, accessories, and components, from manufacturer.

1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.

B. Source quality-control reports.

1.5 CLOSEOUT SUBMITTALS

A. Operation and maintenance data: For air-handling units to include in emergency, operation, and maintenance manuals.

1.6 QUALITY ASSURANCE

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. NFPA Compliance: Comply with NFPA 90A for design, fabrication, and installation of air-handling units and components.

C. ARI Certification: Air-handling units and their components shall be factory tested according to ARI 430, " Central-Station Air-Handling Units," and shall be listed and labeled by ARI.

D. ASHRAE Compliance: Applicable requirements in ASHRAE 62.1, Section 5 - "Systems and Equipment" and Section 7 - "Construction and Startup."

E. ASHRAE/IESNA 90.1 Compliance: Applicable requirements in ASHRAE/IESNA 90.1, Section 6 - "Heating, Ventilating, and Air-Conditioning."

F. Comply with NFPA 70.

1.7 1.5 COORDINATION

A. Coordinate sizes and locations of bases with actual equipment provided.

B. Coordinate sizes and locations of structural-steel support members with actual equipment provided.

1.8 1.6 EXTRA MATERIALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Filters: One set(s) for each air-handling unit.
2. Gaskets: One set(s) for each access door.
3. Fan Belts: One set(s) for each air-handling unit fan.
4. Fan/Motor Cube: One set(s) of fan and motor for supply and return fans.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on drawings or comparable product meeting performance requirements:

1. Provide custom indoor air handling units as manufactured by Temtrol, Governair, Trane, or equal as determined by engineer of record. Equipment shall be considered provided the construction specifications capacities and performance criteria are met.

B. Factory Testing and Quality Control
1. Standard Factory Tests: The fans shall be factory run tested to ensure structural integrity and proper RPM. All electrical circuits shall be tested to ensure correct

operation before shipment of unit. Units shall pass quality control and be thoroughly cleaned prior to shipment.

2.2 UNIT CONSTRUCTION DESCRIPTION

A. General: Provide factory-fabricated air handling units with capacity as indicated on the schedule. Units shall have overall dimensions as indicated and fit into the space available with adequate clearance for service. Units shall be completely assembled and factor tested. Units shall be designed so that they can be fully disassembled into small enough sections to fit through the doorways, pedestrian elevator, and attic chase access of the Monument Terrace Building in Lynchburg, VA.

B. Unit manufacturer shall provide certified ratings conforming to the latest edition of AMCA 210, 310, 500 and ARI 410. All electrical components and assemblies shall comply with NEMA standards. Unit internal insulation must have a flame spread rating not over 25 and smoke developed rating no higher than 50 complying with NFPA 90A, “Standard for the Installation of Air Conditioning and Ventilating Systems.” Units shall comply with NFPA 70, “National Electrical Code,” as applicable for installation and electrical connections of ancillary electrical components of air handling units. Tags and decals to aid in service or indicate caution areas shall be provided. Electrical wiring diagrams shall be attached to the control panel access doors. Operation and maintenance manuals shall be furnished with each unit. Units shall be UL or ETL listed.

C. Rigging Provision – Multiple Piece Units: Units shipped in multiple sections shall be engineered for field assembly. The base frame shall have integral lifting lugs. The lifting lugs shall be fabricated from structural steel with an appropriate rigging hole. Lifting lugs shall be located at the corner of each section (and along the sides if required) and sized to allow rigging and handling of the unit. All gasket and necessary assembly hardware shall ship loose with unit. Junction boxes with a factory supplied numbered terminal strip shall be supplied at each shipping split for reconnection of control wiring.

D. Unit Base - Floor: Unit perimeter base shall be completely welded and fabricated using heavy gauge structural steel tubing. (Note: bolted bases are not acceptable) C-Channel cross supports shall be welded to perimeter base steel tubing and located on maximum 24” centers to provide support for internal components. Base rails shall include lifting lugs welded to perimeter base at the corner of the unit or each section if de-mounted. Entire base frame is to be painted with a for long term corrosion resistance. Internal

walk-on floor shall be 16 gauge galvanized steel. The outer sub-floor of the unit shall be made from 20 gauge galvanized steel. The floor cavity shall be spray foam insulated with floor seams gasketed for thermal break and sealed for airtight / watertight construction. Where access is provided to the unit interior, floor openings shall be covered with walk on coated steel safety grating. Single wall floors with glued and pinned insulation and no sub floor are not acceptable. Base frame shall be attached to the unit at the factory. Units shall be completely assembled and factor tested. Base frame shall be designed so that they can be fully disassembled into small enough sections to fit through the doorways, pedestrian elevator, and attic chase access of the Monument Terrace Building in Lynchburg, VA.

E. Unit Casing – The construction of the air handling unit shall consist of a formed 16 gauge galvanized steel exterior casing panels. The air handling unit casing shall be of the “no-through-metal” design. The casing shall incorporate insulating thermal breaks as required so that, when fully assembled, there’s no path of continuous unbroken metal to metal conduction from inner to outer surfaces. Provide necessary support to limit casing deflection to L/200 of the narrowest panel dimension. If panels cannot meet this deflection, additional internal reinforcing is required. All panel seams shall be caulked and sealed for an airtight unit. Leakage rates shall be less than 1% at design static pressure or 9” W.C. whichever is greater.

F. Double Wall Liner - Each unit shall have double wall construction with 20 gauge solid galvanized steel in the entire unit.

G. Insulation - Entire unit to be insulated with a full 3” (R12.5) thick non-compressed fiberglass insulation. The insulation shall have an effective thermal conductivity (C) of .24 (BTU in./sq.ft. F°) and a noise reduction coefficient (NRC) of 0.70 / per inch thick (based on a type "A" mounting). The coefficients shall meet or exceed a 3.0 P.C.F. density material rating. Insulation shall meet the erosion requirements of UL 181 facing the air stream and fire hazard classification of 25/50 (per ASTM-84 and UL 723 and CAN/ULC S102-M88) and meet NFPA 90A and 90B. All insulation edges shall be encapsulated within the panel. All perforated sections shall have Micromat® or equal insulation with non-woven mat facing, 5000 fpm rating and non-hygroscopic fibers as manufactured by Johns Manville or approved equal.

H. Access Doors - The unit shall be equipped with a solid double wall insulated (same as the unit casing), hinged access doors as shown on the plans. The doorframe shall be extruded aluminum, foam filled with a built in thermal break barrier and full perimeter gasket. The door hinge assembly shall be completely adjustable die cast stainless steel.

There shall be a minimum of two heavy duty handles per door. Provide ETL, UL 1995, and CAL-OSHA approved tool operated safety latch on all fan section access doors.

Note: If manufacturer cannot provide thermal break door design it must be noted as an exception on the bid.

1. Access doors all sections shall be provided with a 10 x 10 dual thermal pane safety glass window.

2.02 UNIT COMPONENT DESCRIPTION

A. FAN WALL

1. Fan wall., shall consist of multiple, direct or belt driven, arrangement plenum fans with fan wheels that are rated and certified with tests and procedures in accordance with AMCA publication 211 and comply with the requirements of the AMCA Certified Ratings Program and constructed per the AMCA requirements for the duty specified, (Class I, II, or III). All fans shall be selected to deliver the specified airflow quantity at the specified operating Total Static Pressure and specified fan/motor speed. The fan wall array shall be selected to operate at a system Total Static Pressure that does not exceed 90% of the specified fan's peak static pressure producing capability at the specified fan/motor speed. All motors shall be standard foot mounted type, TEFC or TEAO motors selected at the specified operating voltage, RPM, and efficiency as specified or as scheduled elsewhere. Motors shall meet the requirements of NEMA MG-1 Part 30 and 31, section 4.4.2. Motors shall be as manufactured by Baldor, Seimens, Toshiba or Equal as approved for use in multiple fan arrays that operate at varying synchronous speeds as driven by an approved VFD. All motors shall include permanently sealed bearings and shaft grounding to protect the motor bearings from electrical discharge machining due to stray shaft currents. Each fan/motor assembly shall be dynamically balanced to meet AMCA standard 204-96, category BV-5, to meet or exceed an equivalent Grade G.55, indicating a maximum of .022" per second peak, filter in (0.55mm per second peak, filter in) residual unbalance.

   a. The fan wall array shall be provided with acoustical silencers that reduce the bare fan discharge sound power levels by a minimum of 15 db re 10^-12 watts throughout the eight octave bands with center frequencies of 125, 250, 500, 1000, 2000, 4000, and 8000 HZ when compared to the same unit without the silencers. The silencers shall not increase the fan total static pressure, nor shall it increase the airway tunnel length of the

Air Handling Unit when compared to the same fan wall unit without the silencer array.

2. The fan array shall consist of multiple fan and motor ”cubes”, spaced in the air way tunnel cross section to provide a uniform air flow and velocity profile across the entire air way tunnel cross section and components contained therein. Each fan cube shall be wired to an individual VFD as specified elsewhere for each fan motor**.** Wire sizing shall be determined, and installed, in accordance with applicable NEC standards.

3. The fan wall array shall produce a uniform air flow profile and velocity profile within the airway tunnel of the air handling unit not to exceed the specified cooling coil and/or filter bank face velocity when measured at a point 12” from the intake side of the fan wall array intake plenum wall, and at a distance of 48” from the discharge side of the fan wall intake plenum wall.

4. Each fan/motor assembly shall be removable through a 30” wide, free area, access door located on the side of the fan wall array.

5. Each fan/motor “cube” will be provided with an individual back-draft damper. Seals shall be solid rubber. Bearings shall be rubber shielded radial ball bearings, permanently lubricated. The vertical blades of the damper open as airflow commences and close when the fan is idle.

6. The manufacturer shall provide a complete spare fan wall fan/motor assembly for emergency replacement, one for each type of assembly provided on the project.

B. FAN WALL ELECTRICAL :

1. OVERVIEW:

a. Provide a complete electrical and control system required to run the fan wall system including all equipment, material, electrical enclosure, electrical components and electrical labor.

b. Fan wall designs shall be in accordance with specific system requirements. Please see system requirements before electrical design of fan wall system is to commence.

c. Fan wall electrical designs shall be in accordance with the NEC, UL 508A, and Local Codes.

C. FAN WALL WITH VARIABLE FREQUENCY DRIVE CONTROL:

1. As required by system design, provide a Variable Frequency Drive, one drive to each motor in the fan wall array. The Variable Frequency Drives shall be sized accordingly to start and hold all motors in the fan wall. Provide short circuit protection of motor circuits through means of using fuses with fused circuit breakers.

2. Provide three-phase power distribution wiring and control wiring as required. All three-phase power components shall have a rating listed for Short Circuit Current Rating. Provide control wiring and components required for complete operation of fan wall system. System controls, controls components and control wiring shall include but is not limited to Auto mode or manual mode, or BMS control mode. Controls and control wiring shall include auto start/stop, manual start stop, safety shutdown, smoke shutdown, system alarms and VFD alarms. All control wiring shall be included in VFD enclosure provided with system. VFDs shall be capable of communicating with and being controlled by BMS; see Specification Section 23 0900-Instrumentation and Control Devices for HVAC.

3. The Programmable Logic Controllers, Variable Frequency Drives, and all other onboard related equipment shall be mounted in a dedicated enclosure for connection to single point power or two point power for Supply and Return Fan Walls. The enclosure shall be provided with a main disconnecting means. Provide appropriate cooling of enclosure.

4. As required by electrical design, when using variable frequency drives provide Input Line reactors with five percent impedance mounted externally if not already internal to variable frequency drive.

D. OUTPUT FILTERS**:**

1. As required by electrical design, when using variable frequency drives where distance and filtering is an issue, provide output line reactors as required. Size output filter accordingly to manufactures recommendations.

E. SHAFT GROUNDING:

1. As required by system design, when using variable frequency drives provide a shaft grounding system for each AC motor to prevent electrical damage to motor bearings and to extend motor life by safely channeling harmful shaft currents to ground..

B. Heat Transfer Coils – Water Coil

1. All coil assemblies shall be leak tested under water at 315 PSIG and PERFORMANCE is to be CERTIFIED under ARI Standard 410. Coils exceeding the range of ARI standard rating conditions shall be noted.

2. Cooling coils shall be mounted on stainless steel support rack to permit coils to slide out individually from the unit. Provide intermediate drain pans on all stacked cooling coils. The intermediate pan shall drain to the main drain pan through a copper downspout. Water coils shall be constructed of seamless copper tubing mechanically expanded into fin collars. All fins shall be continuous within the coil casing to eliminate carryover inherent with a split fin design. Fins are die formed Plate type.

3. Headers are to be seamless copper with die formed tube holes.

4. Connections shall be male pipe thread (MPT) Schedule 40 Red Brass with 1/8" vent and drain provided on coil header for coil drainage. All coil connections shall be extended to the exterior of the unit casing by the manufacturer. Coils shall be suitable for 250 PSIG working pressure. Intermediate tube supports shall be supplied on coils over 44" fin length with an additional support every 42" multiple thereafter.

5. Chilled water coils shall have the following construction:

   5/8" o.d. x .025" wall copper tube with .035 return bends.

   .008" aluminum fins

   16 gauge stainless steel casing

   a. Condensate / Drain Pans - IAQ style drain pans shall be provided under all cooling coils as shown on the drawings. The drain pan shall be fabricated from 16 gauge 304 stainless steel. All pans are to be triple pitched for complete drainage with no standing water in the unit. They shall be insulated minimum 3-inch "Double Bottom" construction with welded corners. Provide stainless steel, 1-1/4" MPT drain connection extended to the exterior of the unit base rail. Units in excess of 159 inches shall have drain connections on both sides. All drain connections shall be piped and

trapped separately for proper drainage. Length: Extend drain pan downstream from leaving face to comply with ASHRAE 62.1. Depth: A minimum of 2 inches deep.

C. Filters - Provide filters of the type indicated on the schedule. Factory fabricated filter sections shall be of the same construction and finish as the unit. Face loaded pre and final filters shall have Type 8 frames as manufactured by BLC, FARR or equal. Filter racks over 72" in length shall require an angle center reinforcement support. Side service filter racks shall be fabricated from no less than 16 gauge galvanized steel and include hinged access doors on both sides of the unit or as indicated on unit drawings. Internal blank-offs shall be provided by the air unit manufacturer as required to prevent air bypass around the filters.

1. Filter Gauge: Each Filter bank shall be furnished with Dwyer Series 2000 filter gauge or equal.

2. Medium Efficiency MERV 8 Pleated filters – Provide (2” or 4”) filters as specified on filter schedule. The filters shall be as manufactured by AAF, FARR or equal. Filters shall be in compliance with ANSI/UL 900 – Test Performance of Air Filters.

3. High Efficiency MERV 11 Rigid filters - Provide 12” deep filters as specified on the filter schedule. The filters shall be listed as Class II under UL Standard 900. The filters shall be as manufactured by AAF, FARR or equal. Filters shall be in compliance with ANSI/UL 900 – Test Performance of Air Filters.

D. Dampers – Temtrol TD-6, Ruskin CD-50 or equal. Provide Class 1 rated, ultra low leak dampers (less than 3 cfm/sq ft. @ 1” w.g.) as indicated on the unit drawings. Low leakage dampers shall have extruded aluminum airfoil blades. Flat or formed metal blades are not acceptable. The damper blade shall incorporate santoprene rubber edge seals and zinc plated or stainless steel tubular steel shaft for a non-slip operation. Shaft bearings shall be spherical – non corrosive nylon to eliminate friction and any metal to metal contact. Damper jamb seals shall be UV rated, nylon glass reinforced or stainless steel spring arcs designed for a minimum air leakage and smooth operation. Damper linkage shall be concealed within a 16 gauge galvanized steel frame. Operators furnished and installed by others.

2.03 ELECTRICAL POWER AND CONTROLS

A. All electrical and automatic control devices not previously called out or listed below are to be furnished and installed in the field by OTHERS.

B. All wiring shall be (75°C) Insulated copper wires.

C. The unit shall feature a mounted permanent nameplate displaying at a minimum the manufacturer, serial number, model number and current and amps voltage. The unit must have an ETL or UL Listing and bear the appropriate mark.

D. Conduit shall consist of a combination of EMT or flexible metal conduit as required. Liquidtite flexible metal conduit may be used outside the air tunnel for wet locations.

E. Unit Convenience Features

1. Each section (specified sections) shall be equipped with a vapor- proof standard screw-in CFL or LED service light with guard.
2. Lights shall be controlled by one light switch mounted adjacent to the supply air fan access door.

2. Control Signal Interface:

a. Remote signal inputs capable of accepting any of the following speed-setting input signals from the control system:

1) 0 to 10-V dc.
2) 0-20 or 4-20 mA.
3) Potentiometer using up/down digital inputs.
4) Fixed frequencies using digital inputs.
5) RS485.
6) Keypad display for local hand operation.

b. Output signal interface with a minimum of 4 analog output signal (0/4-20 mA), which can be programmed to any of the following:

1) Output frequency (Hertz).
2) Output current (load).

3) DC-link voltage (volts direct current).
4) Motor torque (percent).
5) Motor speed (rpm).
6) Set-point frequency (Hertz).

c. Remote indication interface with a minimum of 2 dry circuit relay outputs (120-V ac, 1 A) for remote indication of the following:

1) Motor running.
2) Set-point speed reached.
3) Fault and warning indication (overtemperature or overcurrent).
4) High- or low-speed limits reached.

3. Communications: RS485 interface allows VFC to be used with an external system within a multidrop LAN configuration. Interface shall allow all parameter settings of VFC to be programmed via BMS control. Provide capability for VFC to retain these settings within the nonvolatile memory.
4. Accessories:

a. Devices shall be factory installed in controller enclosure unless otherwise indicated.
b. Push-Button Stations, Pilot Lights, and Selector Switches: NEMA ICS 2, heavy-duty type.
c. Standard Displays:

1) Output frequency (Hertz).
2) Set-point frequency (Hertz).
3) Motor current (amperes).
4) DC-link voltage (volts direct current).
5) Motor torque (percent).
6) Motor speed (rpm).
7) Motor output voltage (volts).

5. Vent valves.
6. Black figures on white background.
7. Front recalibration adjustment.
8. 2 percent of full-scale accuracy.
9. Range: 0- to 2.0-inch wg.
10. Accessories: Static-pressure tips with integral compression fittings, 1/4-inch aluminum tubing, and 2- or 3-way vent valves.

2.3 DISCHARGE PLENUM SECTION

A. AHU Discharge Plenums shall be of identical construction as the AHU and shall be manufactured by the AHU manufacturer. Third party plenums of field fabricated plenums are not acceptable. Discharge plenums shall be capable of withstanding a minimum of 6" of pressure, acoustically lined and shall be double wall construction. Discharge Plenums are to be stacked on top of Fan sections.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Equipment Mounting: Install air-handling units on steel bases without vibration isolation devices.

B. Arrange installation of units to provide access space around air-handling units for service and maintenance.

C. Do not operate fan system until filters (temporary or permanent) are in place. Replace temporary filters used during construction and testing, with new, clean filters.

D. Install filter-gage, static-pressure taps upstream and downstream of filters. Mount filter gages on outside of filter housing or filter plenum in accessible position. Provide filter gages on filter banks, installed with separate static-pressure taps upstream and downstream of filters.

E. Comply with requirements for piping specified in other Division 23 Sections. Drawings indicate general arrangement of piping, fittings, and specialties.

F. Install piping adjacent to air-handling unit to allow service and maintenance.

G. Connect piping to air-handling units mounted on vibration isolators with flexible connectors.

H. Connect condensate drain pans using NPS 1-1/4, ASTM B 88, Type M copper tubing. Extend to nearest equipment or floor drain. Construct deep trap at connection to drain pan and install cleanouts at changes in direction.

I. Hot- and Chilled-Water Piping: Comply with applicable requirements in Division 23 Section "Hydronic Piping." Install shutoff valve and union or flange at each coil supply connection. Install balancing valve and union or flange at each coil return connection.

J. Connect duct to air-handling units with flexible connections. Comply with requirements in Division 23 Section "Air Duct Accessories."

END OF SECTION 237313

SECTION 26 0500 - COMMON WORK RESULTS FOR ELECTRICAL

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Requirements of Division 01, the General Conditions, Supplemental General Conditions, and Special Conditions apply to this and all Electrical Specification Sections.

B. This Section applies to all Electrical sections.

1.02 JOB CONDITIONS

A. The Contract Documents specify the scope and arrangement of the Work and shall be followed as closely as actual conditions allow.

B. The Contractor shall give consideration to all other trades, and make arrangements to avoid conflicts and interference with other Work, new or existing. Contractor shall coordinate all components of the Work, and provide minor adjustments as required, including offsets, transitions, fittings, and accessories to meet actual conditions.

C. The Contractor shall visit the job site prior to bid date to examine the conditions under which the Work is to be performed. No extra charges shall be paid for providing of Products or furnishing of Work resulting from failure to comply with this requirement.

