



**ORANGE COUNTY
ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT
100% BID DOCUMENTS**

**FOR
ORANGE COUNTY
CAPITAL PROJECTS
IOC II, 400 EAST SOUTH STREET
ORLANDO, FLORIDA 32801**

**BY
MATERN PROFESSIONAL ENGINEERING, INC.
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JUNE 24, 2015

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**ORANGE COUNTY
ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT
100% BID DOCUMENTS
JUNE 19, 2015**

DIVISION 01	GENERAL REQUIREMENTS
01 11 00	Summary of Work
01 25 00	Substitution Procedures
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 31 00	Project Management and Coordination
01 31 19	Project Meetings
01 73 29	Cutting and Patching
01 77 00	Closeout Procedures
01 78 00	Warranties and Bonds
01 91 00	General Commissioning Requirements
DIVISION 02	EXISTING CONDITIONS
02 41 13	Selective Demolition
DIVISION 03	CONCRETE – NOT USED
DIVISION 04	MASONRY – NOT USED
DIVISION 05	METALS – NOT USED
DIVISION 06	WOOD, PLASTICS, AND COMPOSITES – NOT USED
DIVISION 07	THERMAL AND MOISTURE PROTECTION
07 84 13	Penetration Firestopping
DIVISION 08	OPENINGS – NOT USED
DIVISION 09	FINISHES
09 51 13	Acoustical Panel Ceilings
DIVISION 10	SPECIALTIES – NOT USED
DIVISION 11	EQUIPMENT – NOT USED
DIVISION 12	FURNISHINGS – NOT USED
DIVISION 13	SPECIAL CONSTRUCTION – NOT USED
DIVISION 14	CONVEYING EQUIPMENT – NOT USED
DIVISIONS 15 THRU 20	– NOT USED
DIVISION 21	FIRE SUPPRESSION – NOT USED
DIVISION 22	PLUMBING – NOT USED
DIVISION 23	HEATING, VENTILATING, AND AIR CONDITIONING
23 00 10	HVAC Demolition
23 05 00	Common Work Results for HVAC Systems
23 05 10	Basic Materials and Methods for HVAC Systems
23 05 13	Motor Requirements for HVAC Equipment
23 05 17	Adjustable Frequency Drives
23 05 18	Control Wiring
23 05 19	Meters, Gages and Accessories for HVAC Piping
23 05 23	Valves for HVAC Piping
23 05 29	Hangers and Supports for HVAC Systems
23 05 48	Vibration and Seismic Controls for HVAC
23 05 53	Identification for HVAC Piping and Equipment
23 05 80	Air Control and Accessories

23 05 93 Testing, Adjusting and Balancing for HVAC
23 07 00 HVAC Insulation
23 09 00 Building Automation System
23 09 93 Sequence of Operations for HVAC Controls
23 21 13 Hydronic Piping
23 31 00 HVAC Ducts and Casings
23 31 01 Shop Fabricated Ductwork
23 33 00 Air Duct Accessories
23 41 00 Particulate Air Filtration
23 73 00 Packaged Air Handling Units

DIVISION 26 ELECTRICAL

26 01 00 Operation and Maintenance Manuals
26 01 03 Minor Electrical Demolition for Remodeling
26 01 05 Investigation of Existing Electrical Systems
26 05 00 Common Work Results
26 05 03 Equipment Wiring Systems
26 05 07 Submittals
26 05 09 Reference Standards and Regulatory Requirements
26 05 10 Electrical Symbols and Abbreviations
26 05 19 Building Wire and Cable
26 05 26 Grounding and Bonding
26 05 29 Hangers and Supports
26 05 33 Conduit
26 05 34 Outlet Boxes
26 05 35 Pull and Junction Boxes
26 05 53 Identification for Electrical Systems
26 08 03 Demonstration of Completed Electrical Systems
26 08 13 Tests and Performance Verification of Electrical System
26 27 16 Cabinets and Enclosures
26 27 26 Wiring Devices
26 28 19 Enclosed Disconnect Switches
26 29 13 Motor Control
26 41 13 Lightning Protection System
26 43 00 Surge Protective Devices

DIVISION 27 COMMUNICATIONS – NOT USED

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

28 31 00 Hardwire Fire Alarm Detection System (Extension of Existing)

DIVISIONS 29 THRU 48 – NOT USED

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 11 00
SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. When the titles such as Engineer, Project Engineer, or Owner are used throughout the specification, this implies Orange County as property owner and/or an officially appointed County Representative.