1.03 CONFORMANCE TO REGULATIONS

A. All Work shall conform to the regulations of the applicable federal, state, and local laws, ordinances and codes.

1.04 REGULATORY REQUIREMENTS

A. All applicable Work shall conform to the requirements of NFPA 70.

B. All Products shall be listed by the Underwriters Laboratories, Inc. (UL), and shall bear the UL label. Where UL labels are not provided from the factory, the Contractor shall be responsible for having the equipment or materials tested by a UL testing firm, acceptable to authority having jurisdiction, to determine suitability of the Product for purpose specified.

1.05 QUALITY ASSURANCE

A. Work shall meet or exceed minimum recommendations of:

1. ANSI - American National Standards Institute
2. ASTM - American Society for Testing Materials
3. AWG - American Wire Gauge
4. EEI - Edison Electric Institute
5. ETL - Electrical Testing Lab
6. EIA - Electronic Industries Association
7. IEEE - Institute of Electrical and Electronic Engineers
8. IPCEA - Insulated Power Cable Engineers Association
9. ISA - Instrument Society of America

10. NEC - National Electrical Code, NFPA 70
11. NECA - National Electrical Contractors Association
12. NEMA - National Electrical Manufacturer's Association
13. NESC - National Electrical Safety Code
14. NFPA - National Fire Protection Association
15. OSHA - Occupational Safety and Health Act
16. UL - Underwriters' Laboratories, Inc.
17. VUSBC - Virginia Uniform Statewide Building Code (current adopted edition)

B. Reference to the standards of any technical society, organization, or association, or to the laws, ordinances, or codes of governmental authorities shall mean the latest standard, code, or specification adopted, published, and effective on the date of Bid Opening.

C. The specifications, codes, and standards referenced in these specifications (including addenda, amendments, and errata) shall govern in all cases where references thereto are made. In case of conflict between the referenced specifications, the more stringent requirement shall govern unless otherwise permitted by the Engineer. Major conflicts shall be referred to the Engineer for resolution.

1.06 MATERIALS AND EQUIPMENT

A. Unless specifically noted otherwise, all materials and equipment furnished for permanent installation in the Work shall conform to applicable standards, be of a current design, new, unused, and undamaged.

B. Individual parts shall be manufactured to standard sizes and gauges so that repair parts, furnished at any time, can be installed in the field. Like parts of duplicate equipment shall be interchangeable.

1.07 UTILITIES AND CONNECTIONS

A. Verify location of all existing utilities before laying out and making connections. Report any inconsistencies to Engineer before commencing Work. Contractor shall be responsible for correcting any errors, and repairing or replacing all materials and equipment damaged as a result of failure to comply with this requirement.

1.08 WIRING DIAGRAMS

A. All electrical equipment shall be provided with complete wiring diagrams showing all power and control connections. The diagrams shall be legible and placed in a clear plastic pouch that is permanently affixed to the equipment.

1.09 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Protect Products from damage, marring, and soiling.

B. Any marring of factory finishes shall be repaired or replaced as necessary to match the original factory finish.

1.10 SUBMITTALS

A. Refer to Division 01 requirements.

B. Submittal Schedule: The Contractor shall submit a Submittal Schedule to the Engineer for review within 30 days of the Award of Contract. The Engineer shall review the schedule for content and return with comments or approval. Revise and resubmit as required.

C. General: The Contractor shall submit information, for Engineer's review, to demonstrate compliance of proposed Products and/or installations with the Contract Documents. This information shall include, but not be limited to catalog data; performance data; noise levels; etc. Proposed Products that are not in compliance with the Contract Documents may be rejected. Information must be submitted on all required Products, including proposed Products that appear to be in compliance with the Contract Documents.

D. Contractor preparation:

1. The Contractor shall review and approve each submittal and coordinated all other related or affected Work before submitting for review. All copies of each submittal shall bear the Contractor's stamp, with signature or initials, certifying review and approval; verification of field dimensions; and coordination with adjacent Work are in compliance with the requirements of the Contract Documents.

2. The Contractor shall identify variations from the requirements of the Contract Documents on all copies of applicable submittals. No extra charges shall be paid for the providing of Products or furnishing of Work required as a result of failure to comply with this requirement.

E. Submittal Format:

1. Each submittal shall be accompanied by a letter of transmittal listing Project Title, Contractor, Subcontractor or supplier, submitted Products, pertinent drawing and detail number, and specification section number, as appropriate.

2. Provide a minimum of five copies of each submittal. Provide additional copies as required by Owner and/or Contractor. Each copy of a submittal shall be bound in a three-ring binder, and indexed to allow ready reference to each Product.

3. Product data shall be clearly marked to identify the applicable Products or models. Options or modifications required by the Contract Documents shall be clearly identified.

4. Submittals shall be complete with all associated Products. Submittals on portions of a Product or system shall not be reviewed.

F. Engineer Procedures: Submittals will be reviewed with reasonable promptness. The Contractor shall allow 15 days for review of each submittal. The Engineer's comments will be indicated on a Submittal Review Comments form, which will be attached to each copy of the submittal. Contractor shall be responsible for distributing copies of reviewed submittals as appropriate.

G. Resubmission: Contractor shall change or correct submittals as required by the Engineer and resubmit until approved. The Contractor shall identify any changes other than those required by the Engineer on all copies of the resubmittal.

H. Approval required: The ordering, fabrication and/or installation of Products before approval of all relevant submittals shall be at the Contractor's risk. Any damage to new or existing Work resulting from the installation of unapproved Products shall be repaired or replaced by the Contractor at no additional cost. Payment will not be recommended for any Work that does not have an approved submittal.

1.11 SUBSTITUTIONS

A. Refer to Division 01 requirements.

B. For a Product specified by naming one or more manufacturer and model, and followed with the statement “or approved equal,” the Contractor may submit a Product other than the Product specified by manufacturer and model, that Product shall be considered a Substitute Product and shall comply with the following conditions:

1. The Contractor shall verify the Substitute Product is equal or superior in all respects to the Specified Product.

2. The Contractor shall submit data on the Substitute Product in compliance with the “Submittals” paragraph herein.

3. The Contractor shall be responsible for coordinating the installation of the Substitute Product with all trades. The Contractor shall be responsible for any changes required incorporating the Substitute Product into the Work.

4. The Contractor waives all claims for additional costs related to the Substitute Product that become apparent before, during or after installation.

1.12 OPERATING AND MAINTENANCE MANUAL

A. Refer to Division 01 requirements.

B. General: The Contractor shall submit one copy of the Operation and Maintenance Manual to the Engineer for review a minimum of 60 days prior to Instruction and Training Sessions. This copy will be returned to the Contractor with Engineer's comments or approval. The Contractor shall revise and resubmit one copy of the O&M Manual as required. The Contractor shall provide four copies of the approved O&M Manual. Instruction and Training Sessions shall begin 30 days after receipt of the approved O&M Manuals. Refer to “Instruction and Training Sessions” paragraph herein.

C. Binders: Commercial quality, 8-1/2x 11 inches, three ring binders with durable plastic covers; three inch maximum ring size. Attach printed labels to the front and side of each binder stating 'PROJECT NAME - OPERATION AND MAINTENANCE MANUAL'; applicable volume number, and project title. Provide tabbed dividers for each Product and system, with typed description or applicable Specification Section. Provide a table of contents for the entire manual and insert at the front of each binder.

D. Contents: The manual shall consist of three parts as follows:

1. Part 1: Directory listing names, addresses, and telephone numbers of Engineer, Contractor, Subcontractors, and major equipment suppliers.

2. Part 2: Operation and maintenance instructions including, but not limited to, the following:

a. General description and specifications of each component and of each system as a whole.

b. Manufacturer's catalog description of each component supplemented by approved equipment submittals.

c. Installation and start-up instructions, including complete calibration procedures for each component and for system as a whole.

d. Operating instructions including:
1) Sequence of operation
2) Shutdown procedure
3) Emergency operating procedures

e. Trouble shooting guide with service instructions

f. Preventive maintenance schedules

g. Parts list with names, addresses, and telephone numbers of local parts suppliers.

h. Names, addresses, and phone numbers of nearest service organizations

3. Part 3: Project documents including, but not limited to, the following:

a. Testing report(s).

b. Certificates

c. Copies of warranties.

E. Quality: The quality of the manual will be checked by the Engineer for accuracy, completeness and quality of printing. Deficiencies will necessitate resubmittals by the Contractor. Refer to “Submittals” paragraph herein.

1.13 INSTRUCTION AND TRAINING SESSIONS

A. Refer to Division 01 requirements.

B. After all equipment and services are in operation and receipt of the approved Operation and Maintenance Manuals, Instruction and Training Sessions shall be conducted for representatives of the Owner.

C. Instruction Session shall be conducted during the Owner's normal working periods and at times satisfactory to the Owner. Session shall last not less than one 8-hour working day.

D. The Training Session shall address the operation and maintenance of each piece of equipment and of the system as a whole. Preventative maintenance techniques shall be included.

E. Competent, factory-trained service and operating personnel from the appropriate manufacturer(s) shall give instructions and training. The Contractor shall record the names of all personnel present at each Instruction and Training Session and shall forward a copy of the attendance log to the Engineer within seven days after each session.

1.14 RECORD DRAWINGS

A. Refer to Division 01 requirements.

1.15 WORK SEQUENCE

A. Refer to Division 01 requirements.

1.16 PROJECT/SITE CONDITIONS

A. Install Work in accordance with the Contract Documents unless prevented by Project conditions.

B. When Project/Site conditions require a revision to the Work the Contractor shall prepare drawings to show proposed revision. The drawings shall include revisions to Work specified in other Sections when applicable. Submit drawings to Engineer for review. The Contractor shall allow a minimum of three business days for the Engineer to respond to proposed revision. The Contractor shall not proceed with that portion of the Work until a response has been returned.

1.17 WARRANTIES

A. Refer to Division 01 requirements.

B. Warranty periods shall begin from Date of Substantial Completion.

1.18 CONTRACTOR COORDINATION

A. Nomenclature for final room names and numbers may vary from the construction documents. Final names and numbers used in the shop drawings shall be coordinated with final room names and numbers assigned by the Owner.

B. Electrical contractor shall coordinate their work with all other trades prior to fabrication of systems and commencement of installation. It shall be the responsibility of the electrical contractor to review the work of other trades (including, but not limited to civil, structural, architectural, food service, fire alarm, fire suppression, plumbing, and HVAC) as it affects their work, and as their work affects other trades, to insure that the construction documents are closely followed and conflicts are avoided. Where discrepancies arise, they shall be referred to the Engineer for resolution before proceeding with the Work.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

3.01 GENERAL

A. Unless otherwise noted, install equipment in accordance with manufacturer's printed instructions for application indicated. Maintain copies of manufacturer's printed instructions at the project site.

B. Install, operate, and adjust systems in accordance with the Contract Documents.

C. Wiring, conduit, and other items associated with the electrical system shall not obstruct access to any new or existing electrical equipment and/or mechanical equipment. All electrical equipment shall be installed where it is readily accessible for servicing.

D. A Request For Information (RFI) shall be submitted to the Engineer for any portion of the Work that the Contractor determines a clarification is required. Prior to submitting a RFI the Contractor shall thoroughly research the Contract Documents to ensure information has not been overlooked. The RFI shall include references to the portion of the Contract Documents that requires a clarification. The Contractor shall allow a minimum of three business days for the Engineer to respond to the RFI. The Contractor shall not proceed with that portion of the Work until a response has been returned.

E. All Products delivered to the site(s) shall be stored in accordance with the manufacturer's printed instructions. If a manufacturer does not have printed instructions then the Product shall be adequately housed and otherwise protected against damage or corrosion. If any Product stored at the site(s) is not protected as specified herein, the Contractor shall not receive payment for that Product. That Product shall be stored by the Owner at the expense of the Contractor. Any Product damaged as a result of failure to comply with this requirement shall be replaced by the Contractor at no additional cost to the Owner.

3.02 WORKMANSHIP

A. Install Work using procedures defined in NECA Standard of Installation.

3.03 ACCESSIBILITY

A. Wiring, conduit, and other Products associated with the electrical system shall not obstruct access to any other electrical equipment, mechanical equipment, access hatches, doorways, windows, or other portions of the building and its systems. All electrical equipment shall be installed where it is readily accessible for servicing.

3.04 FIRESTOPPING

A. Refer to Division 07 requirements.

B. For all penetrations or openings in or through fire-rated assemblies including, but not limited to, walls, floors, ceilings, shafts, etc. the Contractor will provide approved UL listed "through penetration firestop" systems to ensure integrity of rated assembly. Refer to architectural drawings and details for approved options and confirm final selection with Engineer before proceeding with this portion of the Work.

3.05 FINISHES

A. Every effort has been made to coordinate the trades involved. This coordination will be the responsibility of all parties involved in both the planning and construction of the project.

B. The Contractor shall be responsible for the careful and complete coordination of all portions of the Work with that of other trades.

1. Center all applicable devices in ceiling tiles as shown and where appropriate.

2. Hang all devices independent of ceiling system.

3. Devices and device plates shall be grouped as shown on the electrical drawings.

4. In no case shall devices intersect chair rails or other architectural woodwork.

5. All applicable devices shall be flush with finished surfaces.

3.06 INSPECTIONS AND TESTS

A. Only persons trained and familiar with this work shall be used for testing and adjusting.

B. All faulty wiring shall be corrected, retested, and found to operate properly.

C. Tests shall include, but not be limited to, the following.

1. Measure the load on each phase of the main service and each phase of every new feeder under full load conditions.

2. Make insulation resistance tests on all new power and lighting circuitry.

3. Test all wiring for continuity and grounds before connecting any equipment or devices. Concealed wiring shall be tested before being closed in.

4. Contractor shall test the entire new work when the Work is completed to insure all portions are free from short circuits and grounds. Contractor shall make necessary corrections and adjustments then retest until performance requirements are met.

D. Feeder insulation resistance testing:

1. All current carrying phase conductors and neutrals shall be tested as installed, and before connections are made, for insulation resistance and accidental grounds. This shall be done with a 500-volt megger. The procedures listed below shall be followed:

a. Minimum readings shall be one million (1,000,000) or more ohms for #6 AWG wire and smaller, 250,000 ohms or more for #4 AWG wire or larger, between conductors and between conductor and the grounding conductor.

b. After all fixtures, devices and equipment are installed and all connections completed to each panel, the contractor shall disconnect the neutral feeder conductor from the neutral bar and take a megger reading between the neutral bar and the grounded enclosure. If this reading is less than 250,000 ohms, the contractor shall disconnect the branch circuit neutral wires from this neutral bar. He shall then test each one separately to the panel and until the low readings are found. The contractor shall correct troubles, reconnect and retest until at least 250,000 ohms from the neutral bar to the grounded panel can be achieved with only the neutral feeder disconnected.

c. At final inspection, the contractor shall furnish a meggar and show the Engineer that the panels comply with the above requirements. He shall also furnish a hook-on type ammeter and voltmeter to take current and voltage readings as directed by the Engineer.

E. Documentation:

1. All tests specified shall be completely documented indicating time of day, date, temperature and all pertinent test information.

2. All required documentation of readings indicated above shall be submitted to the Engineer prior to, and as one of the prerequisites for, final acceptance of the project.

F. All equipment to conduct the tests shall be furnished at the Contractor's expense.

G. Make corrections and adjustments and repeat tests until performance requirements have been met. Submit written reports to Owner.

H. Submit certificate of final inspection and approval from authority having jurisdiction to Engineer.

I. Engineer's Right to Retesting:

1. Should the Contractor refuse or neglect to make any tests necessary to demonstrate the integrity of the completed system, the Engineer may retain the services of an outside consultant to make such tests and perform necessary corrections and adjustments.

2. The costs for such tests and adjustments shall be deducted from amounts owing to the Contractor and shall not be borne by the Owner or Engineer.

3.07 CLEANING THE INSTALLATION

A. After the equipment, wiring, and conduit has been proven operational, carefully clean all interiors of cabinets and external parts of each piece of equipment, thoroughly removing all traces of dirt, oil, grease, and other foreign substances or objects.

END OF SECTION

SECTION 26 0519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS & CABLES (600 V & LESS)

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Single conductor building wire.

B. Metal-clad cable.

C. Wire and cable for 600 volts and less.

D. Wiring connectors.

E. Electrical tape.

F. Heat shrink tubing.

G. Oxide inhibiting compound.

H. Wire pulling lubricant.

1.02 RELATED REQUIREMENTS

A. Section 26 0526 - Grounding and Bonding for Electrical Systems: Additional requirements for grounding conductors and grounding connectors.

1.03 REFERENCE STANDARDS

A. ASTM B3 - Standard Specification for Soft or Annealed Copper Wire; 2001 (Reapproved 2007).

B. ASTM B8 - Standard Specification for Concentric-Lay-Stranded Copper Conductors, Hard, Medium-Hard, or Soft; 2011.

C. ASTM B33 - Standard Specification for Tin-Coated Soft or Annealed Copper Wire for Electrical Purposes; 2010.

D. ASTM B787/B787M - Standard Specification for 19 Wire Combination Unilay-Stranded Copper Conductors for Subsequent Insulation; 2004 (Reapproved 2009).

E. ASTM D3005 - Standard Specification for Low-Temperature Resistant Vinyl Chloride Plastic Pressure-Sensitive Electrical Insulating Tape; 2010.

F. ASTM D4388 - Standard Specification for Nonmetallic Semi-Conducting and Electrically Insulating Rubber Tapes; 2008.

G. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

H. NECA 120 - Standard for Installing Armored Cable (AC) and Metal-Clad Cable (MC); National Electrical Contractors Association; 2006.

I. NEMA WC 70 - Power Cables Rated 2000 Volts or Less for the Distribution of Electrical Energy; National Electrical Manufacturers Association; 2009 (ANSI/NEMA WC 70/ICEA S-95-658).

J. NETA STD ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems; International Electrical Testing Association; 2009.

K. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

L. UL 83 - Thermoplastic-Insulated Wires and Cables; Current Edition, Including All Revisions.

M. UL 486A-486B - Wire Connectors; Current Edition, Including All Revisions.

N. UL 486C - Splicing Wire Connectors; Current Edition, Including All Revisions.

O. UL 486D - Sealed Wire Connector Systems; Current Edition, Including All Revisions.

P. UL 510 - Polyvinyl Chloride, Polyethylene, and Rubber Insulating Tape; Current Edition, Including All Revisions.

Q. UL 1569 - Metal-Clad Cables; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate sizes of raceways, boxes, and equipment enclosures installed under other sections with the actual conductors to be installed, including adjustments for conductor sizes increased for voltage drop.

2. Coordinate with electrical equipment installed under other sections to provide terminations suitable for use with the conductors to be installed.

3. Notify Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.05 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for conductors and cables, including detailed information on materials, construction, ratings, listings, and available sizes, configurations, and stranding.

C. Test Reports: Indicate procedures and values obtained.

D. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

E. Project Record Documents: Record actual installed circuiting arrangements. Record actual feeder routing.

1.06 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store conductors and cables in accordance with manufacturer's instructions.

1.08 FIELD CONDITIONS

A. Do not install or otherwise handle thermoplastic-insulated conductors at temperatures lower than 14 degrees F, unless otherwise permitted by manufacturer's instructions. When installation below this temperature is unavoidable, notify Engineer and obtain direction before proceeding with work.

B. Products: Furnish products listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 CONDUCTOR AND CABLE APPLICATIONS

A. Do not use conductors and cables for applications other than as permitted by NFPA 70 and product listing.

B. Provide single conductor building wire installed in suitable raceway unless otherwise indicated, permitted, or required.

C. Metal-clad cable is permitted only as follows:

1. Where not otherwise restricted, may be used:

a. Where concealed above accessible ceilings for final connections from junction boxes to luminaires.

b. Where concealed above accessible ceilings for branch circuits up to 20 A.
1) Exception: Provide single conductor building wire in raceway for circuit homerun from first outlet to panelboard.

c. Where permitted above accessible ceilings, cable shall routed in a neat and orderly manner, and perpendicular or at right angles to the building structure. Cables shall be adequately supported and neatly trained.

2.02 ALL CONDUCTORS AND CABLES

A. Provide products that comply with requirements of NFPA 70.

B. Provide products listed and classified by Underwriters Laboratories Inc. as suitable for the purpose indicated.

C. Provide new conductors and cables manufactured not more than one year prior to installation.

D. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, etc. as required for a complete operating system.

E. Comply with NEMA WC 70.

F. Thermoplastic-Insulated Conductors and Cables: Listed and labeled as complying with UL 83.

G. Conductors for Grounding and Bonding: Also comply with Section 26 0526.

H. Conductor Material:

1. Provide copper conductors only. Aluminum conductors are not acceptable for this project. Conductor sizes indicated are based on copper.

2. Copper Conductors: Soft drawn annealed, 98 percent conductivity, uncoated copper conductors complying with ASTM B3, ASTM B8, or ASTM B787/B 787M unless otherwise indicated.