1.2 PROJECT DESCRIPTION

- A. Performance of all tasks specified in the contract documents shall be the responsibility of the contractor unless specified otherwise.

1.3 SCOPE OF WORK

- A. Summary Of Work:
 1. Replacement of existing RTU-3, RTU-4C, RTU-4E, and RTU-5E on upper roof.
 2. Replacement of existing Invensys Building Controls System on these RTUs with new DDC control system per Orange County standards. DDC will be an extension of the new JCI system.

1.4 CONTRACTOR RESPONSIBILITIES

- A. The contractor shall have all submittals approved by the Engineer and accepted by the Owner prior to the start of active construction.
- B. The contractor shall have all equipment and material onsite prior to the start of active construction.
- C. The contractor shall submit to the Owner prior to the project pre-construction meeting the following:
 - Schedule of Values
 - Construction Schedule
 - Submittal Schedule
 - Emergency Telephone List including subcontractors and suppliers
- D. The contractor shall field verify existing conditions of construction prior to start of active construction.
- E. The contractor shall coordinate with the Owner on the operation of the existing fire alarm system prior to the start of active construction. There shall be an action plan for the operation of the fire alarm system during construction submitted by the contractor to the Owner for acceptance. This action plan shall be in place prior to the start of active construction. Any false fire alarms that occur during construction and deemed by the Owner to be the fault of the contractor, the contractor shall pay all costs incurred from the local fire department for responding to a false alarm.
- F. The contractor is responsible for moving furniture and/or equipment if necessary to perform the work included in the contract. The contractor is responsible for placing the furniture and/or equipment back in its original location. The contractor is responsible for any damages to furniture, equipment, etc., which occur during construction. The contractor shall provide protection for floors, walls, furniture, equipment and any other items that may be subject to damage during the construction periods and will be required to repair or replace to original or better condition.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- G. The contractor shall coordinate with the Owner on the operation of the security alarm system prior to the start of active construction. The contractor shall submit an action plan for operation of the security alarm system during construction to the Owner for acceptance prior to start of active construction. This action plan shall be in place prior to the start of active construction. Any false security alarms that occur during construction and deemed by the Owner to be the fault of the contractor, the contractor shall pay all cost incurred from the local police and/or sheriff department for responding to a false alarm.
- H. The contractor shall take digital pictures or video of pre-existing conditions of the interior and exterior of the building prior to the start of active construction. Failure to provide digital pictures or video prior to start of construction places the responsibility on the Contractor to complete the necessary replacement, repairs, and/or cleaning as determined by the Owner, at no additional cost to the Owner. One CD copy of digital pictures or video of the existing site conditions shall be submitted to the Owner.
- I. The contractor shall at all times maintain daily cleanup of construction areas. Costs for work areas that are not cleaned by the contractor will be cleaned by the Owner and those costs shall be charged back to the contractor via change order.
- J. The contractor shall provide a construction schedule to the Owner's Project Manager prior to the pre-construction meeting.
- K. The contractor shall update the construction schedule weekly and submit it to the Owner's Project Manager for review.

1.5 WORK UNDER OTHER CONTRACTS

- A. Separate contracts may be issued to perform certain construction operations at the site. The contractor of this project will allow reasonable access and coordination to the other contractor/s.

1.6 WORK SEQUENCE

- A. The facility shall remain fully occupied and operational for the duration of the project. All indoor and outdoor work shall be performed during normal business hours during the week. Normal business hours are defined as 7:00 am to 5:00 pm, Monday through Friday. Material and equipment deliveries will be during normal business hours.

1.7 CONTRACTOR USE OF PREMISES

- A. General: During the construction period, the contractor shall have full use of the premises for construction operations, including use of the site. The contractor's use of the premises is limited only the Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of the project.
- B. General: Limited use of the premises to construction activities in areas indicated within the limit of the premises. The Contractor may only use portion(s) of the site for storage or work areas only with prior approval from Orange County Project Manager.
 - 1. Confine operations to areas within Contract limits indicated on the Drawings. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
 - 2. Keep driveways and entrances serving the premises clear and available to the Owner and the Owner's employees at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.
 - 3. Burial of Waste Materials: Do not dispose of organic and hazardous material on site, either by burial or by burning.
 - 4. Where appropriate, maintain the existing building in a watertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.
 - 5. Confine construction operations to the areas permitted by the contract documents and other

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Owner directives.