3. Tinned Copper Conductors: Comply with ASTM B33.

I. Minimum Conductor Size:

1. Branch Circuits: 12 AWG.

    a. Exceptions:
        1) 20 A, 120 V circuits longer than 75 feet: 10 AWG, for voltage drop.
        2) 20 A, 120 V circuits longer than 150 feet: 8 AWG, for voltage drop.

J. Conductor Color Coding:

1. Color code conductors as indicated unless otherwise required by the authority having jurisdiction. Maintain consistent color coding throughout project.

2. Color Coding Method: Integrally colored insulation.

    a. Conductors size 4 AWG and larger may have black insulation color coded using vinyl color coding electrical tape.

3. Color Code:

    a. 208Y/120 V, 3 Phase, 4 Wire System:
        1) Phase A: Black.
        2) Phase B: Red.
        3) Phase C: Blue.
        4) Neutral/Grounded: White.

    b. Equipment Ground, All Systems: Green.

    c. Isolated Ground, All Systems: Green with yellow stripe.

    d. Travelers for 3-Way and 4-Way Switching: Pink.

    e. For modifications or additions to existing wiring systems, comply with existing color code when existing code complies with NFPA 70 and is approved by the authority having jurisdiction.

    f. For control circuits, comply with manufacturer's recommended color code.

2.03 SINGLE CONDUCTOR BUILDING WIRE

A. Description: Single conductor insulated wire.

B. Conductor Stranding:

1. Feeders and Branch Circuits:

    a. Size 10 AWG and Smaller: Solid.

    b. Size 8 AWG and Larger: Stranded.

C. Insulation Voltage Rating: 600 V.

D. Insulation:

1. Copper Building Wire: Type THHN/THWN or THHN/THWN-2, except as indicated below.

    a. Size 4 AWG and Larger: Type XHHW-2.

    b. Installed Underground: Type XHHW-2.

2.04 METAL-CLAD CABLE

A. Description: NFPA 70, Type MC cable listed and labeled as complying with UL 1569, and listed for use in classified firestop systems to be used.

B. Conductor Stranding:

1. Size 10 AWG and Smaller: Solid.

2. Size 8 AWG and Larger: Stranded.

C. Insulation Voltage Rating: 600 V.

D. Insulation: Type THHN, THHN/THWN, or THHN/THWN-2.

E. Grounding: Full-size integral equipment grounding conductor.

F. Armor: Steel, interlocked tape.

G. Provide PVC jacket applied over cable armor where indicated or required for environment of installed location.

2.05 WIRING CONNECTORS

A. Description: Wiring connectors appropriate for the application, suitable for use with the conductors to be connected, and listed as complying with UL 486A, 486B or UL 486C as applicable.

B. Connectors for Grounding and Bonding: Comply with Section 26 0526.

C. Wiring Connectors for Splices and Taps:

1. Copper Conductors Size 8 AWG and Smaller: Use twist-on insulated spring connectors.

2. Copper Conductors Size 6 AWG and Larger: Use mechanical connectors or compression connectors.

D. Wiring Connectors for Terminations:

1. Provide terminal lugs for connecting conductors to equipment furnished with terminations designed for terminal lugs.

2. Provide compression adapters for connecting conductors to equipment furnished with mechanical lugs when only compression connectors are specified.

3. Where over-sized conductors are larger than the equipment terminations can accommodate, provide connectors suitable for reducing to appropriate size, but not less than required for the rating of the overcurrent protective device.

4. Provide motor pigtail connectors for connecting motor leads in order to facilitate disconnection.

5. Copper Conductors Size 8 AWG and Larger: Use mechanical connectors or compression connectors where connectors are required.

E. Twist-on Insulated Spring Connectors: Rated 600 V, 221 degrees F for standard applications and 302 degrees F for high temperature applications; pre-filled with sealant and listed as complying with UL 486D for damp and wet locations.

F. Mechanical Connectors: Provide bolted type or set-screw type.

G. Compression Connectors: Provide circumferential type or hex type crimp configuration.

2.06 WIRING ACCESSORIES

A. Electrical Tape:

1. Vinyl Color Coding Electrical Tape: Integrally colored to match color code indicated; listed as complying with UL 510; minimum thickness of 7 mil; resistant to abrasion, corrosion, and sunlight; suitable for continuous temperature environment up to 221 degrees F.

2. Vinyl Insulating Electrical Tape: Complying with ASTM D3005 and listed as complying with UL 510; minimum thickness of 7 mil; resistant to abrasion, corrosion, and sunlight; conformable for application down to 0 degrees F and suitable for continuous temperature environment up to 221 degrees F.

3. Rubber Splicing Electrical Tape: Ethylene Propylene Rubber (EPR) tape, complying with ASTM D4388; minimum thickness of 30 mil; suitable for continuous temperature environment up to 194 degrees F and short-term 266 degrees F overload service.

4. Electrical Filler Tape: Rubber-based insulating moldable putty, minimum thickness of 125 mil; suitable for continuous temperature environment up to 176 degrees F.

B. Heat Shrink Tubing: Heavy-wall, split-resistant, with factory-applied adhesive; rated 600 V; suitable for direct burial applications; listed as complying with UL 486D.

C. Oxide Inhibiting Compound: Listed; suitable for use with the conductors or cables to be installed.

D. Wire Pulling Lubricant: Listed; suitable for use with the conductors or cables to be installed and suitable for use at the installation temperature.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that interior of building has been protected from weather.

B. Verify that work likely to damage wire and cable has been completed.

C. Verify that raceways, boxes, and equipment enclosures are installed and are properly sized to accommodate conductors and cables in accordance with NFPA 70.

D. Verify that field measurements are as shown on the drawings.

E. Verify that conditions are satisfactory for installation prior to starting work.

3.02 PREPARATION

A. Clean raceways thoroughly to remove foreign materials before installing conductors and cables.

3.03 INSTALLATION

A. Circuiting Requirements:

1. Unless dimensioned, circuit routing indicated is diagrammatic.

2. When circuit destination is indicated and routing is not shown, determine exact routing required.

3. Arrange circuiting to minimize splices.

4. Include circuit lengths required to install connected devices within 10 ft of location shown.

5. Maintain separation of Class 1, Class 2, and Class 3 remote-control, signaling, and power-limited circuits in accordance with NFPA 70.

6. Maintain separation of wiring for emergency systems in accordance with NFPA 70.

7. Circuiting Adjustments: Unless otherwise indicated, when branch circuits are shown as separate, combining them together in a single raceway is permitted, under the following conditions:

    a. Provide no more than six current-carrying conductors in a single raceway. Dedicated neutral conductors are considered current-carrying conductors.

    b. Increase size of conductors as required to account for ampacity derating.

    c. Size raceways, boxes, etc. to accommodate conductors.

8. Common Neutrals: Unless otherwise indicated, sharing of neutral/grounded conductors among up to three single phase branch circuits of different phases installed in the same raceway is permitted where not otherwise prohibited, except for the following:

    a. Branch circuits fed from ground fault circuit interrupter (GFCI) circuit breakers.

    b. Branch circuits with dimming controls.

B. Install products in accordance with manufacturer's instructions.

C. Install conductors and cable in a neat and workmanlike manner in accordance with NECA 1.

D. Install metal-clad cable (Type MC) in accordance with NECA 120.

E. Installation in Raceway:

1. Tape ends of conductors and cables to prevent infiltration of moisture and other contaminants.

2. Pull all conductors and cables together into raceway at same time.

3. Do not damage conductors and cables or exceed manufacturer's recommended maximum pulling tension and sidewall pressure.

4. Use suitable wire pulling lubricant where necessary, except when lubricant is not recommended by the manufacturer.

F. Paralleled Conductors: Install conductors of the same length and terminate in the same manner.

G. Secure and support conductors and cables in accordance with NFPA 70 using suitable supports and methods approved by the authority having jurisdiction. Provide independent support from building structure. Do not provide support from raceways, piping, ductwork, or other systems.

1. Installation Above Suspended Ceilings: Do not provide support from ceiling support system. Do not provide support from ceiling grid or allow conductors and cables to lay on ceiling tiles.

H. Terminate cables using suitable fittings.

1. Metal-Clad Cable (Type MC):

a. Use listed fittings.

b. Cut cable armor only using specialized tools to prevent damaging conductors or insulation. Do not use hacksaw or wire cutters to cut armor.

I. Install conductors with a minimum of 12 inches of slack at each outlet.

J. Where conductors are installed in enclosures for future termination by others, provide a minimum of 5 feet of slack.

K. Neatly train and bundle conductors inside boxes, wireways, panelboards and other equipment enclosures.

L. Make wiring connections using specified wiring connectors.

1. Make splices and taps only in accessible boxes. Do not pull splices into raceways or make splices in conduit bodies or wiring gutters.

2. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors.

3. Do not remove conductor strands to facilitate insertion into connector.

4. Clean contact surfaces on conductors and connectors to suitable remove corrosion, oxides, and other contaminates. Do not use wire brush on plated connector surfaces.

5. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.

6. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.

M. Insulate splices and taps that are made with uninsulated connectors using methods suitable for the application, with insulation and mechanical strength at least equivalent to unspliced conductors.

1. Dry Locations: Use insulating covers specifically designed for the connectors or electrical tape.

a. For taped connections, first apply adequate amount of rubber splicing electrical tape or electrical filler tape, followed by outer covering of vinyl insulating electrical tape.

2. Damp Locations: Use insulating covers specifically designed for the connectors, electrical tape, or heat shrink tubing.

3. Wet Locations: Use heat shrink tubing.

N. Insulate ends of spare conductors using vinyl insulating electrical tape.

O. Field-Applied Color Coding: Where vinyl color coding electrical tape is used in lieu of integrally colored insulation as permitted in Part 2 under "Color Coding", apply half overlapping turns of tape at each termination and at each location conductors are accessible.

P. Provide wire and cable markers in accordance with Section 26 0553 identifying circuit number or other designation indicated at the following locations:

1. At each source and load connection.

2. Within boxes when more than one circuit is present.

3. Within equipment enclosures when conductors and cables enter or leave the enclosure.

Q. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified.

R. Unless specifically indicated to be excluded, provide final connections to all equipment and devices, including those furnished by others, as required for a complete operating system.

3.04 FIELD QUALITY CONTROL

A. Perform inspection, testing, and adjusting in accordance with Division 01.

B. Inspect and test in accordance with NETA STD ATS, except Section 4.

C. Perform inspections and tests listed in NETA STD ATS, Section 7.3.2. The insulation resistance test is required for all conductors. The resistance test for parallel conductors listed as optional is not required.

1. Disconnect surge protective devices (SPDs) prior to performing any high potential testing. Replace SPDs damaged by performing high potential testing with SPDs connected.

D. Correct deficiencies and replace damaged or defective conductors and cables.

END OF SECTION

SECTION 26 0526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Grounding and bonding requirements.

B. Conductors for grounding and bonding.

C. Connectors for grounding and bonding.

1.02 RELATED REQUIREMENTS

A. Section 26 0519 - Low-Voltage Electrical Power Conductors and Cables: Additional requirements for conductors for grounding and bonding, including conductor color coding.

B. Section 26 0553 - Identification for Electrical Systems: Identification products and requirements.

1.03 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

B. NETA STD ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems; International Electrical Testing Association; 2009.

C. NETA STD ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems; International Electrical Testing Association; 2007.

D. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

E. UL 467 - Grounding and Bonding Equipment; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide for grounding electrodes and connections.

C. Project Record Documents: Record actual locations of grounding electrode system components and connections.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Maintain at the project site a copy of each referenced document that prescribes execution requirements.

PART 2 PRODUCTS

2.01 GROUNDING AND BONDING REQUIREMENTS

A. Do not use products for applications other than as permitted by NFPA 70 and product listing.

B. Unless specifically indicated to be excluded, provide all required components, conductors, connectors, conduit, boxes, fittings, supports, accessories, etc. as necessary for a complete grounding and bonding system.

C. Where conductor size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

D. Bonding and Equipment Grounding:

1. Provide bonding for equipment grounding conductors, equipment ground busses, metallic equipment enclosures, metallic raceways and boxes, device grounding terminals, and other normally non-current-carrying conductive materials enclosing electrical conductors/equipment or likely to become energized as indicated and in accordance with NFPA 70.

2. Provide insulated equipment grounding conductor in each feeder and branch circuit raceway. Do not use raceways as sole equipment grounding conductor.

3. Where circuit conductor sizes are increased for voltage drop, increase size of equipment grounding conductor proportionally in accordance with NFPA 70.

4. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.

5. Terminate branch circuit equipment grounding conductors on solidly bonded equipment ground bus only. Do not terminate on neutral (grounded) or isolated/insulated ground bus.

6. Provide bonding jumper across expansion or expansion/deflection fittings provided to accommodate conduit movement.

7. Provide bonding for interior metal piping systems in accordance with NFPA 70. This includes, but is not limited to:

a. Metal water piping where not already effectively bonded to metal underground water pipe used as grounding electrode.

2.02 GROUNDING AND BONDING COMPONENTS

A. General Requirements:

1. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated.

2. Provide products listed and labeled as complying with UL 467 where applicable.

B. Conductors for Grounding and Bonding, in addition to requirements of Section 26 0519:

1. Use insulated copper conductors unless otherwise indicated.

a. Exceptions:
1) Use bare copper conductors where installed underground in direct contact with earth.
2) Use bare copper conductors where directly encased in concrete (not in raceway).

C. Connectors for Grounding and Bonding:

1. Description: Connectors appropriate for the application and suitable for the conductors and items to be connected; listed and labeled as complying with UL 467.

2. Unless otherwise indicated, use exothermic welded connections for underground, concealed and other inaccessible connections.

3. Unless otherwise indicated, use mechanical connectors, compression connectors, or exothermic welded connections for accessible connections.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that work likely to damage grounding and bonding system components has been completed.

B. Verify that field measurements are as shown on the drawings.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Verify existing conditions prior to beginning work.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install grounding and bonding system components in a neat and workmanlike manner in accordance with NECA 1.

C. Make grounding and bonding connections using specified connectors.

1. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors. Do not remove conductor strands to facilitate insertion into connector.

2. Remove nonconductive paint, enamel, or similar coating at threads, contact points, and contact surfaces.

3. Exothermic Welds: Make connections using molds and weld material suitable for the items to be connected in accordance with manufacturer's recommendations.

4. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.

5. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.

D. Identify grounding and bonding system components in accordance with Section 26 0553.

E. Provide bonding to meet requirements described in Quality Assurance.

F. Equipment Grounding Conductor: Provide separate, insulated conductor within each feeder and branch circuit raceway. Terminate each end on suitable lug, bus, or bushing.

3.03 FIELD QUALITY CONTROL

A. Provide field inspection in accordance with Division 01 requirements.

B. Perform inspections and tests listed in NETA STD ATS, Section 7.13.

END OF SECTION

SECTION 26 0529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Support and attachment components for equipment, conduit, cable, boxes, and other electrical work.

1.02 RELATED REQUIREMENTS

A. Section 26 0534 - Conduit: Additional support and attachment requirements for conduits.

B. Section 26 0537 - Boxes: Additional support and attachment requirements for boxes.

1.03 REFERENCE STANDARDS

A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2012.

B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2009.

C. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2011.

D. MFMA-4 - Metal Framing Standards Publication; Metal Framing Manufacturers Association; 2004.

E. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

F. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

G. UL 5B - Strut-Type Channel Raceways and Fittings; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate sizes and arrangement of supports and bases with the actual equipment and components to be installed.

2. Coordinate the work with other trades to provide additional framing and materials required for installation.

3. Coordinate compatibility of support and attachment components with mounting surfaces at the installed locations.

4. Coordinate the arrangement of supports with ductwork, piping, equipment and other potential conflicts installed under other sections or by others.

5. Notify Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.05 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for metal channel (strut) framing systems, non-penetrating rooftop supports, and post-installed concrete and masonry anchors.

C. Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

1.06 QUALITY ASSURANCE

A. Comply with NFPA 70.

B. Comply with applicable building code.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store products in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.01 SUPPORT AND ATTACHMENT COMPONENTS

A. General Requirements:

1. Provide all required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for the complete installation of electrical work.

2. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated, where applicable.

3. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for the load to be supported. Include consideration for vibration, equipment operation, and shock loads where applicable.

4. Do not use products for applications other than as permitted by NFPA 70 and product listing.

5. Do not use wire, chain, perforated pipe strap, or wood for permanent supports unless specifically indicated or permitted.

6. Steel Components: Use corrosion resistant materials suitable for the environment where installed.

a. Indoor Dry Locations: Use zinc-plated steel or approved equivalent unless otherwise indicated.

b. Outdoor and Damp or Wet Indoor Locations: Use galvanized steel, stainless steel, or approved equivalent unless otherwise indicated.

c. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.

d. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.

B. Conduit and Cable Supports: Straps, clamps, etc. suitable for the conduit or cable to be supported.

1. Conduit Straps: One-hole or two-hole type; steel or malleable iron.
2. Conduit Clamps: Bolted type unless otherwise indicated.

C. Outlet Box Supports: Hangers, brackets, etc. suitable for the boxes to be supported.

D. Metal Channel (Strut) Framing Systems: Factory-fabricated continuous-slot metal channel (strut) and associated fittings, accessories, and hardware required for field-assembly of supports.

1. Comply with MFMA-4.
2. Channel (Strut) Used as Raceway (only where specifically indicated): Listed and labeled as complying with UL 5B.
3. Channel Material:
   a. Indoor Dry Locations: Use painted steel, zinc-plated steel, or galvanized steel.
   b. Outdoor and Damp or Wet Indoor Locations: Use galvanized steel.
4. Minimum Channel Thickness: 12 gauge.
5. Minimum Channel Dimensions: 1-5/8 inch width by 13/16 inch height.

E. Hanger Rods: Threaded zinc-plated steel unless otherwise indicated.

F. Anchors and Fasteners:

1. Unless otherwise indicated and where not otherwise restricted, use the anchor and fastener types indicated for the specified applications.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install support and attachment components in a neat and workmanlike manner in accordance with NECA 1.

C. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.

D. Unless specifically indicated or approved by Engineer, do not provide support from suspended ceiling support system or ceiling grid.

E. Unless specifically indicated or approved by

F. Do not penetrate or otherwise notch or cut structural members without approval of Engineer _____.

G. Equipment Support and Attachment:

1. Use metal fabricated supports or supports assembled from metal channel (strut) to support equipment as required.
2. Use metal channel (strut) secured to studs to support equipment surface-mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.

3. Use metal channel (strut) to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.

4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.

H. Conduit Support and Attachment: Also comply with Section 26 0534.

I. Box Support and Attachment: Also comply with Section 26 0537.

J. Secure fasteners according to manufacturer's recommended torque settings.

K. Remove temporary supports.

L. Identify independent electrical component support wires above accessible ceilings (only where specifically indicated or permitted) with color distinguishable from ceiling support wires in accordance with NFPA 70.

3.02 FIELD QUALITY CONTROL

A. Inspect support and attachment components for damage and defects.

B. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.

C. Correct deficiencies and replace damaged or defective support and attachment components.

END OF SECTION

SECTION 26 0534 - CONDUIT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Galvanized steel rigid metal conduit (RMC).

B. Intermediate metal conduit (IMC).

C. Flexible metal conduit (FMC).

D. Liquid tight flexible metal conduit (LFMC).

E. Electrical metallic tubing (EMT).

F. Rigid polyvinyl chloride (PVC) conduit.

G. Conduit fittings.

H. Accessories.

1.02 REFERENCE STANDARDS

A. ANSI C80.1 - American National Standard for Electrical Rigid Steel Conduit (ERSC); 2005.

B. ANSI C80.3 - American National Standard for Steel Electrical Metallic Tubing (EMT); 2005.

C. ANSI C80.6 - American National Standard for Electrical Intermediate Metal Conduit (EIMC); 2005.

D. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

E. NECA 101 - Standard for Installing Steel Conduits (Rigid, IMC, EMT); National Electrical Contractors Association; 2006.

F. NECA 111 - Standard for Installing Nonmetallic Raceways (RNC, ENT, LFNC); National Electrical Contractors Association; 2003.

G. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; National Electrical Manufacturers Association; 2012 (ANSI/NEMA FB 1).

H. NEMA TC 2 - Electrical Polyvinyl Chloride (PVC) Conduit; National Electrical Manufacturers Association; 2003.

I. NEMA TC 3 - Polyvinyl Chloride (PVC) Fittings for Use with Rigid PVC Conduit and Tubing; National Electrical Manufacturers Association; 2004.

J. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

K. UL 1 - Flexible Metal Conduit; Current Edition, Including All Revisions.

L. UL 6 - Electrical Rigid Metal Conduit-Steel; Current Edition, Including All Revisions.

M. UL 360 - Liquid-Tight Flexible Steel Conduit; Current Edition, Including All Revisions.

N. UL 514B - Conduit, Tubing, and Cable Fittings; Current Edition, Including All Revisions.

O. UL 651 - Schedule 40 and 80 Rigid PVC Conduit and Fittings; Current Edition, Including All Revisions.

P. UL 797 - Electrical Metallic Tubing-Steel; Current Edition, Including All Revisions.

Q. UL 1242 - Electrical Intermediate Metal Conduit-Steel; Current Edition, Including All Revisions.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate minimum sizes of conduits with the actual conductors to be installed, including adjustments for conductor sizes increased for voltage drop.