6. Provide protection and safekeeping of material and equipment stored on premises.
7. Contractor will move any stored material and equipment, which interfere with operations of the Owner or other contractors at no additional cost to the Owner..
8. Comply with Owner's requirements for ingress and egress procedures, prohibitions against firearms, procedures for transportation of workers, safety and fire prevention requirements and all applicable pollution control requirements. Refer to the following reference requirements:
 - a) Orange County Safety and Health Manual
<http://www.orangecountyfl.net/VendorServices/OrangeCountySafetyandHealthManual.aspx>
 - b) Orange County Policy Manual page 96 regarding Firearms
<http://www.orangecountyfl.net/portals/0/resource%20library/employment%20-%20volunteerism/Policy%20Manual.pdf>
9. Contractor to require all employees and subcontractors to wear non-objectionable clothing; prohibit revealing clothing and articles of clothing with offensive writings displayed. The contractor shall require offending personnel to leave the premises until such clothing is changed.
10. Contractor employees and subcontractors will not fraternize with County employees or the general public during the entire construction period.
11. Use of sound equipment (such as boom boxes, stereos, radios, etc.) is not allowed.
12. Contractor and their personnel shall abide to Orange County Tobacco free policy while on any Orange County property. This policy shall apply to building, parking lots, parks, break areas and worksites. Tobacco is defined as tobacco products, including but not limited to: Cigars, cigarettes, pipes, chewing tobacco and snuff. Failure to abide by the policy may result in civil penalties levied under Chapter 386, Florida Statutes and/or Contract enforcement remedies. Refer to the following documents:
 - a) Orange County Smoking Policy:
<http://www.orangecountyfl.net/Portals/0/resource%20library/employment%20-%20volunteerism/Employee%20Handbook.pdf>
13. Conduct that is disrespectful, abusive or otherwise objectionable to the Owners' employees or general public will not be allowed at any time during the construction period. Repetitive complaints and violations of the requirements listed above will be cause for dismissal and or permanent removal of offending personnel from the project.
14. Contractor to coordinate with the Owner the site location for storage of equipment, machinery, materials, tools and a construction waste dumpster.
15. Contractor shall at all times keep the premises free of all waste or surplus materials, rubbish and debris, which is caused by contractor employees or subcontractors resulting from their work. Contractor shall maintain a safe work environment to all building occupants during the construction period.

1.8 SECURITY AND IDENTIFICATION

- A. The building shall be secured from unwarranted entry at the end of each workday.
- B. All costs for background investigations will be Contractor's responsibility. The County shall have the right to request any additional investigative background information including, but limited to, the employment record, Right-To-Know records, E-Verify system records (if the Contractor uses this service as a means to determine employment eligibility, available through www.uscis.gov), training records, payroll records, position for which hired including site location of any personnel assigned to perform the services. The Contractor shall furnish, in writing, such information to the

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

extent allowed by law, prior to commencement of services. The County reserves the right to conduct its own investigation of any employee of the Contractor.

- C. Background Checks for the contractor's staff must be approved by Orange County's Security team prior to working in any County facility. Contractors are responsible for obtaining the necessary forms for background checks for work at Orange County. All contractor's staff background checks will be sent to the Orange County Project Manager for approval.
- D. For security purposes and to maintain privacy, please submit a FDLE Background Checks via e-mail the subject line of the email must contain the following ***EXEMPT***
- E. Orange County will inform the contractor of their Background Check results. Upon Background Check approval, the contractor's staff shall arrange an appointment with the Orange County staff to obtain a Orange County photo ID badge. An affidavit of Identity form (issued by the contractor) and a State of Florida ID or Drivers License will be required.
- F. Contractor's employees will not be allowed in Orange County facilities without completed and approved background investigations.
- G. Work hours will be scheduled around business activity. Business activity is considered to be Orange County office/administrative staff located in or adjacent to construction/renovation site or Orange County Clients renting convention space located in or adjacent to construction/renovation site.