2. Coordinate the arrangement of conduits with structural members, ductwork, piping, equipment and other potential conflicts installed under other sections or by others.

3. Verify exact conduit termination locations required for boxes, enclosures, and equipment installed under other sections or by others.

4. Coordinate the work with other trades to provide roof penetrations that preserve the integrity of the roofing system and do not void the roof warranty.

5. Notify Architect/Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

6. Notify Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

B. Sequencing:

1. Do not begin installation of conductors and cables until installation of conduit is complete between outlet, junction and splicing points.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for conduits and fittings.

C. Shop Drawings:

D. Project Record Documents: Record actual routing for conduits installed underground and conduits 2 inch (53 mm) trade size and larger.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed and classified by Underwriters Laboratories Inc. as suitable for purpose specified and shown.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store conduit and fittings in accordance with manufacturer's instructions.

B. Protect conduit from corrosion and entrance of debris by storing above grade. Provide appropriate covering.

C. Protect PVC conduit from sunlight.

PART 2 PRODUCTS

2.01 CONDUIT APPLICATIONS

A. Do not use conduit and associated fittings for applications other than as permitted by NFPA 70 and product listing.

B. Unless otherwise indicated and where not otherwise restricted, use the conduit types indicated for the specified applications. Where more than one listed application applies, comply with the most restrictive requirements. Where conduit type for a particular application is not specified, use galvanized steel rigid metal conduit.

C. Underground:

1. Under Slab on Grade: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), PVC-coated galvanized steel rigid metal conduit, or rigid PVC conduit.

2. Exterior, Direct-Buried: Use galvanized steel rigid metal conduit, intermediate metallic conduit (IMC), or PVC-coated galvanized steel rigid metal conduit.

3. Where rigid polyvinyl (PVC) conduit is provided, transition to galvanized steel rigid metal conduit where emerging from underground.

4. Where rigid polyvinyl (PVC) conduit larger than 2 inch (53 mm) trade size is provided, use galvanized steel rigid metal conduit elbows for bends.

5. Where steel conduit is installed in direct contact with earth where soil has a resistivity of less than 2000 ohm-centimeters or is characterized as severely corrosive based on soils report or local experience, use corrosion protection tape to provide supplementary corrosion protection or use PVC-coated galvanized steel rigid metal conduit.

D. Embedded Within Concrete:

1. Within Slab on Grade: Not permitted.

2. Within Slab Above Ground: Not permitted.

E. Concealed Within Masonry Walls: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

F. Concealed Within Hollow Stud Walls: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

G. Concealed Above Accessible Ceilings: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

H. Interior, Damp or Wet Locations: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).

I. Exposed, Interior, Not Subject to Physical Damage: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

J. Exposed, Interior, Subject to Physical Damage: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).

1. Locations subject to physical damage include, but are not limited to:

a. Where exposed below 8 feet.

K. Exposed, Exterior: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).

L. Connections to Luminaires Above Accessible Ceilings: Use flexible metal conduit.

1. Maximum Length: 6 feet.

M. Connections to Vibrating Equipment:

1. Dry Locations: Use flexible metal conduit.

2. Damp, Wet, or Corrosive Locations: Use liquid tight flexible metal conduit.

3. Maximum Length: 6 feet unless otherwise indicated.

4. Vibrating equipment includes, but is not limited to:

a. Motors.

2.02 CONDUIT REQUIREMENTS

A. Existing Work: Where existing conduits are indicated to be reused, they may be reused only where they comply with specified requirements, are free from corrosion, and integrity is verified by pulling a mandrel through them.

B. Fittings for Grounding and Bonding: Also comply with Section 26 0526.

C. Provide all conduit, fittings, supports, and accessories required for a complete raceway system.

D. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated.

E. Minimum Conduit Size, Unless Otherwise Indicated:

1. Branch Circuits: 3/4 inch (21 mm) trade size.

2. Branch Circuit Homeruns: 3/4 inch (21 mm) trade size.

3. Control Circuits: 1/2 inch (16 mm) trade size.

4. Underground, Exterior: 1 inch (27 mm) trade size.

F. Where conduit size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

2.03 GALVANIZED STEEL RIGID METAL CONDUIT (RMC)

A. Description: NFPA 70, Type RMC galvanized steel rigid metal conduit complying with ANSI C80.1 and listed and labeled as complying with UL 6.

B. Fittings:

1. Non-Hazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.

2. Material: Use steel or malleable iron.

3. Connectors and Couplings: Use threaded type fittings only. Threadless set screw and compression (gland) type fittings are not permitted.

2.04 INTERMEDIATE METAL CONDUIT (IMC)

A. Description: NFPA 70, Type IMC galvanized steel intermediate metal conduit complying with ANSI C80.6 and listed and labeled as complying with UL 1242.

B. Fittings:

1. Non-Hazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.

2. Material: Use steel or malleable iron.

3. Connectors and Couplings: Use threaded type fittings only. Threadless set screw and compression (gland) type fittings are not permitted.

2.05 FLEXIBLE METAL CONDUIT (FMC)

A. Description: NFPA 70, Type FMC standard wall steel flexible metal conduit listed and labeled as complying with UL 1, and listed for use in classified firestop systems to be used.

B. Fittings:

1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.

2. Material: Use steel or malleable iron.

C. Description: Interlocked steel construction.

2.06 LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC)

A. Description: NFPA 70, Type LFMC polyvinyl chloride (PVC) jacketed steel flexible metal conduit listed and labeled as complying with UL 360.

B. Fittings:

1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.

2. Material: Use steel or malleable iron.

C. Description: Interlocked steel construction with PVC jacket.

2.07 ELECTRICAL METALLIC TUBING (EMT)

A. Description: NFPA 70, Type EMT steel electrical metallic tubing complying with ANSI C80.3 and listed and labeled as complying with UL 797.

B. Fittings:

1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.

2. Material: Use steel or malleable iron.

3. Connectors and Couplings: Use compression (gland) or set-screw type.

a. Do not use indenter type connectors and couplings.

2.08 RIGID POLYVINYL CHLORIDE (PVC) CONDUIT

A. Description: NFPA 70, Type PVC rigid polyvinyl chloride conduit complying with NEMA TC 2 and listed and labeled as complying with UL 651; Schedule 40 unless otherwise indicated, Schedule 80 where subject to physical damage; rated for use with conductors rated 90 degrees C.

B. Fittings:

1. Manufacturer: Same as manufacturer of conduit to be connected.

2. Description: Fittings complying with NEMA TC 3 and listed and labeled as complying with UL 651; material to match conduit.

2.09 ACCESSORIES

A. Corrosion Protection Tape: PVC-based, minimum thickness of 20 mil.

B. Conduit Joint Compound: Corrosion-resistant, electrically conductive; suitable for use with the conduit to be installed.

C. Solvent Cement for PVC Conduit and Fittings: As recommended by manufacturer of conduit and fittings to be installed.

D. Pull Strings: Use nylon cord with average breaking strength of not less than 200 pound-force.

E. Modular Seals for Conduit Penetrations: Rated for minimum of 40 psig; Suitable for the conduits to be installed.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as shown on drawings.

B. Verify that mounting surfaces are ready to receive conduits.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Verify routing and termination locations of conduit prior to rough-in.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install conduit in a neat and workmanlike manner in accordance with NECA 1.

C. Install galvanized steel rigid metal conduit (RMC) in accordance with NECA 101.

D. Install intermediate metal conduit (IMC) in accordance with NECA 101.

E. Install rigid polyvinyl chloride (PVC) conduit in accordance with NECA 111.

F. Conduit Routing:

1. Unless dimensioned, conduit routing indicated is diagrammatic.

2. When conduit destination is indicated and routing is not shown, determine exact routing required.

3. Conceal all conduits unless specifically indicated to be exposed.
4. Conduits in the following areas may be exposed, unless otherwise indicated:
    a. Electrical rooms.
    b. Mechanical equipment rooms.
    c. Within joists in areas with no ceiling.
5. Arrange conduit to maintain adequate headroom, clearances, and access.
6. Arrange conduit to provide no more than the equivalent of three 90 degree bends between pull points.
7. Route conduits above water and drain piping where possible.
8. Arrange conduit to prevent moisture traps. Provide drain fittings at low points and at sealing fittings where moisture may collect.
9. Maintain minimum clearance of 6 inches between conduits and piping for other systems.
10. Maintain minimum clearance of 12 inches between conduits and hot surfaces. This includes, but is not limited to:
    a. Heaters.
    b. Hot water piping.
    c. Flues.
11. Group parallel conduits in the same area together on a common rack.

G. Conduit Support:

1. Secure and support conduits in accordance with NFPA 70 and Section 26 0529 using suitable supports and methods approved by the authority having jurisdiction.
2. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.
3. Installation Above Suspended Ceilings: Do not provide support from ceiling support system. Do not provide support from ceiling grid or allow conduits to lay on ceiling tiles.
4. Use conduit strap to support single surface-mounted conduit.
    a. Use clamp back spacer with conduit strap for damp and wet locations to provide space between conduit and mounting surface.
5. Use metal channel (strut) with accessory conduit clamps to support multiple parallel surface-mounted conduits.
6. Use conduit clamp to support single conduit from beam clamp or threaded rod.
7. Use trapeze hangers assembled from threaded rods and metal channel (strut) with accessory conduit clamps to support multiple parallel suspended conduits.
8. Use of wire for support of conduits is not permitted.

H. Connections and Terminations:

1. Use approved zinc-rich paint or conduit joint compound on field-cut threads of galvanized steel conduits prior to making connections.

2. Where two threaded conduits must be joined and neither can be rotated, use three-piece couplings or split couplings. Do not use running threads.

3. Use suitable adapters where required to transition from one type of conduit to another.

4. Provide drip loops for liquidtight flexible conduit connections to prevent drainage of liquid into connectors.

5. Terminate threaded conduits in boxes and enclosures using threaded hubs or double lock nuts for dry locations and raintight hubs for wet locations.

6. Provide insulating bushings or insulated throats at all conduit terminations to protect conductors.

7. Secure joints and connections to provide maximum mechanical strength and electrical continuity.

I. Penetrations:

1. Do not penetrate or otherwise notch or cut structural members, including footings and grade beams, without approval of Engineer.

2. Make penetrations perpendicular to surfaces unless otherwise indicated.

3. Provide sleeves for penetrations as indicated or as required to facilitate installation. Set sleeves flush with exposed surfaces unless otherwise indicated or required.

4. Conceal bends for conduit risers emerging above ground.

5. Seal interior of conduits entering the building from underground at first accessible point to prevent entry of moisture and gases.

6. Provide suitable modular seal where conduits penetrate exterior wall below grade.

7. Where conduits penetrate waterproof membrane, seal as required to maintain integrity of membrane.

8. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Division 07.

J. Underground Installation:

1. Provide trenching and backfilling in accordance with Sections 31 2316 and 31 2323.

2. Minimum Cover, Unless Otherwise Indicated or Required:

a. Underground, Exterior: 24 inches.

3. Provide underground warning tape in accordance with Section 26 0553 along entire conduit length.

K. Conduit Movement Provisions: Where conduits are subject to movement, provide expansion and expansion/deflection fittings to prevent damage to enclosed conductors or connected equipment. This includes, but is not limited to:

1. Where conduits cross structural joints intended for expansion, contraction, or deflection.

2. Where conduits are subject to earth movement by settlement or frost.

L. Condensation Prevention: Where conduits cross barriers between areas of potential substantial temperature differential, provide sealing fitting or approved sealing compound at an accessible point near the penetration to prevent condensation. This includes, but is not limited to:

1. Where conduits pass from outdoors into conditioned interior spaces.

2. Where conduits pass from unconditioned interior spaces into conditioned interior spaces.

3. Where conduits penetrate coolers or freezers.

M. Provide pull string in all empty conduits and in conduits where conductors and cables are to be installed by others. Leave minimum slack of 12 inches at each end.

N. Provide grounding and bonding in accordance with Section 26 0526.

O. Identify conduits in accordance with Section 26 0553.

3.03 FIELD QUALITY CONTROL

A. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.

B. Correct deficiencies and replace damaged or defective conduits.

3.04 CLEANING

A. Clean interior of conduits to remove moisture and foreign matter.

3.05 PROTECTION

A. Immediately after installation of conduit, use suitable manufactured plugs to provide protection from entry of moisture and foreign material and do not remove until ready for installation of conductors.

3.06 INTERFACE WITH OTHER PRODUCTS

A. Route conduit through roof openings for piping.

END OF SECTION

SECTION 26 0537 - BOXES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Outlet and device boxes up to 100 cubic inches, including those used as junction and pull boxes.

B. Cabinets and enclosures, including junction and pull boxes larger than 100 cubic inches.

C. Underground handhole enclosures.

1.02 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; National Electrical Contractors Association; 2010.

C. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; National Electrical Manufacturers Association; 2012 (ANSI/NEMA FB 1).

D. NEMA OS 1 - Sheet-Steel Outlet Boxes, Device Boxes, Covers, and Box Supports; National Electrical Manufacturers Association; 2008 (Revised 2010) (ANSI/NEMA OS 1).

E. NEMA OS 2 - Nonmetallic Outlet Boxes, Device Boxes, Covers and Box Supports; National Electrical Manufacturers Association; 2008 (Revised 2010) (ANSI/NEMA OS 2).

F. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association; 2008.

G. NFPA 70 - National Electrical Code; National Fire Protection Association; 2008.

H. SCTE 77 - Specification for Underground Enclosure Integrity; Society of Cable Telecommunications Engineers; 2010 (ANSI/SCTE 77).

I. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

J. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

K. UL 508A - Industrial Control Panels; Current Edition, Including All Revisions.

L. UL 514A - Metallic Outlet Boxes; Current Edition, Including All Revisions.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances for electrical equipment required by NFPA 70.

2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.

3. Coordinate minimum sizes of boxes with the actual installed arrangement of conductors, clamps, support fittings, and devices, calculated according to NFPA 70.

4. Coordinate minimum sizes of pull boxes with the actual installed arrangement of connected conduits, calculated according to NFPA 70.

5. Coordinate the placement of boxes with millwork, furniture, devices, equipment, etc. installed under other sections or by others.

6. Coordinate the work with other trades to preserve insulation integrity.

7. Coordinate the work with other trades to provide walls suitable for installation of flush-mounted boxes where indicated.

8. Notify Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.04 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets for cabinets and enclosures, floor boxes, and underground handhole enclosures.

B. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

C. Project Record Documents: Record actual locations for outlet and device boxes, pull boxes, cabinets and enclosures, floor boxes, and underground handhole enclosures.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store products in accordance with manufacturer's instructions.

B. Products: Provide products listed and classified by Underwriters Laboratories Inc., as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 BOXES

A. General Requirements:

1. Do not use boxes and associated accessories for applications other than as permitted by NFPA 70 and product listing.

2. Provide all boxes, fittings, supports, and accessories required for a complete raceway system and to accommodate devices and equipment to be installed.

3. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) as suitable for the purpose indicated.

4. Where box size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

5. Provide grounding terminals within boxes where equipment grounding conductors terminate.

B. Outlet and Device Boxes Up to 100 cubic inches, Including Those Used as Junction and Pull Boxes:

1. Use sheet-steel boxes for dry locations unless otherwise indicated or required.

2. Use cast iron boxes or cast aluminum boxes for damp or wet locations unless otherwise indicated or required; furnish with compatible weatherproof gasketed covers.

3. Use raised covers suitable for the type of wall construction and device configuration where required.

4. Do not use "through-wall" boxes designed for access from both sides of wall.

5. Sheet-Steel Boxes: Comply with NEMA OS 1, and list and label as complying with UL 514A.

6. Cast Metal Boxes: Comply with NEMA FB 1, and list and label as complying with UL 514A; furnish with threaded hubs.

7. Boxes for Ganged Devices: Use multigang boxes of single-piece construction. Do not use field-connected gangable boxes.

8. Minimum Box Size, Unless Otherwise Indicated:

   a. Wiring Devices: 4 inch square by 2-1/8 inch deep (100 by 54 mm) trade size.

9. Wall Plates: Comply with Section 26 2726.

C. Cabinets and Enclosures, Including Junction and Pull Boxes Larger Than 100 cubic inches:

1. Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E, or UL 508A.

2. NEMA 250 Environment Type, Unless Otherwise Indicated:

3. Junction and Pull Boxes Larger Than 100 cubic inches:

   a. Provide screw-cover or hinged-cover enclosures unless otherwise indicated.

4. Finish for Painted Steel Enclosures: Manufacturer's standard grey unless otherwise indicated.

D. Underground Handhole Enclosures:

1. Description: In-ground, open bottom boxes furnished with flush, non-skid covers with legend indicating type of service and stainless steel tamper resistant cover bolts.

2. Size: As indicated on drawings.

3. Depth: As required to extend below frost line to prevent frost upheaval, but not less than 12 inches.

4. Applications:

   a. Parking Lots, in Areas Subject Only To Occasional Nondeliberate Vehicular Traffic: Use polymer concrete enclosures, with minimum SCTE 77, Tier 22 load rating.

5. Polymer Concrete Underground Handhole Enclosures: Comply with SCTE 77.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as shown on drawings.

B. Verify that mounting surfaces are ready to receive boxes.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Verify locations of floor boxes and outlets in work areas prior to rough-in.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, including mounting heights specified in those standards where mounting heights are not indicated.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Unless otherwise indicated, provide separate boxes for line voltage and low voltage systems.

E. Flush-mount boxes in finished areas unless specifically indicated to be surface-mounted.

F. Unless otherwise indicated, boxes may be surface-mounted where exposed conduits are indicated or permitted.

G. Box Locations:

1. Locate boxes to be accessible. Provide access panels as required where approved by Engineer.

2. Unless dimensioned, box locations indicated are approximate.

3. Locate boxes as required for devices installed under other sections or by others.

4. Locate boxes so that wall plates do not span different building finishes.

5. Locate boxes so that wall plates do not cross masonry joints.

6. Unless otherwise indicated, where multiple outlet boxes are installed at the same location at different mounting heights, install along a common vertical center line.

7. Do not install flush-mounted boxes on opposite sides of walls back-to-back. Provide minimum 6 inches horizontal separation unless otherwise indicated.

8. Acoustic-Rated Walls: Do not install flush-mounted boxes on opposite sides of walls back-to-back; provide minimum 24 inches horizontal separation.

9. Fire-Resistance-Rated Walls: Install flush-mounted boxes such that the required fire-resistance will not be reduced.

10. Locate junction and pull boxes as indicated, as required to facilitate installation of conductors, and to limit conduit length and/or number of bends between pulling points in accordance with Section 26 0534.

11. Locate junction and pull boxes in the following areas, unless otherwise indicated where approved by Engineer:

    a. Concealed above accessible suspended ceilings.

    b. Within joists in areas with no ceiling.

    c. Electrical rooms.

    d. Mechanical equipment rooms.

H. Box Supports:

1. Secure and support boxes in accordance with NFPA 70 and Section 26 0529 using suitable supports and methods approved by the authority having jurisdiction.

2. Provide independent support from building structure except for cast metal boxes (other than boxes used for fixture support) supported by threaded conduit connections in accordance with NFPA 70. Do not provide support from piping, ductwork, or other systems.

3. Installation Above Suspended Ceilings: Do not provide support from ceiling grid or ceiling support system.

I. Install boxes plumb and level.

J. Flush-Mounted Boxes:

1. Install boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that front edge of box or associated raised cover is not set back from finished surface more than 1/4 inch or does not project beyond finished surface.

2. Install boxes in combustible materials such as wood so that front edge of box or associated raised cover is flush with finished surface.

3. Repair rough openings around boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that there are no gaps or open spaces greater than 1/8 inch at the edge of the box.

K. Install boxes as required to preserve insulation integrity.

L. Underground Handhole Enclosures:

1. Install enclosure on gravel base, minimum 6 inches deep.

2. Flush-mount enclosures located in concrete or paved areas.

3. Mount enclosures located in landscaped areas with top at 1 inch above finished grade.

4. Install additional bracing inside enclosures in accordance with manufacturer's instructions to minimize box sidewall deflections during backfilling. Backfill with cover bolted in place.

M. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 07 8400.

N. Close unused box openings.

O. Install blank wall plates on junction boxes and on outlet boxes with no devices or equipment installed or designated for future use.

P. Provide grounding and bonding in accordance with Section 26 0526.

Q. Identify boxes in accordance with Section 26 0553.

R. Electrical boxes are shown on Drawings in approximate locations unless dimensioned.

1. Adjust box locations up to 10 feet if required to accommodate intended purpose.

3.03 CLEANING

A. Clean interior of boxes to remove dirt, debris, plaster and other foreign material.

B. Clean exposed surfaces and restore finish.

3.04 PROTECTION

A. Immediately after installation, protect boxes from entry of moisture and foreign material until ready for installation of conductors.

END OF SECTION

SECTION 26 0553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Electrical identification requirements.

B. Identification nameplates and labels.

C. Wire and cable markers.

D. Underground warning tape.

E. Field-painted identification of conduit.

1.02 REFERENCE STANDARDS

A. NFPA 70 - National Electrical Code; National Fire Protection Association; 2008.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Verify final designations for equipment, systems, and components to be identified prior to fabrication of identification products.

B. Sequencing:

1. Do not conceal items to be identified, in locations such as above suspended ceilings, until identification products have been installed.

2. Do not install identification products until final surface finishes and painting are complete.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for each product.

C. Samples:

1. Identification Nameplates: One of each type and color specified.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.06 FIELD CONDITIONS

A. Do not install adhesive products when ambient temperature is lower than recommended by manufacturer.

PART 2 PRODUCTS

2.01 IDENTIFICATION REQUIREMENTS

A. Identification for Equipment:

1. Use identification nameplate to identify each piece of electrical distribution and control equipment and associated sections, compartments, and components.

a. Panelboards:
1) Identify power source and circuit number. Include location when not within sight of equipment.
2) Use typewritten circuit directory to identify load(s) served for panelboards with a door. Identify spares and spaces.
3) For power panelboards without a door, use identification nameplate to identify load(s) served for each branch device. Identify spares and spaces.

b. Enclosed switches, circuit breakers, and motor controllers:
1) Identify voltage and phase.
2) Identify power source and circuit number. Include location when not within sight of equipment.
3) Identify load(s) served. Include location when not within sight of equipment.

2. Service Equipment:

a. Use identification nameplate to identify each service disconnecting means.

b. Use identification nameplate at each piece of service equipment to identify the available fault current and the date calculations were performed.

3. Use identification nameplate to identify disconnect location for equipment with remote disconnecting means.

4. Use identification label on inside of door at each fused switch to identify required NEMA fuse class and size.

5. Use identification label or handwritten text using indelible marker on inside of door at each motor controller to identify nameplate horsepower, full load amperes, code letter, service factor, voltage, and phase of motor(s) controlled.

6. Arc Flash Hazard Warning Labels: Use warning labels to identify arc flash hazards for electrical equipment, such as switchboards, panelboards, industrial control panels, meter socket enclosures, and motor control centers that are likely to require examination, adjustment, servicing, or maintenance while energized.

a. Minimum Size: 3.5 by 5 inches.

b. Legend: Include orange header that reads "WARNING", followed by the word message "Arc Flash and Shock Hazard; Appropriate PPE Required; Do not operate controls or open covers without appropriate personal protection equipment; Failure to comply may result in injury or death; Refer to NFPA 70E for minimum PPE requirements" or approved equivalent.

B. Identification for Conductors and Cables:

1. Color Coding for Power Conductors 600 V and Less: Comply with Section 26 0519.

2. Use identification nameplate or identification label to identify color code for ungrounded and grounded power conductors inside door or enclosure at each piece of feeder or branch-circuit distribution equipment when premises has feeders or branch circuits served by more than one nominal voltage system.

3. Use wire and cable markers to identify circuit number or other designation indicated for power, control, and instrumentation conductors and cables at the following locations:

   a. At each source and load connection.

   b. Within boxes when more than one circuit is present.

   c. Within equipment enclosures when conductors and cables enter or leave the enclosure.

C. Identification for Raceways:

1. Use voltage markers or color-coded bands to identify systems other than normal power system for accessible conduits at maximum intervals of 20 feet.

   a. Color-Coded Bands: Use field-painting or vinyl color coding electrical tape to mark bands 3 inches wide.
      1) Field-Painting: Comply with Section 09 9000.
      2) Vinyl Color Coding Electrical Tape: Comply with Section 26 0519.

2. Use underground warning tape to identify underground raceways.

D. Identification for Boxes:

1. Use identification labels or handwritten text using indelible marker to identify circuits enclosed.

   a. For exposed boxes in public areas, use only identification labels.

E. Identification for Devices:

1. Wiring Device and Wallplate Finishes: Comply with Section 26 2726.

2. Use identification label to identify serving branch circuit for all receptacles.

   a. For receptacles in public areas or in areas as directed by Architect, provide identification on inside surface of wallplate.

3. Use identification label or engraved wallplate to identify load controlled for wall-mounted control devices controlling loads that are not visible from the control location and for multiple wall-mounted control devices installed at one location.

2.02 IDENTIFICATION NAMEPLATES AND LABELS

A. Identification Nameplates:

1. Materials:

   a. Indoor Clean, Dry Locations: Use plastic nameplates.

2. Plastic Nameplates: Two-layer or three-layer laminated acrylic or electrically non-conductive phenolic with beveled edges; minimum thickness of 1/16 inch; engraved text.

3. Mounting Holes for Mechanical Fasteners: Two, centered on sides for sizes up to 1 inch high; Four, located at corners for larger sizes.

B. Identification Labels:

1. Materials: Use self-adhesive laminated plastic labels; UV, chemical, water, heat, and abrasion resistant.

2. Text: Use factory pre-printed or machine-printed text. Do not use handwritten text unless otherwise indicated.

C. Format for Equipment Identification:

1. Minimum Size: 1 inch by 2.5 inches.

2. Legend:

a. Equipment designation or other approved description.

3. Text: All capitalized unless otherwise indicated.

4. Minimum Text Height:

a. Equipment Designation: 1/2 inch.

5. Color:

a. Normal Power System: White text on black background.

D. Format for Receptacle Identification:

1. Minimum Size: 3/8 inch by 1.5 inches.

2. Legend: Power source and circuit number or other designation indicated.

a. Include voltage and phase for other than 120 V, single phase circuits.

3. Text: All capitalized unless otherwise indicated.

4. Minimum Text Height: 3/16 inch.

5. Color: Black text on clear background.

E. Format for Control Device Identification:

1. Minimum Size: 3/8 inch by 1.5 inches.

2. Legend: Load controlled or other designation indicated.

3. Text: All capitalized unless otherwise indicated.

4. Minimum Text Height: 3/16 inch.

5. Color: Black text on clear background.

2.03 WIRE AND CABLE MARKERS

A. Markers for Conductors and Cables: Use wrap-around self-adhesive vinyl cloth, wrap-around self-adhesive vinyl self-laminating, heat-shrink sleeve, plastic sleeve, plastic clip-on, or vinyl split sleeve type markers suitable for the conductor or cable to be identified.

B. Markers for Conductor and Cable Bundles: Use plastic marker tags secured by nylon cable ties.

C. Legend: Power source and circuit number or other designation indicated.

D. Text: Use factory pre-printed or machine-printed text, all capitalized unless otherwise indicated.

E. Minimum Text Height: 1/8 inch.

F. Color: Black text on white background unless otherwise indicated.

2.04 UNDERGROUND WARNING TAPE

A. Materials: Use foil-backed detectable type polyethylene tape suitable for direct burial, unless otherwise indicated.

B. Foil-backed Detectable Type Tape: 3 inches wide, with minimum thickness of 5 mil, unless otherwise required for proper detection.

C. Legend: Type of service, continuously repeated over full length of tape.

D. Color:

1. Tape for Buried Power Lines: Black text on red background.

PART 3 EXECUTION

3.01 PREPARATION

A. Clean surfaces to receive adhesive products according to manufacturer's instructions.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install identification products to be plainly visible for examination, adjustment, servicing, and maintenance. Unless otherwise indicated, locate products as follows:

1. Surface-Mounted Equipment: Enclosure front.

2. Flush-Mounted Equipment: Inside of equipment door.

3. Free-Standing Equipment: Enclosure front; also enclosure rear for equipment with rear access.

4. Elevated Equipment: Legible from the floor or working platform.

5. Branch Devices: Adjacent to device.

6. Interior Components: Legible from the point of access.

7. Conduits: Legible from the floor.

8. Boxes: Outside face of cover.

9. Conductors and Cables: Legible from the point of access.

10. Devices: Outside face of cover.

C. Install identification products centered, level, and parallel with lines of item being identified.

D. Secure nameplates to exterior surfaces of enclosures using stainless steel screws and to interior surfaces using self-adhesive backing or epoxy cement.

1. Do not use adhesives on exterior surfaces except where substrate can not be penetrated.

E. Install self-adhesive labels and markers to achieve maximum adhesion, with no bubbles or wrinkles and edges properly sealed.

F. Install underground warning tape above buried lines with one tape per trench at 3 inches below finished grade.

G. Mark all handwritten text, where permitted, to be neat and legible.

3.03 FIELD QUALITY CONTROL

A. Replace self-adhesive labels and markers that exhibit bubbles, wrinkles, curling or other signs of improper adhesion.

B. Identify underground conduits using underground warning tape. Install one tape per trench at 12 inches below finished grade.

END OF SECTION

SECTION 26 2416 - PANELBOARDS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Power distribution panelboards.

B. Overcurrent protective devices for panelboards.

1.02 REFERENCE STANDARDS

A. FS W-C-375 - Circuit Breakers, Molded Case; Branch Circuit and Service; Federal Specification; Revision D, 2006.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

C. NECA 407 - Standard for Installing and Maintaining Panelboards; National Electrical Contractors Association; 2009.

D. NEMA PB 1.1 - General Instructions for Proper Installation, Operation and Maintenance of Panelboards Rated 600 Volts or Less; National Electrical Manufacturers Association; 2007.

E. NETA STD ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems; International Electrical Testing Association; 2009.

F. NFPA 70 - National Electrical Code; National Fire Protection Association; 2008.

G. UL 489 - Molded-Case Circuit Breakers, Molded-Case Switches and Circuit Breaker Enclosures; Current Edition, Including All Revisions.

H. UL 869A - Reference Standard for Service Equipment; Current Edition, Including All Revisions.

I. UL 943 - Ground-Fault Circuit-Interrupters; Current Edition, Including All Revisions.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances for electrical equipment required by NFPA 70.

2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.

3. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.

4. Notify Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for panelboards, enclosures, overcurrent protective devices, and other installed components and accessories.

C. Shop Drawings: Indicate outline and support point dimensions, voltage, main bus ampacity, overcurrent protective device arrangement and sizes, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.

D. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

E. Project Record Documents: Record actual installed locations of panelboards and actual installed circuiting arrangements.

F. Maintenance Data: Include information on replacement parts and recommended maintenance procedures and intervals.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store panelboards in accordance with manufacturer's instructions and NECA 407.

B. Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.

C. Handle carefully in accordance with manufacturer's written instructions to avoid damage to panelboard internal components, enclosure, and finish.

1.07 FIELD CONDITIONS

A. Maintain ambient temperature within the following limits during and after installation of panelboards:

PART 2 PRODUCTS

2.01 ALL PANELBOARDS

A. Provide products listed and labeled by Underwriters Laboratories Inc. as suitable for the purpose indicated.

B. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:

1. Altitude: Less than 6,600 feet.

2. Ambient Temperature:

a. Panelboards Containing Circuit Breakers: Between 23 degrees F and 104 degrees F.

C. Branch Overcurrent Protective Devices: Replaceable without disturbing adjacent devices.

2.02 OVERCURRENT PROTECTIVE DEVICES

A. Molded Case Circuit Breakers:

1. Description: Quick-make, quick-break, over center toggle, trip-free, trip-indicating circuit breakers listed and labeled as complying with UL 489, and complying with FS W-C-375 where applicable; ratings, configurations, and features as indicated on the drawings.

2. Interrupting Capacity:

   a. Provide circuit breakers with interrupting capacity as required to provide the short circuit current rating indicated, but not less than:
      1) 10,000 rms symmetrical amperes at 240 VAC or 208 VAC.

   b. Fully Rated Systems: Provide circuit breakers with interrupting capacity not less than the short circuit current rating indicated.

3. Conductor Terminations:

   a. Provide mechanical lugs unless otherwise indicated.

   b. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.

4. Thermal Magnetic Circuit Breakers: For each pole, furnish thermal inverse time tripping element for overload protection and magnetic instantaneous tripping element for short circuit protection.

   a. Provide field-adjustable magnetic instantaneous trip setting for circuit breaker frame sizes 225 amperes and larger.

5. Multi-Pole Circuit Breakers: Furnish with common trip for all poles. Do not use handle ties in lieu of multi-pole circuit breakers.

6. Provide the following circuit breaker types where indicated:

   a. Ground Fault Circuit Interrupter (GFCI) Circuit Breakers: Listed as complying with UL 943, class A for protection of personnel.

   b. Ground Fault Equipment Protection Circuit Breakers: Designed to trip at 30 mA for protection of equipment.

7. Do not use tandem circuit breakers.

8. Do not use handle ties in lieu of multi-pole circuit breakers.

9. Provide multi-pole circuit breakers for multi-wire branch circuits as required by NFPA 70.

10. Provide the following features and accessories where indicated or where required to complete installation:

    a. Handle Pad-Lock Provision: For locking circuit breaker handle in OFF position.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that conditions are satisfactory for installation prior to starting work.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Provide filler plates to cover unused spaces in panelboards.

C. Provide circuit breaker lock-on devices to prevent unauthorized personnel from de-energizing essential loads where indicated.

D. Identify panelboards in accordance with Section 26 0553.

E. Provide computer-generated or typed circuit directory for each lighting and appliance panelboard, clearly and specifically indicating the loads served. Identify spares and spaces.

F. Update circuit directory for each panelboard, clearly and specifically indicating the loads served. Type new and revised listings.

3.03 FIELD QUALITY CONTROL

A. Perform inspection, testing, and adjusting in accordance with Division 01 requirements.

B. Inspect and test in accordance with NETA STD ATS, except Section 4.

C. Molded Case Circuit Breakers: Perform inspections and tests listed in NETA STD ATS, Section 7.6.1.1 for all main circuit breakers and circuit breakers larger than 100 amperes. Tests listed as optional are not required.

D. Test GFCI circuit breakers to verify proper operation.

E. Correct deficiencies and replace damaged or defective panelboards or associated components.

3.04 ADJUSTING

A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

B. Adjust alignment of panelboard fronts.

C. Load Balancing: For each panelboard, rearrange circuits such that the difference between each measured steady state phase load does not exceed 20 percent and adjust circuit directories accordingly. Maintain proper phasing for multi-wire branch circuits.

3.05 CLEANING

A. Clean dirt and debris from panelboard enclosures and components according to manufacturer's instructions.

B. Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION

SECTION 26 2419 - MOTOR-CONTROL CENTERS

PART 2 PRODUCTS

1.01 DESCRIPTION

A. Configuration: NEMA ICS 2, Class I, Type A motor control center.

END OF SECTION

SECTION 26 2717 - EQUIPMENT WIRING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Electrical connections to equipment.

1.02 REFERENCE STANDARDS

A. NEMA WD 1 - General Color Requirements for Wiring Devices; National Electrical Manufacturers Association; 1999 (R 2005).

B. NEMA WD 6 - Wiring Devices - Dimensional Requirements; National Electrical Manufacturers Association; 2002 (R2008).

C. NFPA 70 - National Electrical Code; National Fire Protection Association; 2008.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Obtain and review shop drawings, product data, manufacturer's wiring diagrams, and manufacturer's instructions for equipment furnished under other sections.

2. Determine connection locations and requirements.

B. Sequencing:

1. Install rough-in of electrical connections before installation of equipment is required.

2. Make electrical connections before required start-up of equipment.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide wiring device manufacturer’s catalog information showing dimensions, configurations, and construction.

C. Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 MATERIALS

A. Cords and Caps: NEMA WD 6; match receptacle configuration at outlet provided for equipment.

1. Colors: Conform to NEMA WD 1.

2. Cord Construction: NFPA 70, Type SO, multiconductor flexible cord with identified equipment grounding conductor, suitable for use in damp locations.

3. Size: Suitable for connected load of equipment, length of cord, and rating of branch circuit overcurrent protection.

B. Wiring Devices: As specified in Section 26 2726.

C. Flexible Conduit: As specified in Section 26 0534.

D. Wire and Cable: As specified in Section 26 0519.

E. Boxes: As specified in Section 26 0537.

2.02 EQUIPMENT CONNECTIONS

A. Motor-driven equipment:

1. Electrical Connection: Liquidtight flexible metal conduit.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that equipment is ready for electrical connection, wiring, and energization.

3.02 ELECTRICAL CONNECTIONS

A. Make electrical connections in accordance with equipment manufacturer's instructions.

B. Make conduit connections to equipment using flexible conduit. Use liquidtight flexible conduit with watertight connectors in damp or wet locations.

C. Connect heat producing equipment using wire and cable with insulation suitable for temperatures encountered.

D. Provide receptacle outlet to accommodate connection with attachment plug.

E. Provide cord and cap where field-supplied attachment plug is required.

F. Install suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.

G. Install disconnect switches, controllers, control stations, and control devices to complete equipment wiring requirements.

H. Install terminal block jumpers to complete equipment wiring requirements.

I. Install interconnecting conduit and wiring between devices and equipment to complete equipment wiring requirements.

END OF SECTION

SECTION 26 2726 - WIRING DEVICES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Receptacles.

B. Wall plates.

C. Poke-through assemblies.

1.02 REFERENCE STANDARDS

A. FS W-C-596 - Connector, Electrical, Power, General Specification for; Federal Specification; Revision G, 2001.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

C. NECA 130 - Standard for Installing and Maintaining Wiring Devices; National Electrical Contractors Association; 2010.

D. NEMA WD 1 - General Color Requirements for Wiring Devices; National Electrical Manufacturers Association; 1999 (R 2005).

E. NEMA WD 6 - Wiring Device -- Dimensional Requirements; National Electrical Manufacturers Association; 2002 (R2008).

F. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

G. UL 498 - Attachment Plugs and Receptacles; Current Edition, Including All Revisions.

H. UL 514D - Cover Plates for Flush-Mounted Wiring Devices; Current Edition, Including All Revisions.

I. UL 943 - Ground-Fault Circuit-Interrupters; Current Edition, Including All Revisions.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the placement of outlet boxes with millwork, furniture, equipment, etc. installed under other sections or by others.

2. Coordinate wiring device ratings and configurations with the electrical requirements of actual equipment to be installed.

3. Coordinate the installation and preparation of uneven surfaces, such as split face block, to provide suitable surface for installation of wiring devices.

4. Notify Engineer of any conflicts or deviations from the contract documents to obtain direction prior to proceeding with work.

B. Sequencing:

1. Do not install wiring devices until final surface finishes and painting are complete.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's catalog information showing dimensions, colors, and configurations.

C. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

D. Operation and Maintenance Data:

1. GFI Receptacles: Include information on status indicators and testing procedures and intervals.

E. Project Record Documents: Record actual installed locations of wiring devices.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with documented experience.

1.06 DELIVERY, STORAGE, AND PROTECTION

A. Store in a clean, dry space in original manufacturer's packaging until ready for installation.

B. Products: Provide products listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 APPLICATIONS

A. Provide wiring devices suitable for intended use and with ratings adequate for load served.

B. For single receptacles installed on an individual branch circuit, provide receptacle with ampere rating not less than that of the branch circuit.

C. Provide weather resistant GFI receptacles with specified weatherproof covers for all receptacles installed outdoors or in damp or wet locations.

D. Provide GFI protection for all receptacles serving electric drinking fountains.

2.02 ALL WIRING DEVICES

A. Provide products listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

B. Finishes:

1. Wiring Devices Installed in Finished Spaces: Colors as selected by Engineer with brushed stainless steel wall plate.

2. Wiring Devices Installed in Unfinished Spaces: Gray with galvanized steel wall plate unless otherwise indicated.

3. Wiring Devices Installed in Wet or Damp Locations: Colors as selected by Engineer with specified weatherproof cover unless otherwise indicated.

4. All final colors shall be as selected by the Engineer.

2.03 RECEPTACLES

A. All Receptacles: Self-grounding, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 498, and where applicable, FS W-C-596; types as indicated on the drawings.

1. Wiring Provisions: Terminal screws for side wiring or screw actuated binding clamp for back wiring with separate ground terminal screw.

2. NEMA configurations specified are according to NEMA WD 6.

B. Convenience Receptacles:

1. Weather Resistant Convenience Receptacles: Commercial specification grade, 20A, 125V, NEMA 5-20R,, listed and labeled as weather resistant type complying with UL 498 Supplement SE suitable for installation in damp or wet locations; single or duplex as indicated on the drawings.

C. GFI Receptacles:

1. All GFI Receptacles: Provide with integral protection, light to indicate ground fault tripped condition and loss of protection, and list as complying with UL 943, class A.

a. Provide test and reset buttons of same color as device.

2. Weather Resistant GFI Receptacles: Commercial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style, listed and labeled as weather resistant type complying with UL 498 Supplement SE suitable for installation in damp or wet locations.

2.04 WALL PLATES

A. All Wall Plates: Comply with UL 514D.

1. Configuration: One piece cover as required for quantity and types of corresponding wiring devices.

2. Size: Standard.

3. Screws: Metal with slotted heads finished to match wall plate finish.

B. Stainless Steel Wall Plates: Brushed satin finish, Type 302 stainless steel.

C. Weatherproof Covers for Damp Locations: Gasketed, cast aluminum, with self-closing hinged cover and corrosion-resistant screws; listed as suitable for use in wet locations with cover closed.

D. Weatherproof Covers for Wet Locations: Gasketed, cast aluminum, with hinged lockable cover and corrosion-resistant screws; listed as suitable for use in wet locations while in use with attachment plugs connected.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate devices and conductors in accordance with NFPA 70.

C. Verify that wall openings are neatly cut and will be completely covered by wall plates.

D. Verify that final surface finishes are complete, including painting.

E. Verify that branch circuit wiring installation is completed, tested, and ready for connection to wiring devices.

F. Verify that conditions are satisfactory for installation prior to starting work.

3.02 PREPARATION

A. Provide extension rings to bring outlet boxes flush with finished surface.

B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

3.03 INSTALLATION

A. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, including mounting heights specified in those standards unless otherwise indicated.

B. Coordinate locations of outlet boxes provided under Section 26 0537 as required for installation of wiring devices provided under this section.

1. Orient outlet boxes for vertical installation of wiring devices unless otherwise indicated.

2. Where multiple receptacles are installed at the same location and at the same mounting height, gang devices together under a common wall plate.

C. Install wiring devices in accordance with manufacturer's instructions.

D. Where required, connect wiring devices using pigtails not less than 6 inches long. Do not connect more than one conductor to wiring device terminals.

E. Connect wiring devices by wrapping conductor clockwise 3/4 turn around screw terminal and tightening to proper torque specified by the manufacturer. Where present, do not use push-in pressure terminals that do not rely on screw-actuated binding.

F. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.

G. Provide GFI receptacles with integral GFI protection at each location indicated. Do not use feed-through wiring to protect downstream devices.

H. Install wiring devices plumb and level with mounting yoke held rigidly in place.

I. Install wall switches with OFF position down.

J. Do not share neutral conductor on branch circuits utilizing wall dimmers.

K. Install vertically mounted receptacles with grounding pole on top and horizontally mounted receptacles with grounding pole on left.

L. Install wall plates to fit completely flush to wall with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings.

M. Install blank wall plates on junction boxes and on outlet boxes with no wiring devices installed or designated for future use.

N. Identify wiring devices in accordance with Section 26 0553.

3.04 FIELD QUALITY CONTROL

A. Inspect each wiring device for damage and defects.

B. Test each receptacle to verify operation and proper polarity.

C. Test each GFCI receptacle for proper tripping operation according to manufacturer's instructions.

D. Correct wiring deficiencies and replace damaged or defective wiring devices.

3.05 ADJUSTING

A. Adjust devices and wall plates to be flush and level.

3.06 CLEANING

A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

END OF SECTION

SECTION 26 2813 - FUSES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fuses.

B. Spare fuse cabinet.

1.02 REFERENCE STANDARDS

A. NEMA FU 1 - Low Voltage Cartridge Fuses; National Electrical Manufacturers Association; 2002 (R2007).

B. NFPA 70 - National Electrical Code; National Fire Protection Association; 2008.

C. UL 248-1 - Low-Voltage Fuses - Part 1: General Requirements; Current Edition, Including All Revisions.

D. UL 248-10 - Low-Voltage Fuses - Part 10: Class L Fuses; Current Edition, Including All Revisions.

E. UL 248-12 - Low-Voltage Fuses - Part 12: Class R Fuses; Current Edition, Including All Revisions.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate fuse clips furnished in equipment provided under other sections for compatibility with indicated fuses.

   a. Fusible Enclosed Switches: See Section 26 2818.

   b. Fusible Switches for Enclosed Motor Controllers: See Section 26 2913.

2. Coordinate fuse requirements according to manufacturer's recommendations and nameplate data for actual equipment to be installed.

3. Notify Architect/Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard data sheets including voltage and current ratings, interrupting ratings, time-current curves, and current limitation curves.

C. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1. Extra Fuses: Three set(s) of three for each type and size installed.

2. Fuse Pullers: One set(s) compatible with each type and size installed.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with documented experience.

PART 2 PRODUCTS

2.01 APPLICATIONS

A. Feeders:

1. Fusible Switches up to 600 Amperes: Class RK1, time-delay.

2. Fusible Switches Larger Than 600 Amperes: Class L, time-delay.

B. General Purpose Branch Circuits: Class RK1, time-delay.

C. Individual Motor Branch Circuits: Class RK1, time-delay.

2.02 FUSES

A. Provide products listed and classified by Underwriters Laboratories Inc. as suitable for the purpose indicated.

B. Unless specifically indicated to be excluded, provide fuses for all fusible equipment as required for a complete operating system.

C. Provide fuses of the same type, rating, and manufacturer within the same switch.

D. Comply with UL 248-1.

E. Unless otherwise indicated, provide cartridge type fuses complying with NEMA FU 1, Class and ratings as indicated.

F. Voltage Rating: Suitable for circuit voltage.

G. Class R Fuses: Comply with UL 248-12.

H. Class L Fuses: Comply with UL 248-10.

I. Provide the following accessories where indicated or where required to complete installation:

1. Fuseholders: Compatible with indicated fuses.

2.03 SPARE FUSE CABINET

A. Description: Wall-mounted sheet metal cabinet with shelves and hinged door with cylinder lock, suitably sized to store spare fuses and fuse pullers specified.

B. Finish: Manufacturer's standard, factory applied grey finish unless otherwise indicated.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that fuse ratings are consistent with circuit voltage and manufacturer's recommendations and nameplate data for equipment.

B. Verify that mounting surfaces are ready to receive spare fuse cabinet.

C. Verify that conditions are satisfactory for installation prior to starting work.

3.02 INSTALLATION

A. Do not install fuses until circuits are ready to be energized.

B. Install fuses with label oriented such that manufacturer, type, and size are easily read.

C. Install spare fuse cabinet in convenient location in main electrical room unless otherwise indicated.

D. Identify spare fuse cabinet in accordance with Section 26 0553.

END OF SECTION

SECTION 26 2818 - ENCLOSED SWITCHES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Enclosed safety switches.

1.02 RELATED REQUIREMENTS

A. Section 26 0526 - Grounding and Bonding for Electrical Systems.

B. Section 26 0529 - Hangers and Supports for Electrical Systems.

C. Section 26 0553 - Identification for Electrical Systems: Identification products and requirements.

D. Section 26 2813 - Fuses.

1.03 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

B. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2008.

C. NEMA KS 1 - Enclosed and Miscellaneous Distribution Equipment Switches (600 Volts Maximum); National Electrical Manufacturers Association; 2001 (R2006).

D. NETA STD ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems; International Electrical Testing Association; 2009.

E. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

F. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

G. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

H. UL 98 - Enclosed and Dead-Front Switches; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the work with other trades. Avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and within working clearances for electrical equipment required by NFPA 70.

2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.

3. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.

4. Notify Engineer of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.05 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for enclosed switches and other installed components and accessories.

C. Shop Drawings: Indicate outline and support point dimensions, voltage and current ratings, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.

D. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, installation, and starting of product.

E. Project Record Documents: Record actual locations of enclosed switches.

F. Maintenance Data: Include information on replacement parts and recommended maintenance procedures and intervals.

1.06 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with documented experience.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.

B. Handle carefully in accordance with manufacturer's written instructions to avoid damage to enclosed switch internal components, enclosure, and finish.

1.08 FIELD CONDITIONS

A. Maintain ambient temperature between -22 degrees F and 104 degrees F during and after installation of enclosed switches.

PART 2 PRODUCTS

2.01 ENCLOSED SAFETY SWITCHES

A. Description: Quick-make, quick-break, enclosed safety switches complying with NEMA KS 1, type HD (heavy duty), and listed and labeled as complying with UL 98; ratings, configurations, and features as indicated on the drawings.

B. Provide products listed and labeled by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

C. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:

1. Altitude: Less than 6,600 feet.

2. Ambient Temperature: Between -22 degrees F and 104 degrees F.

D. Horsepower Rating: Suitable for connected load.

E. Voltage Rating: Suitable for circuit voltage.

F. Short Circuit Current Rating:

1. Provide enclosed safety switches, when protected by the fuses or supply side overcurrent protective devices to be installed, with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.

2. Minimum Ratings:

a. Heavy Duty Single Throw Switches Protected by Class R, Class J, Class L, or Class T Fuses: 200,000 rms symmetrical amperes.

G. Provide with switch blade contact position that is visible when the cover is open.

H. Fuse Clips for Fusible Switches: As required to accept fuses indicated.

1. Where NEMA Class R fuses are installed, provide rejection feature to prevent installation of fuses other than Class R.

I. Conductor Terminations: Suitable for use with the conductors to be installed.

J. Provide insulated, groundable fully rated solid neutral assembly where a neutral connection is required, with a suitable lug for terminating each neutral conductor.

K. Provide solidly bonded equipment ground bus in each enclosed safety switch, with a suitable lug for terminating each equipment grounding conductor.

L. Enclosures: Comply with NEMA KS 1 and NEMA 250, and list and label as complying with UL 50 and UL 50E.

1. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:

a. Indoor Clean, Dry Locations: Type 1.

b. Outdoor Locations: Type 3R.

2. Finish for Painted Steel Enclosures: Manufacturer's standard, factory applied grey unless otherwise indicated.

M. Provide safety interlock to prevent opening the cover with the switch in the ON position with capability of overriding interlock for testing purposes.

N. Heavy Duty Switches:

1. Conductor Terminations:

a. Provide mechanical lugs unless otherwise indicated.

b. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.

2. Provide externally operable handle with means for locking in the OFF position, capable of accepting three padlocks.

O. Provide the following features and accessories where indicated or where required to complete installation:

1. Hubs: As required for environment type; sized to accept conduits to be installed.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that the ratings of the enclosed switches are consistent with the indicated requirements.

C. Verify that mounting surfaces are ready to receive enclosed safety switches.

D. Verify that conditions are satisfactory for installation prior to starting work.

3.02 INSTALLATION

A. Install enclosed switches in accordance with manufacturer's instructions.

B. Install enclosed switches securely, in a neat and workmanlike manner in accordance with NECA 1.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Provide required supports in accordance with Section 26 0529.

E. Install enclosed switches plumb.

F. Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed switches such that the highest position of the operating handle does not exceed 79 inches above the floor or working platform.

G. Provide grounding and bonding in accordance with Section 26 0526.

H. Provide fuses complying with Section 26 2813 for fusible switches as indicated or as required by equipment manufacturer's recommendations.

I. Identify enclosed switches in accordance with Section 26 0553.

3.03 FIELD QUALITY CONTROL

A. Inspect and test in accordance with NETA STD ATS, except Section 4.

B. Perform inspections and tests listed in NETA STD ATS, Section 7.5.1.1.

C. Correct deficiencies and replace damaged or defective enclosed safety switches or associated components.

3.04 ADJUSTING

A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

3.05 CLEANING

A. Clean dirt and debris from switch enclosures and components according to manufacturer's instructions.

B. Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION

SECTION 26 2923 - VARIABLE-FREQUENCY MOTOR CONTROLLERS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Variable frequency controllers.

1.02 REFERENCE STANDARDS

A. IEEE 519 - Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems

B. NEMA ICS 7.1 - Safety Standards for Construction and Guide for Selection, Installation, and Operation of Adjustable Speed Drive Systems; National Electrical Manufacturers Association; 2006.

C. NEMA ICS 7 - Industrial Control and Systems: Adjustable-Speed Drives; National Electrical Manufacturers Association; 2006.

D. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association; 2008.

E. NETA STD ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems; International Electrical Testing Association; 2009.

F. NFPA 70 - National Electrical Code; National Fire Protection Association, 2008.

G. UL 508C - Power Conversion Equipment

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Product Data: Provide catalog sheets showing voltage, controller size, ratings and size of switching and overcurrent protective devices, short circuit ratings, dimensions, and enclosure details.

C. Shop Drawings: Indicate front and side views of enclosures with overall dimensions and weights shown; conduit entrance locations and requirements; and nameplate legends.

D. Test Reports: Indicate field test and inspection procedures and test results.

E. Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

F. Manufacturer's Field Reports: Indicate start-up inspection findings.

G. Operation Data: NEMA ICS 7.1. Include instructions for starting and operating controllers, and describe operating limits that may result in hazardous or unsafe conditions.

H. Maintenance Data: NEMA ICS 7.1. Include routine preventive maintenance schedule.

I. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1. See Division 01 for additional provisions.

2. Extra Air Filters: Two of each type.

1.04 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with documented experience.

C. Products: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.

B. Handle in accordance with manufacturer's written instructions. Lift only with lugs provided for the purpose. Handle carefully to avoid damage to components, enclosure, and finish.

1.06 WARRANTY

A. Warranty periods shall begin from Date of Substantial Completion.

B. Furnish five-year manufacturer warranty for variable frequency controllers.

PART 2 PRODUCTS

2.01 DESCRIPTION

A. Variable Frequency Controllers: Enclosed controllers suitable for operating the indicated loads, in conformance with requirements of NEMA ICS 7 and IEEE 519. Select unspecified features and options in accordance with NEMA ICS 3.1.

1. Employ pulse-width-modulated inverter system using IGBT technology.

2. Design to attempt five automatic restarts following fault condition before locking out and requiring manual restart.

B. Enclosures: NEMA 250, Type 1, suitable for equipment application in places restricted to persons employed on the premises.

C. Finish: Manufacturer's standard enamel.

2.02 OPERATING REQUIREMENTS

A. Rated Input Voltage: 208 volts, three phase, 60 Hertz.

B. Motor Nameplate Voltage: 200 volts, three phase, 60 Hertz.

C. Displacement Power Factor: Between 1.0 and 0.95, lagging, over entire range of operating speed and load.

D. Operating Ambient: 0 degrees C to 40 degrees C.

E. Minimum Efficiency at Full Load: 96 percent.

F. Volts Per Hertz Adjustment: Plus or minus 10 percent.

G. Current Limit Adjustment: 60 to 110 percent of rated.

H. Acceleration Rate Adjustment: 0.5 to 30 seconds.

I. Deceleration Rate Adjustment: 1 to 30 seconds.

J. Output Frequency Adjustment: 3-60 hertz (in a period of 60 seconds).

K. Input Signal: 4 to 20 mA DC, or 0-10 VDC.

L. Self-Protection and Reliability Features:

1. Input transient protection by means of surge suppressors.

2. Under- and overvoltage trips; inverter overtemperature, overload, and overcurrent trips.

3. Motor Overload Relay: Adjustable and capable of NEMA ICS 2, Class 10 performance.

4. Notch filter to prevent operation of the controller-motor-load combination at a natural frequency of the combination.

5. Instantaneous line-to-line and line-to-ground overcurrent trips.

6. Loss-of-phase protection.

7. Reverse-phase protection.

8. Short-circuit protection.

9. Motor overtemperature fault.

M. Power-Interruption Protection: To prevent motor from re-energizing after a power interruption until motor has stopped.

N. Torque Boost: Automatically varies starting and continuous torque to at least 1.5 times the minimum torque to ensure high-starting torque and increased torque at slow speeds.

O. Motor Temperature Compensation at Slow Speeds: Adjustable current fall-back based on output frequency for temperature protection of self-cooled, fan-ventilated motors at slow speeds.

P. Input Line Conditioning: Integral input 5% impedance line reactors.

2.03 COMPONENTS

A. Display: Provide integral digital display to indicate output voltage, output frequency, and output current.

B. Status Indicators: Separate indicators for overcurrent, overvoltage, ground fault, overtemperature, and input power ON.

C. Furnish HAND-OFF-AUTOMATIC selector switch and manual speed control.

D. Include undervoltage release.

E. Control Power Source: Integral control transformer.

F. Door Interlocks: Furnish mechanical means to prevent opening of equipment with power connected, or to disconnect power if door is opened; include means for defeating interlock by qualified persons.

G. Safety Interlocks: Furnish terminals for remote contact to inhibit starting under both manual and automatic mode.

H. Control Interlocks: Furnish terminals for remote contact to allow starting in automatic mode.

I. Emergency Stop: Use dynamic brakes for emergency stop function.

J. Disconnecting Means: Include integral fused disconnect switch on the line side of each controller.

K. Wiring Terminations: Match conductor materials and sizes indicated.

L. Include reactors, chokes, coils or equivalent line conditioning components as needed per manufacturer.

2.04 ACCESSORIES

A. VFD Output Filter for Long-Lead Motor Protection for Motor Connections exceeding 30 feet: Limit motor terminal voltage to 150% of bus voltage (peak input voltage) when applied to the output of a VFD and ahead of a motor connected with up to 2000 ft leads.

2.05 SOURCE QUALITY CONTROL

A. Shop inspect and perform standard productions tests for each controller.

B. Make completed controller available for inspection at manufacturer's factory prior to packaging for shipment. Notify Owner at least 7 days before inspection is allowed.

C. Allow witnessing of factory inspections and tests at manufacturer's test facility. Notify Owner at least 7 days before inspections and tests are scheduled.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surface is suitable for controller installation.

B. Do not install controller until building environment can be maintained within the service conditions required by the manufacturer.

3.02 INSTALLATION

A. Install in accordance with NEMA ICS 7.1 and manufacturer's instructions.

B. Tighten accessible connections and mechanical fasteners after placing controller.

C. Provide fuses in fusible switches; refer to Section 26 2813 for product requirements.

D. Select and install overload heater elements in motor controllers to match installed motor characteristics.

E. Identify variable frequency controllers in accordance with Section 26 0553.

3.03 FIELD QUALITY CONTROL

A. Perform field inspection and testing in accordance with Division 01 requirements.

B. Inspect and test in accordance with NETA STD ATS, except Section 4.

C. Perform inspections and tests listed in NETA STD ATS, Section 7.17.

3.04 MANUFACTURER'S FIELD SERVICES

A. Provide the service of the manufacturer's field representative to prepare and start controllers.

3.05 ADJUSTING

A. Make final adjustments to installed controller to assure proper operation of load system. Obtain performance requirements from installer of driven loads.

3.06 CLOSEOUT ACTIVITIES

A. Demonstrate operation of controllers in automatic and manual modes.

B. Provide a minimum of 4 hours of training to Owner's forces. Training to occur after drives are operating correctly.

C. Provide detail schematic drawings of all VFD drive and by-pass assemblies.

END OF SECTION

MONUMENT TERRACE AHU

AND CONTROLS REPLACEMENT
BID ALTERNATE

SECTION 01 7900 - DEMONSTRATION AND TRAINING

PART 1 GENERAL

1.01 SUMMARY

A. Demonstration of products and systems to be commissioned and where indicated in specific specification sections.

B. Training of Owner personnel in operation and maintenance is required for:
   1. All software-operated systems.
   2. HVAC systems and equipment.

1.02 RELATED REQUIREMENTS

A. Section 01 9113 - General Commissioning Requirements: Additional requirements applicable to demonstration and training.

1.03 SUBMITTALS

A. Draft Training Plans: Owner will designate personnel to be trained; tailor training to needs and skill-level of attendees.
   1. Submit to Commissioning Authority for review and inclusion in overall training plan.
   2. Submit not less than four weeks prior to start of training.
   3. Revise and resubmit until acceptable.
   4. Provide an overall schedule showing all training sessions.
   5. Include at least the following for each training session:
      a. Identification, date, time, and duration.
      b. Description of products and/or systems to be covered.
      c. Name of firm and person conducting training; include qualifications.
      d. Intended audience, such as job description.
      e. Objectives of training and suggested methods of ensuring adequate training.
      f. Methods to be used, such as classroom lecture, live demonstrations, hands-on, etc.
      g. Media to be used, such as slides, hand-outs, etc.
      h. Training equipment required, such as projector, projection screen, etc., to be provided by Contractor.

B. Training Manuals: Provide training manual for each attendee; allow for minimum of two attendees per training session.
   1. Include applicable portion of O&M manuals.
   2. Include copies of all hand-outs, slides, overheads, video presentations, etc., that are not included in O&M manuals.
   3. Provide one extra copy of each training manual to be included with operation and maintenance data.

C. Training Reports:
   1. Identification of each training session, date, time, and duration.
   2. Sign-in sheet showing names and job titles of attendees.
   3. List of attendee questions and written answers given, including copies of and references to supporting documentation required for clarification; include answers to questions that could not be answered in original training session.
   4. Include Commissioning Authority's formal acceptance of training session.

D. Video Recordings: Submit digital video recording of each demonstration and training session for Owner's subsequent use.
   1. Format: DVD Disc.
   2. Label each disc and container with session identification and date.

1.04 QUALITY ASSURANCE

A. Instructor Qualifications: Familiar with design, operation, maintenance and troubleshooting of the relevant products and systems.

1. Provide as instructors the most qualified trainer of those contractors and/or installers who actually supplied and installed the systems and equipment.
2. Where a single person is not familiar with all aspects, provide specialists with necessary qualifications.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 DEMONSTRATION - GENERAL

A. Demonstrations conducted during system start-up do not qualify as demonstrations for the purposes of this section, unless approved in advance by Owner.

B. Demonstrations conducted during Functional Testing need not be repeated unless Owner personnel training is specified.

C. Demonstration may be combined with Owner personnel training if applicable.

D. Operating Equipment and Systems: Demonstrate operation in all modes, including start-up, shut-down, seasonal changeover, emergency conditions, and troubleshooting, and maintenance procedures, including scheduled and preventive maintenance.
   1. Perform demonstrations not less than two weeks prior to Substantial Completion.
   2. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.

E. Non-Operating Products: Demonstrate cleaning, scheduled and preventive maintenance, and repair procedures.
   1. Perform demonstrations not less than two weeks prior to Substantial Completion.

3.02 TRAINING - GENERAL

A. Commissioning Authority will review the Training Plan based on draft plans submitted.

B. Conduct training on-site unless otherwise indicated.

C. Do not start training until Functional Testing is complete, unless otherwise specified or approved by the Commissioning Authority.

D. Provide training in minimum two hour segments.

E. The Commissioning Authority is responsible for determining that the training was satisfactorily completed and will provide approval forms.

F. Training schedule will be subject to availability of Owner's personnel to be trained; re-schedule training sessions as required by Owner; once schedule has been approved by Owner failure to conduct sessions according to schedule will be cause for Owner to charge Contractor for personnel "show-up" time.

G. Review of Facility Policy on Operation and Maintenance Data: During training discuss:
   1. The location of the O&M manuals and procedures for use and preservation; backup copies.
   2. Typical contents and organization of all manuals, including explanatory information, system narratives, and product specific information.
   3. Typical uses of the O&M manuals.

H. Product- and System-Specific Training:
   1. Review the applicable O&M manuals.
   2. For systems, provide an overview of system operation, design parameters and constraints, and operational strategies.
   3. Review instructions for proper operation in all modes, including start-up, shut-down, seasonal changeover and emergency procedures, and for maintenance, including preventative maintenance.
   4. Provide hands-on training on all operational modes possible and preventive maintenance.
   5. Emphasize safe and proper operating requirements; discuss relevant health and safety issues and emergency procedures.

6. Discuss common troubleshooting problems and solutions.
7. Discuss any peculiarities of equipment installation or operation.
8. Discuss warranties and guarantees, including procedures necessary to avoid voiding coverage.
9. Review recommended tools and spare parts inventory suggestions of manufacturers.
10. Review spare parts and tools required to be furnished by Contractor.
11. Review spare parts suppliers and sources and procurement procedures.

I. Be prepared to answer questions raised by training attendees; if unable to answer during training session, provide written response within (3) business days.

END OF SECTION

BID ALTERNATE

SECTION 01 9113 - COMMISSIONING

PART 1 - GENERAL

1.01 SUMMARY

A. Commissioning is intended to achieve the following specific objectives; this section specifies the Contractor's responsibilities for commissioning:
   1. Verify that the work is installed in accordance with the Contract Documents and the manufacturer's recommendations and instructions, and that it receives adequate operational checkout prior to startup.
      a. Startup reports developed by the Contractor and System Verification Checklists developed by the Commissioning Authority and executed by Contractor are utilized to achieve this.
   2. Verify and document that functional performance is in accordance with the Contract Documents.
      a. Functional Performance Tests executed by Contractor and witnessed by the Commissioning Authority are utilized to achieve this.

B. Commissioning, including Functional Performance Testing, is to occur after startup and initial checkout, testing & balancing, and control system programming and be completed before Substantial Completion.

C. The Commissioning Authority oversees and coordinates all commissioning activities.

D. The Commissioning Authority is employed by the Owner.

1.02 SCOPE OF COMMISSIONING

A. The following general systems are to be commissioned

B. HVAC Systems, including:
   1. Air handlers Control
   2. Chiller Controls
   3. Cooling towers
   4. Boiler Controls
   5. Pumping System Controls
   6. Automatic Temperature Control System
   7. Terminal Units.
   8 Variable Frequency Drives.

9. Other equipment and systems explicitly identified elsewhere in Contract Documents as requiring commissioning.

1.03 RELATED REQUIREMENTS

A. Section 23 0800 - Commissioning of HVAC

1.04 SUBMITTALS

A. Refer to Division 01 requirements.

B. Additional procedures:
   1. Make all submittals specified in this section, and elsewhere where indicated for commissioning purposes, directly to the Commissioning Authority, unless they require review by Architect/Engineer; in that case, submit to Architect/Engineer first.
   2. Submit one copy to the Commissioning Authority, not to be returned.
   3. Submittals indicated as "Draft" are intended for the use of the Commissioning Authority in preparation of System Verification Checklists or Functional Test requirements; submit in electronic format, Portable Document Format (PDF) preferred.

C. Manufacturers' Instructions: Submit one (1) copy of all manufacturer-provided instructions that are shipped with the equipment as soon as the equipment is delivered.

D. Product Data: If submittals to Architect/Engineer do not include the following, submit copies as soon as possible:
   1. Manufacturer's product data, cut sheets, and shop drawings.
   2. Manufacturer's installation instructions.
   3. Startup, operating, and troubleshooting procedures.
   4. Fan and pump curves.
   5. Factory test reports.
   6. Warranty information, including details of Owner's responsibilities in regard to keeping warranties in force.
   7. Replacement parts lists and names/addresses/contact information of nearest replacement part supplier.

E. Startup Plans and Reports.

F. Test Plans and Reports for system flush outs.

G. Completed System Verification Checklists.

H. A list of all tools and equipment including calibration data, to be used during Commissioning.

PART 2 PRODUCTS

2.01 TEST EQUIPMENT

A. Provide all standard testing equipment required to perform startup and initial checkout and required Functional Performance Testing; unless otherwise noted such testing equipment will NOT become the property of Owner.
   1. A list of all tools and equipment including calibration data, to be used during commissioning shall be submitted to the Commissioning Authority for approval.

B. Proprietary test equipment and software required by any equipment manufacturer for programming and/or start-up, whether specified or not, shall be provided by the manufacturer of the equipment, demonstrate its use, and assist in the commissioning process as needed.

C. Proprietary test equipment (and software) shall become the property of the Owner upon completion of the commissioning process.

D. Calibration Tolerances: Provide testing equipment of sufficient quality and accuracy to test and/or measure system performance within the tolerances specified. If not otherwise noted, the following minimum requirements apply:
   1. Temperature Sensors and Digital Thermometers: Certified calibration within past year to accuracy of 0.5 degree F and resolution of plus/minus 0.1 degree F.
   2. Pressure Sensors: Accuracy of plus/minus 2.0 percent of the value range being measured (not full range of meter), certified calibrated within the last year.
   3. Calibration: According to the manufacturer’s recommended intervals and when dropped or damaged; affix calibration tags or keep certificates readily available for inspection.

E. Equipment-Specific Tools: Where special testing equipment, tools and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or Functional Performance Testing, provide such equipment, tools, and instruments as part of the work at no extra cost to Owner; such equipment, tools, and instruments are to become the property of Owner.

F. Dataloggers: Independent equipment and software for monitoring flows, currents, status, pressures, etc. of equipment.
   1. Dataloggers required for Functional Performance Tests shall be provided by the Contractor and shall not become the property of Owner.

BID ALTERNATE

PART 3 EXECUTION

3.01 COMMISSIONING PLAN

A. Commissioning Authority has prepared a preliminary Commissioning Plan. An initial draft is included in the Contract Documents and a final version shall be developed after the construction phase commissioning kickoff meeting.

B. Contractor is responsible for full compliance with the Commissioning Plan.

C. Commissioning Plan contents: The commissioning schedule, roles and responsibilities, procedures, and coordination requirements for all parties in the commissioning process.

D. Basis of Design (BOD) documentation: Detailed documentation of the functional requirements of the project; descriptions of the systems, components, and methods chosen to meet the design intent; assumptions underlying the design intent.
   1. Basis of Design documentation has been prepared by Architect/Engineer.

E. Commissioning Schedule:
   1. Commissioning Schedule shall be prepared by the Contractor in collaboration with the Commissioning Authority. Commissioning tasks shall be included in the Master Construction schedule.
   2. Contractor to submit anticipated dates of startup of each item of equipment and system to Commissioning Authority within 60 days after start of work.
   3. Re-submit anticipated startup dates monthly, but not less than two (2) weeks prior to startup.
   4. Submit progress logs at a frequency specified in the Commissioning Plan.
   5. Provide notice to Commissioning Authority, at least two (2) weeks prior to Functional Performance Testing, for delivery of relevant Checklists and Functional Performance Test procedures by Commissioning Authority to the Contractor, to avoid delay.

3.02 STARTUP PLANS AND REPORTS

A. Startup Plans: For each item of equipment and system for which the manufacturer provides a startup plan, Contractor shall submit the plan not less than two (2) weeks prior to startup.

B. Startup Reports: For each item of equipment and system for which the manufacturer provides a startup checklist (or startup plan or field checkout sheet), Contractor shall document compliance by submitting the completed startup checklist after startup, signed and dated by responsible entity.

C. Submit directly to the Commissioning Authority.

3.03 SYSTEM VERIFICATION CHECKLISTS

A. A System Verification Checklist is required to be filled out for each item of equipment or other assembly specified to be commissioned.
   1. No sampling of identical or near-identical items is allowed for System Verification Checklists.
   2. These checklists do not replace manufacturers' recommended startup checklists, regardless of apparent redundancy.

B. Contractor is responsible for filling out System Verification Checklists, after completion of installation and before startup (except specific startup line items such as motor rotation); witnessing by the Commissioning Authority is not required unless otherwise specified; however, Commissioning Authority may choose to attend the startup of certain equipment.
   1. Each line item without deficiency is to be witnessed, checked, and each form dated and signed by the actual witness; checklists are not complete until all line items are checked and dated complete without deficiencies.
   2. Checklists with incomplete items may be submitted to the Commissioning Authority for approval provided the Contractor attests that incomplete items do not preclude the performance of safe and reliable Functional Performance Testing; re-submission of the Checklist is required upon completion of remaining items.

3. Individual Checklists may contain line items that are the responsibility of more than one installer; Contractor shall assign responsibility to appropriate installers or subcontractors, with identification recorded on the form.
4. If any Checklist line item is not relevant, record reasons on the form.
5. Contractor may independently perform startup inspections and/or tests, at their option.
6. Regardless of these reporting requirements, Contractor is responsible for correct startup and operation.
7. Submit completed Checklists to Commissioning Authority within two (2) business days of completion.

C. Commissioning Authority is responsible for furnishing the blank System Verification Checklists to Contractor.
1. Provide all additional information requested by Commissioning Authority to aid in preparation of checklists, such as shop drawing submittals, manufacturers' startup checklists, and O&M data.
2. Commissioning Authority may add any relevant items deemed necessary regardless of whether they are explicitly mentioned in the Contract Documents or manufacturer's startup procedures.
3. When asked to review the proposed Checklists, Contractor shall do so within one (1) week of receipt.

D. Deficiencies: Correct deficiencies and re-inspect or re-test, as applicable, at no extra cost to Owner.
1. If difficulty in correction would delay progress, report deficiency to the Commissioning Authority immediately.

3.04 FUNCTIONAL PERFORMANCE TESTS (FPT)

A. A Functional Performance Test is required for each item of equipment, system, or other assembly specified to be commissioned, unless sampling of multiple identical or near-identical units is allowed by the Commissioning Plan.

B. A final Testing, Adjusting, and Balancing (TAB) report shall be completed and approved by the A/E prior to performing Functional Performance Tests on a given system.

C. Contractor is responsible for execution of required Functional Performance Tests, after completion of System Verification Checklists and TAB and before close-out.

D. Commissioning Authority is responsible for witnessing and reporting results of Functional Performance Tests, including preparation and completion of forms for that purpose.

E. Contractor is responsible for correction of deficiencies identified during FPTs and re-testing at no extra cost to Owner; if a deficiency is not corrected and re-tested immediately, the Commissioning Authority will document the deficiency and the Contractor's stated intentions regarding correction.
1. Deficiencies are any condition in the installation or function of a component, piece of equipment or system that is not in compliance with the Contract Documents or does not perform properly.
2. When the deficiency has been corrected, the Contractor certifies that the item is ready to be re-tested and notifies the Commissioning Authority; the Commissioning Authority will reschedule the test and the Contractor shall re-test.
3. Identical or Near-Identical Items: If 10 percent, or three, whichever is greater, of identical or near-identical items fail to perform due to material or manufacturing defect, all items will be considered defective; provide a proposal for correction within two (2) weeks after notification of defect, including provision for testing sample installations prior to replacement of all items.
4. Contractor shall bear the cost of Owner and Commissioning Authority personnel time to witness re-testing beyond the first retesting period.
5. Contractor shall bear the cost of Owner and Commissioning Authority personnel time to witness the first re-testing if the test failed due to failure to execute the relevant System Verification Checklist correctly; if the test failed for reasons that would not have been

identified in the System Verification Checklist process, the Contractor shall bear the cost of any retests beyond the first retest.

6. If during retesting the same deficiency, or a related deficiency, is discovered, the Contractor shall correct the deficiency and the cost for the Commissioning Authority's time to witness a subsequent retest (3rd test overall) shall be charged to the Contractor.

F. Functional Performance Test Procedures:
   1. Examples of Functional Performance Testing:
      a. Test the dynamic function and operation of equipment and systems (rather than just components) using manual (direct observation) or monitoring methods under full operation (e.g., the chiller pump is tested interactively with the chiller functions to see if the pump ramps up and down to maintain the differential pressure set point).
      b. Systems are tested under various modes, such as during low cooling or heating loads, high loads, component failures, unoccupied periods, varying outside air temperatures, fire alarm, power failure, etc.
      c. Systems are run through all the HVAC control system’s sequences of operation and components are verified to be responding in accordance with the sequence of operations.
      d. Traditional air or water test and balancing (TAB) is not Functional Performance Testing; spot checking of TAB by demonstration to the Commissioning Authority is one aspect of Functional Performance Testing.
   2. The Commissioning Authority shall prepare Functional Performance Test procedures.

G. Deferred Functional Tests: Some tests may need to be performed after substantial completion, due to partial occupancy of the spaces, equipment, seasonal requirements, design or other site conditions; performance of these tests remains the Contractor's responsibility regardless of timing.

H. Seasonal commissioning pertains to testing under full load conditions during peak heating and peak cooling seasons. Initial commissioning shall be done as soon as contract work is completed, regardless of season. Subsequent commissioning may be undertaken at any time thereafter to ascertain adequate performance during the different seasons. Each contractor and supplier shall be responsible to participate in the initial and the alternate peak season tests of the systems as required to demonstrate performance.

I. Factory Tests: Contractor is responsible for coordinating testing of equipment at the factory by factory personnel, to ensure compliance with commissioning requirements.

3.05 SENSOR AND ACTUATOR CALIBRATION

A. Calibrate all field-installed temperature, relative humidity, carbon monoxide, carbon dioxide, pressure sensors and gages, and all actuators (dampers and valves). Sensors installed in the unit at the factory with calibration certification provided need not be field calibrated.

B. Calibrate using the methods described below; alternate methods may be used, if approved by Owner and Commissioning Authority beforehand. See PART 2 for test instrument requirements. Record methods used on the relevant System Verification Checklist or other suitable forms, documenting initial, intermediate and final results.

C. All Sensors:
   1. Verify that sensor location is appropriate and away from potential causes of erratic operation.
   2. Verify that sensors with shielded cable are grounded only at one end.
   3. For sensor pairs that are used to determine a temperature or pressure difference, for temperature make sure they are reading within 0.2 degree F of each other, and for pressure, within tolerance equal to 2 percent of the reading, of each other.
   4. Tolerances for critical applications may be tighter.

D. Sensors Without Transmitters - Standard Application:
   1. Make a reading with a calibrated test instrument within 6 inches of the site sensor.

2. Verify that the sensor reading, via the permanent thermostat, gage or building automation system, is within the specified tolerance limit of the instrument-measured value.
3. If not, install offset, calibrate or replace sensor.

E. Sensor Tolerances for Standard Applications: Plus/minus the following maximums:
1. Watt-hour, Voltage, Amperage: 1 percent of design.
2. Pressure, Air, Water, Gas: 3 percent of design.
3. Air Temperatures (Outside Air, Space Air, Duct Air): 0.4 degrees F.
4. Relative Humidity: 4 percent of design.
5. Barometric Pressure: 0.1 inch of Hg.
6. Flow Rate, Air: 10 percent of design.
7. Flow Rate, Water: 4 percent of design.
8. AHU Wet Bulb and Dew Point: 2.0 degrees F.
9. Hot Water Coil and Boiler Water Temperature: 1.5 degrees F.
10. Cooling Coil, Chilled and Condenser Water Temperatures: 0.4 degrees F.
11. Combustion Flue Temperature: 5.0 degrees F.
12. Oxygen and CO2 Monitors: 0.1 percentage points.
13. CO Monitor: 0.01 percentage points.
14. CO2 Monitor: 50 ppm.

F. Valve/Damper Stroke Setup and Check:
1. For all valve/damper actuator positions checked, verify the actual position against the control system readout.
2. Set pump/fan to normal operating mode.
3. Command valve/damper closed; visually verify that valve/damper is closed and adjust output zero signal as required.
4. Command valve/damper to open; verify position is full open and adjust output signal as required.
5. Command valve/damper to three (3) intermediate positions.
6. If actual valve/damper position does not reasonably correspond, replace actuator.

G. Isolation Valve or System Valve Leak Check: For valves not associated with coils.
1. With full pressure in the system, command valve closed.
2. Use an ultra-sonic flow meter to detect flow or leakage.

3.06 TEST PROCEDURES - GENERAL

A. Provide skilled technicians to execute starting of equipment and to execute the Functional Performance Tests. Ensure that they are available and present during the agreed-upon schedules and for sufficient duration to complete the necessary tests, adjustments, problem-solving, and re-testing.

B. Provide all necessary materials and system modifications required to produce the flows, pressures, temperatures, and conditions necessary to execute the test according to the specified conditions. At completion of the test, return all affected equipment and systems to their pre-test condition.

C. Sampling: Where Functional Performance Testing of fewer than the total number of multiple identical or near-identical items is explicitly permitted, perform sampling as follows:
1. The Commissioning Authority shall determine the random sample.
2. Identical Units: Defined as units with same application and sequence of operation; only minor size or capacity difference.
3. Sampling is not allowed for:
   a. Major equipment.
   b. Life-safety-critical equipment.
   c. System Verification Checklist execution.
4. 20 = the percent of the group of identical equipment to be included in each sample; defined for specific type of equipment.

5. 10 = the percent of the sample that if failed will require another sample to be tested; defined for specific type of equipment.
6. Randomly test at least 20 percent of each group of identical equipment, but not less than three units. This constitutes the "first sample."
7. If 10 percent of the units in the first sample fail, test another 20 percent of the remaining identical units with the Contractor bearing the cost of the Commissioning Authority's time.
8. If 10 percent of the units in the second sample fail, test all remaining identical units with the Contractor bearing the cost of the Commissioning Authority's time.
9. If frequent failures occur, resulting in more troubleshooting than testing, the Commissioning Authority may stop the testing and require Contractor to perform and document a checkout of the remaining units prior to continuing testing.

D. Manual Testing: Use hand-held instruments, immediate BAS control system readouts, or direct observation to verify performance (contrasted to analyzing monitored data taken over time to make the “observation”).

E. Simulating Conditions: Artificially create the necessary condition for the purpose of testing the response of a system; for example apply hot air to a space sensor using a hair dryer to see the response of a valve actuator.

F. Simulating Signals: Disconnect the sensor and use a signal generator to send an amperage, resistance or pressure to the transducer and control system to simulate the sensor value.

G. Over-Writing Values: Change the sensor value known to the control system to see the response of the system; for example, change the outside air temperature value from 50 degrees F to 75 degrees F to verify economizer operation.

H. Indirect Indicators: Remote indicators of a response or condition, such as a reading from a control system screen reporting a damper to be 100 percent closed, are considered indirect indicators.

I. Monitoring: Record parameters (flow, current, status, pressure, etc.) of equipment operation using dataloggers or the trending capabilities of the relevant control systems; where monitoring of specific points is called for in Functional Performance Test procedures:
   1. All points that are monitored by the relevant control system shall be trended by Contractor at no extra charge.
   2. Other points may be monitored by the Commissioning Authority using dataloggers.
   3. Provide digital copies (Microsoft Excel Format) of monitored data in columnar format with time down left column and at least 5 columns of point values on same page.
   4. Graphical output is desirable and is required for all output if the system can produce it.
   5. Monitoring may be used to augment manual testing.

END OF SECTION

BID ALTERNATE

SECTION 23 0800 - COMMISSIONING OF HVAC

PART 1 - GENERAL

1.01 SUMMARY

A. See Section 01 9113 - General Commissioning Requirements for overall objectives; comply with the requirements of Section 01 9113.

B. This section covers the Contractor's responsibilities for commissioning; each subcontractor or installer responsible for the installation of a particular system or equipment item to be commissioned is responsible for the commissioning activities relating to that system or equipment item.

C. Contractor and subcontractors shall comply with the requirements of the Commissioning Plan, including but not limited to, commissioning roles and responsibilities.

D. The Commissioning Authority (CxA) oversees and coordinates all commissioning activities and provides blank System Verification Checklists and Functional Performance Test Procedures for Contractor's use.

E. The entire HVAC and Controls System is to be commissioned, including commissioning activities for the following specific items:
   1. Air handlers Control
   2. Chiller Controls
   3. Cooling towers
   4. Boiler Controls
   5. Pumping System Controls
   6. Automatic Temperature Control System
   7. Terminal Units.
   8 Variable Frequency Drives.
   9. Other equipment and systems explicitly identified elsewhere in Contract Documents as requiring commissioning.

F The System Verification Checklists
   1. Draft System Verification Checklists are provided as an attachment to this specification.

1.02 RELATED REQUIREMENTS

A. Section 01 9113 - General Commissioning Requirements: Commissioning requirements that apply to all types of work.

1.03 SUBMITTALS

A. Refer to Division 01 requirements.

B. Updated Submittals: Keep the Commissioning Authority informed of all changes to HVAC and control systems documentation made during programming and setup; revise and resubmit when substantial changes are made.

C. System Verification Checklists Procedures for Control System: Contractor shall provide detailed written plan indicating the procedures to be followed to test, checkout and adjust the control system prior to full system Functional Performance Testing; include at least the following for each type of equipment controlled:
   1. System name.
   2. List of devices.
   3. Step-by-step procedures for testing each controller after installation, including:
      a. Process of verifying proper hardware and wiring installation.
      b. Process of downloading programs to local controllers and verifying that they are addressed correctly.
      c. Process of performing operational checks of each controlled component.
      d. Plan and process for calibrating valve and damper actuators and all sensors.
      e. Description of the expected field adjustments for transmitters, controllers and control actuators should control responses fall outside of expected values.

4. Copy of proposed point-to-point checkout sheets that will be used to document the control verification process; include space for initial and final read values during calibration of each point and space to specifically indicate when a sensor or controller has “passed” and is operating within the contract parameters.
5. Description of the instrumentation required for testing.
    a. Calibration certificates for all instrumentation shall be provided to the Commissioning Authority for approval.

D. TAB Plan: The Testing, Adjusting, and Balancing Plan shall include the following:
1. Certifications on all instruments to be used throughout the testing. Certification must be documented within the previous six (6) months.
2. Detailed step-by-step plans for each procedure to be performed by the TAB Contractor.
3. Sample forms to be used for each measurement.
4. Sample balancing report.
5. All referenced charts such as Vibration Severity Charts and Room Noise Criteria (NC) curves.

E. Factory Test Reports: Contractor shall provide any factory testing documentation or certified test reports required by the specifications. These shall be provided prior to the Acceptance Phase. Factory Test Reports should be provided in PDF electronic format. These may include but are not limited to the following:
1. Chiller.
2. Cooling tower.
3. Boilers.
4. Variable Frequency Drives.

F. Field Testing Agency Reports (other than TAB): Provide all documentation of work of independent testing agencies required by the specifications. These shall be provided prior to the Acceptance Phase. Field Testing Agency Reports should be provided in PDF electronic format. These may include but are not limited to:
1. Pipe pressure testing.
2. Duct leakage testing.
3. Fume hood ASHRAE 110 testing.
4. Vibration testing.
5. Generated noise and resultant noise level.

G. Contractor shall provide completed Startup Reports, System Verification Checklists, Controls Calibration and Point-to-Point Checkout sheets, and Trend Logs: Submit to the Commissioning Authority.

H. HVAC Control System O&M Manual Requirements. In addition to documentation specified elsewhere, compile and organize at minimum the following data on the control system:
1. Specific step-by-step instructions on how to perform and apply all functions, features, modes, etc. Provide an index and clear table of contents. Include the detailed technical manual for programming and customizing control loops and algorithms.
2. Full as-built set of control drawings.
3. Full as-built sequence of operations for each piece of equipment.
4. Full points list; in addition to the information on the original points list submittal, include a listing of all rooms with the following information for each room:
    a. Floor.
    b. Room number.
    c. Room name.
    d. Air handler unit ID.
    e. Reference drawing number.
    f. Air terminal unit tag ID.
    g. Fume hook unit tag ID.
    h. Heating and/or cooling valve tag ID.
    i. Minimum air flow rate.

j. Maximum air flow rate.

5. Full print out of all schedules and set points after testing and acceptance of the system.
6. Full as-built print out of software program.
7. Electronic copy of an HVAC zone map overlaid on a building floor plan to indicate which system(s) condition each space of the building.
8. Electronic copy on disk of the entire program for this facility.
9. Maintenance instructions, including sensor calibration requirements and methods by sensor type, etc.
10. Control equipment component submittals, parts lists, etc.
11. Warranty requirements.
12. Organize and subdivide the manual with permanently labeled tabs for each of the following data in the given order:
    a. Sequences of operation.
    b. Control drawings.
    c. Points lists.
    d. Controller and/or module data.
    e. Thermostats and timers.
    f. Sensors and DP switches.
    g. Valves and valve actuators.
    h. Dampers and damper actuators.
    i. Other components.
    j. Program setups (software program printouts).

I. Project Record Documents:
1. Submit updated version of control system documentation, for inclusion with operation and maintenance data.
2. Show actual locations of all controls devices, including, but not limited to: sensors, thermostats, air flow stations, etc. on project record drawings.

J. Draft Training Plan: In addition to requirements specified in other Sections, include:
1. Control system manufacturer's recommended training.
2. Demonstration and instruction on function and overrides of any local packaged controls not controlled by the HVAC control system.
3. Training Manuals: Please refer to Section 017900 for more information

PART 2 PRODUCTS

2.01 TEST EQUIPMENT

A. Provide all standard testing equipment required to perform startup and initial checkout and required Functional Performance Testing; unless otherwise noted such testing equipment will NOT become the property of Owner.

B. Equipment-Specific Tools: Where special testing equipment, tools and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or Functional Performance Testing, provide such equipment, tools, and instruments as part of the work at no extra cost to Owner; such equipment, tools, and instruments are to become the property of Owner.

PART 3 EXECUTION

3.01 PREPARATION

A. Cooperate with the Commissioning Authority in development of the System Verification Checklists and Functional Test Procedures.

B. Furnish additional information requested by the Commissioning Authority.

C. Provide assistance to the Commissioning Authority in preparation of the specific Functional Performance Test procedures. Contractors, subcontractors and vendors shall review Functional Performance Test procedures to ensure feasibility, safety and equipment protection and provide necessary written alarm limits to be used during the tests. Damage caused to equipment during tests performed in accordance with the approved procedures will be the responsibility of the Contractor.

D. Prepare a preliminary schedule for HVAC pipe and duct system testing, flushing and cleaning, equipment start-up and testing, adjusting, and balancing start and completion for use by the Commissioning Authority; update the schedule as appropriate.

E. Notify the Commissioning Authority when pipe and duct system testing, flushing, cleaning, startup of each piece of equipment and testing, adjusting, and balancing will occur; when commissioning activities not yet performed or not yet scheduled will delay construction notify ahead of time and be proactive in seeing that the Commissioning Authority has the scheduling information needed to efficiently execute the commissioning process.

F. Put all HVAC equipment and systems into operation and continue operation during each working day of testing, adjusting, and balancing and commissioning, as required.

G. Provide test holes in ducts and plenums where directed to allow air measurements and air balancing; close with an approved plug.

H. Provide temperature and pressure taps in accordance with the contract documents.

3.02 INSPECTING AND TESTING - GENERAL

A. The Contractor shall provide skilled technicians to start-up and debug all systems to be commissioned. The same technicians shall be made available to assist the Commissioning Authority in completing the Functional Performance Testing. Contractor shall ensure that the qualified technician(s) are available and present during agreed upon schedules and of sufficient duration to complete the necessary tests, adjustments, and/or problem resolution.

B. The Commissioning Authority reserves the right to question the appropriateness and qualifications of the technician(s) relative to each item of equipment, system, and/or sub-system. Qualifications of technicians shall include expert knowledge relative to the specific equipment involved and a willingness to work with the Commissioning Authority. Contractor shall provide adequate documentation and tools to start-up and test the equipment, system, and/or sub-system.

C. Submit start-up plans, start-up reports, and System Verification Checklists for each item of equipment or other assembly to be commissioned.

D. Perform the Functional PerformanceTests overseen by the Commissioning Authority for each item of equipment or other assembly to be commissioned.

E. Provide representative for off-season testing as required by Commissioning Authority.

F. Provide two-way radios for use during the testing.

G. Valve/Damper Stroke Setup and Check:
   1. For all valve/damper actuator positions checked, verify the actual position against the control system readout.
   2. Set pump/fan to normal operating mode.
   3. Command valve/damper closed; visually verify that valve/damper is closed and adjust output zero signal as required.
   4. Command valve/damper open; verify position is full open and adjust output signal as required.
   5. Command valve/damper to a few intermediate positions.
   6. If actual valve/damper position does not reasonably correspond, replace actuator.
   7. Closure for Heating Coil Valves - Normally Open:
      a. Set heating set point 20 degrees F above room temperature.
      b. Observe valve open.

c. Remove power from the valve and verify that the valve stem and actuator position do not change.
d. Restore to normal.
e. Set heating set point to 20 degrees F below room temperature.
f. Observe the valve close.
g. Restore to normal.

8. Closure for Cooling Coil Valves - Normally Closed:
   a. Set cooling set point 20 degrees F above room temperature.
   b. Observe the valve close.
   c. Remove power from the valve and verify that the valve stem and actuator position do not change.
   d. Restore to normal.
   e. Set cooling set point to 20 degrees F below room temperature.
   f. Observe valve open.
   g. Restore to normal.

H. Valve Leak by Checks:
1. Contractor shall perform valve leak by checks for all valves with greater than or equal to ten (10) gallons per minute of flow through the valve.
2. Contractor shall perform valve leak by checks for ten (10) percent of valves with less than ten (10) gallons per minute of flow through the valve. If leakage is detected in any of the valves tested an additional ten (10) percent shall be tested.
3. Contractor shall use one of the following leak by test methods, or an equivalent method approved by the Commissioning Authority:
   a. Method 1 - Water Temperature With 2-Way Valve:
      1) Calibrate water temperature sensors on each side of coil to be within 0.2 degree F of each other.
      2) Turn off air handler fans, close outside air dampers. Keep pump running. Make sure appropriate coil dampers are open.
      3) Override normally open valves to the closed position.
      4) After 10 minutes observe water delta T across coil. If it is greater than 2 degrees F, leakage is probably occurring.
      5) Reset valve stroke to close tighter.
      6) Repeat test until compliance is achieved.
   b. Method 2 - Air Temperature With 2 or 3-Way Valve: Water leak-by less than 10 percent will likely not be detected with this method.
      1) Calibrate air temperature sensors on each side of coil to be within 0.2 degree F of each other.
      2) Air handler fans should be on.
      3) Change mixed or discharge air set point, override values to cause the valve to close.
      4) After 5 minutes observe air delta T across coil. If it is greater than one degree F (, leakage is probably occurring. If leakage is detected Contractor shall correct deficiency and repeat above procedures until no leakage is detected.
      5) Reset valve stroke to close tighter.
      6) Repeat test until compliance is achieved.
   c. Method 3 - Coil Drain Down: Not for 3-way valves.
      1) Put systems in normal mode.
      2) If cooling coil valve, remove call for cooling; if heating coil valve, put system in full cooling.
      3) Close isolation valve on supply side of coil, open air bleed cap, open drain-down cock and drain water from coil.
      4) If water does not stop draining, there may be a leak through the control valve.
      5) Return all equipment to normal when done.

I. Isolation Valve or System Valve Leak Check:

1. With full pressure in the system, command valve closed.
2. Use an ultra-sonic flow meter to detect flow or leakage.

J. If leakage is detected on any of the valves Contractor shall take corrective action and repeat the leak by test as necessary to verify proper operation of the valve. Re-testing shall be done at no extra cost to the Owner.

K. Contractor shall submit final results of all valve leak by tests to the Commissioning Authority.

3.03 FUNCTIONAL PERFORMANCE TESTING

A. The Commissioning Authority shall witness the Functional Performance Tests for all equipment and systems, except where a sampling approach is called for in the Commissioning Plan.
   1. The Contractor shall set the system equipment (i.e. chiller, boiler, pumps, fans, etc.) into the operating mode to be tested, i.e. normal shut down, normal auto position, normal manual position, unoccupied cycle, etc.
   2. The Commissioning Authority shall witness and verify the reaction of each device and interlock identified on the Functional Performance Test. Each item shall be checked as either acceptable or failed.
   3. This test shall be repeated for each operation cycle that applies to the mechanical system being tested.
   4. Operating checks shall include all safety cutouts and alarms during all modes of operation of the mechanical system.
   5. If during a test an operating deficiency is observed this deficiency shall be added to the Commissioning Issues Log.

B. For all HVAC and controls equipment refer to the Functional Performance Testing requirements specified in Section 01 9113 and in the Commissioning Plan. In addition to the requirements specified in Section 01 9113 and the Commissioning Plan the Contractor shall also fulfill the requirements below:
   1. System Verification Checklists for system components will require a signed and dated certification that all equipment is installed as designed, running as intended, and all system programming is complete as required to accomplish the requirements of the Contract Documents and the detailed Sequences of Operation documentation submittal.
   2. Do not start Functional Performance Testing until all controlled components have themselves been successfully Functionally Tested in accordance with the Contract Documents.
   3. Using a skilled technician who is familiar with this building, execute the Functional Performance Testing of the systems as required by the Commissioning Authority.
   4. Functional Performance Testing of a system constitutes demonstration and data logging of the system and trend logging of control points monitored by the control system
      a. Perform all trend logging specified in the Functional Performance Test procedures and the BAS Acceptance Phase and Observation Period.
   5. Functionally Test integral or stand-alone controls in conjunction with the Functional Performance Tests of the equipment they are attached to, including any interlocks with other equipment or systems.
   6. Demonstrate the functionality of systems to the Commissioning Authority through the test procedures outlined in the Functional Performance Tests. Demonstration will include but not be limited to the following:
      a. Set point changing features and functions.
      b. Sensor calibrations.
   7. Demonstrate to the Commissioning Authority:
      a. That all specified functions and features are set up, debugged and fully operable.
      b. That scheduling features are fully functional and set up, including holidays.
      c. That all graphic screens and value read-outs are completed.
      d. Correct date and time setting in central computer.

e. That field panels read the same time as the central computer; sample 10 percent of field panels; if any of those fail, sample another 10 percent; if any of those fail test all remaining units at no extra cost to Owner.
f. Functionality of field panels using local operator keypads and local ports (plug-ins) using portable computer/keypad; demonstrate 100 percent of panels and 10 percent of ports; if any ports fail, sample another 10 percent; if any of those fail, test all remaining units at no extra cost to Owner.
g. Power failure and battery backup and power-up restart functions.
h. Global commands features.
i. Security and access codes.
j. Occupant over-rides (manual, telephone, key, keypad, etc.).
k. O&M schedules and alarms.
l. Occupancy sensors and controls.
m. That points that are monitored only, having no control function, are reporting properly to the control system.
n. All control strategies and sequences not tested during controlled equipment testing.
o. Trend logging and graphing features that are specified.
p. That control system features that are included but not specified to be set up are actually installed.

8. If the control system, integral control components, or related equipment do not respond to changing conditions and parameters appropriately as expected, as specified and according to acceptable operating practice, under any of the conditions, sequences, or modes tested, correct all systems, equipment, components, and software required at no additional cost to Owner and retest.

3.04 BUILDING AUTOMATION SYSTEM (BAS) ACCEPTANCE PHASE AND OBSERVATION PERIOD

A. BAS Acceptance Phase: BAS Acceptance Phase consists of the Functional Performance Testing process of the BAS by the Commissioning Authority and shall begin after approval of the BAS Demonstration and prior to issuance of Substantial Completion. Acceptance Phase for the BAS shall not be scheduled until all HVAC systems are in operation, the Start-Up Documentation and System Verification Checklists have been reviewed and approved by the Commissioning Authority, all required cleaning and lubrication has been completed (i.e., filters changed, piping flushed, strainers cleaned, etc.), and TAB report has been submitted and approved.

B. BAS Observation Period: Functional Performance Testing, the BAS shall be shown to operate properly for two (2) weeks without malfunction, without alarm caused by control action or device failure, and with smooth and stable control of systems and equipment in conformance with these specifications. At the end of the two (2) weeks, BAS Contractor shall forward the trend logs to the Commissioning Authority for review.

C. During the Acceptance Phase, the Contractor shall maintain a hard copy log of all alarms generated by the BAS. For each alarm received, Contractor shall diagnose the cause of the alarm, and shall list on the log for each alarm, the diagnosed cause of the alarm, and the corrective action taken. If in the Contractor's opinion, the cause of the alarm is not the responsibility of the Contractor, Contractor shall immediately notify the Owner's representative.

3.05 BAS TREND REQUIREMENTS

A. The BAS Contractor shall configure and analyze all trends required in the Contract Documents and as defined below.

B. Trends are historical archives on computer disks that document the operation of the systems and equipment. Trends can be time-series (interval) recordings of system I/O parameters or change-of-value (COV) based trends that record when a system value changes by more than a specified threshold.

C. Commissioning Authority will analyze trend logs of the system operating parameters to evaluate normal system functionality. The requirements of the trending are specified below. Contractor

shall establish these trends, ensure they are being stored properly, and forward the data in electronic format to the Commissioning Authority.

D. Data shall include a single row of field headings and the data thereafter shall be contiguous. Each record shall include a date and time field. Recorded parameters for a given piece of equipment or component shall be trended at the same time intervals and be presented in a maximum of two (2) separate two-dimensional formats with time being the vertical axis and field name being the horizontal axis. Data shall be forwarded in one of the following formats.
   1. Microsoft Excel Spreadsheet (.xls)
   2. Comma Separated Value (.csv or.txt), preferably with quotes delimiting text fields and # delimiting date/time fields.

E. Sample times indicated as COV mean that the changed parameter only needs to be recorded whenever the value changes by the amount listed. When output to the trend file, the latest recorded value shall be listed along with the time increment record. If the BAS does not have the capability to record based on COV, the parameter shall be recorded based on the time interval common to other point trends for the system.

F. Contractor shall provide the CxA with required passwords, phone numbers, IP addresses, etc. to allow the CxA access to the trend log data and allow downloading to a remote location. Contractor shall also provide step-by-step written instructions for accessing the data.

G. Trending Requirements: All I/O points on primary equipment shall be trended throughout the Commissioning process on 10 minute intervals for analog values and change-of-value for binary values. Trends shall include but are not necessarily limited to the following points:
   1. Outside air temperature
   2. Outside air relative humidity
   3. Outside air enthalpy
   4. Cooling tons
   5. All sensed hydronic temperatures
   6. All sensed air temperatures and relative humidity measurements on primary equipment
   7. All damper outputs on primary equipment
   8. All valve outputs on primary equipment
   9. All sensed fan volumes (flow) on primary equipment
   10. All inputs and outputs to VSDs
   11. Return (or exhaust) air temperature on each air handler
   12. All safety indications
   13. Status on all primary equipment
   14. All air and water pressures on primary equipment or systems
   15. Zone temperatures
   16. Natural gas flows
   17. Basically all points on primary equipment and selected sampling of terminal points unless approved otherwise

H. Trending used to document ongoing FPTs may be at a more frequent interval. Consult with the Commissioning Authority to determine the required intervals for Functional Performance Testing and modify intervals as required.

3.06 TREND GRAPHS

A. Trend graphs shall be used during Functional Performance Testing to facilitate and document testing. Contractor shall prepare controller and workstation software to display graphical format trends throughout the Acceptance Phase. Trend graphs shall demonstrate compliance with contract documents. Trended values and intervals shall be the same as those specified for the Functional Performance Tests.

B. Lines shall be labeled and shall be distinguishable from each other by using either different line types or different line colors.

C. Indicate engineering units of the y-axis values; e.g. degrees F., inches w.c., Btu/lb, percent wide open, etc.

D. The y-axis scale shall be chosen so that all trended values are in a readable range. Do not mix trended values on one graph if their unit ranges are incompatible.

E. Trend outside air temperature, humidity, and enthalpy during each period in which any other points are trended.

F. All points trended for one HVAC subsystem (e.g. air handling unit, chilled water system, etc.) shall be trended simultaneously and on a common trend period.

G. Each graph shall be clearly labeled with HVAC subsystem title, date, and times.

END OF SECTION

BID ALTERNATE