1.9 OWNER OCCUPANCY

- A. Owner Occupancy: The Owner will be occupying the building during construction. Normal occupancy hours are 7:00 a.m. to 5:00 p.m. Monday through Friday. The contractor is to coordinate with the Owner's representative for areas in the building that work can be performed on during normal business hours. Work performed after normal business hours can be done provided the area where work is done is fully operational and back in original condition prior to beginning of the next business day. Such placing of equipment and partial occupancy shall not constitute acceptance of the total work.
 - 1. A Certificate of Substantial Completion will be executed for each specific portion of the Work to be occupied prior to Owner occupancy.
 - 2. Obtain a Certificate of Occupancy from local building officials prior to Owner occupancy.
 - 3. Prior to partial Owner occupancy, mechanical and electrical systems shall be fully operational. Required inspections and tests shall have been successfully completed. Upon occupancy, the Owner will provide operation and maintenance of mechanical and electrical systems in occupied portions of the building.

1.10 DISTRIBUTION OF RELATED DOCUMENTS

- A. The Contractor is solely responsible for the distribution of ALL related documents/drawings to ALL appropriate vendors/subcontractors to ensure proper coordination of all aspects of the project and its related parts during bidding and construction.

1.11 CONTRACT DOCUMENT FILE

- A. Copies of the Contract Documents, Plans, Specifications, Addenda, Change Orders, Engineers Supplemental Instructions, approved Shop Drawings, Substitution Acceptances, etc. shall be placed and maintained at the project site by the Contractor throughout the entire contract period. These said documents shall be filed in a manner that allows for ease of retrieval. Documents shall be made available to the Engineer and the County's representatives throughout this same period.

PART 2 - PRODUCTS

2.1 ASBESTOS FREE MATERIAL

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Contractor shall provide a written and notarized statement on company letterhead(s) to certify and warrant that ONLY ASBESTOS FREE MATERIALS AND PRODUCTS were provided AS REQUIRED BY THE Engineer. Such statement shall be submitted with the final payment request. Final payment shall not be made until such statement is submitted. Contractor agrees that if materials containing asbestos are subsequently discovered at any future time to have been included in the construction, the Contractor shall be liable for all costs related to the redesign or modification of the construction of the project so that materials containing asbestos are removed from the facility. If construction has begun or has been completed pursuant to a design that includes asbestos containing materials, the Contractor shall also be liable for all costs related to the abatement of such asbestos.

PART 3 - EXECUTION (Not applicable).

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 25 00
SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for handling request for substitutions made during bidding and after award of the Contract.
- B. The Contractor's Installation Schedule and the Schedule of Submittals are included under Section "Submittal Procedures".

1.3 DEFINITIONS

- A. Definitions used in this Article are not intended to change or modify the meaning of other terms used in the Contract Documents.
- B. Substitutions: The Contract will be awarded based on the design, methods, materials and/or equipment as addressed in the Contract Drawings and/or described in the Contract Specifications, without any consideration for substitution or "or-equal" replacement. Addressing, describing or naming an item is intended to establish the type, function, characteristics and quality required in order to establish a base for bidding.
 - 1. Within thirty (30) days after Contract award, the Contractor may submit for approval substitutes for any equipment and/or material. In addition to the product documents, a written certification shall accompany the documentation indicating that the proposed substitute will have the same characteristics, will perform in accordance with the design requirements and that complies with all the requirements set for in the Contract. Any additional information required by the Owner or County Representative shall be provided by the Contractor. Rejection of any proposed substitute will be considered final and the Contractor shall not get into any agreement with manufacturers or providers until the submittal has been finally approved.
 - 2. The submission of this documentation shall follow the requirements set quality required in order to establish a base for bidding.

1.4 SUBMITTALS

- A. Substitution Request Submittal: Request for substitution will be considered if received within thirty (30) days after contract award. As long as this time allowance will not impact the construction schedule.
 - 1. Submit three (3) copies of each request for substitution for consideration. Submit requests in the form and in accordance with procedures required for Change Order proposals.
 - 2. Identify the product, or the fabrication or installation method to be replaced in each request. Include related Specification Section and Drawing numbers. Provide complete documentation showing compliance with the requirements for

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

substitution, and the following information, as appropriate:

- a. Product Data, including Drawings, and descriptions of products, fabrication and installation procedures.
 - b. Samples, where applicable or requested.
 - c. A detailed comparison of significant qualities of the proposed substitution with those of the Work specified. Significant qualities may include elements such as size, weight, durability, performance and visual effect.
 - d. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by the Owner and separate Contractors that will become necessary to accommodate the proposed substitution.
 - e. A statement indicating the substitution's effect on the Contractor's construction schedule compared to the schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
 - f. Cost information, including a proposal of the net change, if any in the Contract Sum.
 - g. Certification by the Contractor that the Substitution proposed is equal-to or better in every significant respect to that required by the Contract Documents, and that it will perform adequately in the application indicated. Include the contractor's waiver of rights to additional payment or time that may subsequently become necessary because of the failure of the substitution to perform adequately.
3. Engineer's Action: Within two weeks of receipt of the request for substitution, the Engineer will request additional information or documentation necessary for evaluation of the request if needed. Within two (2) weeks of receipt of the request, or one week of receipt of the additional information or documentation, whichever is later, the Engineer will notify the Contractor of acceptance or rejection of the proposed substitution. If a decision on use of a proposed substitute cannot be made or obtained within the time allocated, use the project specified by name. Decision on the use of a product substitution or its rejection by the Engineer is considered final. Acceptance will be in the form of a Change Order.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

- A. Conditions: The Contractor's substitution request will be received and considered by the Engineer when one or more of the following conditions are satisfied, as determined by the Engineer; otherwise request will be returned without action except to record noncompliance with these requirements.
1. Extensive revisions to Contract Documents are not required.
 2. Proposed changes are in keeping with the general intent of Contract Documents.
 3. The request is timely, fully documented and properly submitted.
 4. The specified product or method of construction cannot be provided within the Contract Time. The request will not be considered if the product or method cannot be provided as a result of failure to pursue the work promptly or coordinate activities properly.
 5. The specified product or method of construction cannot receive necessary approval by a governing authority, and the requested substitution can be approved.
 6. A substantial advantage is offered to the Owner, in terms of cost, time, energy

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

conservation or other considerations of merit, after deducting offsetting responsibilities the Owner may be required to bear. Additional responsibilities for the Owner may include additional compensation to the Engineer for redesign and evaluation services, increased cost of other construction by the Owner or separate Contractors, and similar consideration.

7. The specified product or method of construction cannot be provided in a manner that is compatible with other materials, and where the Contractor certifies that the substitution will overcome the incompatibility.
 8. The specified product or method of construction cannot be coordinated with other materials, and where the Contractor certifies that the proposed substitution can be coordinated.
 9. The specified product or method of construction cannot provide a warranty required by the Contract Documents and where the Contractor certifies that the proposed substitution provide the required warranty.
- B. The Contractor's submittal and Project Manager's acceptance of Shop Drawings, Product Data or Samples that relate to construction activities not complying with the Contract Documents does not constitute an acceptable or valid request for substitution, nor does it constitute approval.
- C. Substitution request constitutes a representation that the Contractor:
1. Has investigated proposed product and determined that it meets or exceeds, in all respects, specified product.
 2. Will provide the same warranty for substitution as for specified product.
 3. Will coordinate installation and make other changes which may be required for work to be complete in all respects.
 4. Waives claims for additional costs which may subsequently become apparent. All costs associated with the substitution will be paid by the Contractor regardless of approvals given, and regardless of subsequent difficulties experienced as a result of substitutions.

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 26 00

CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This section specifies administrative and procedural requirements for handling and processing Contract modifications.
- B. Related Sections: The following sections contain requirements that relate to this section:
 - 1. Division 1 Section 01 25 00 Substitution Procedures for administrative procedures for handling requests for substitutions made after award of the Contract.
 - 2. Division 1 Section 01 29 00 Payment Procedures for administrative procedures governing applications for payment.
 - 3. Division 1 Section 01 33 00 Submittals for requirements for the Contractor's Construction Schedule.

1.3 MINOR CHANGES IN THE WORK

- A. Supplemental instructions authorizing minor changes in the work, not involving an adjustment to the Contract Sum or Contract Time, will be issued by the Project Manager.

1.4 CHANGE ORDER PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Proposed changes in the work that will require adjustment to the Contract Sum or Contract Time will be issued by the Project Manager, with a detailed description of the proposed change and supplemental or revised Drawings and Specifications, if necessary.
 - 1. Proposal requests issued by the Project Manager are for information only. Do not consider them instruction either to stop work in progress, or to execute the proposed change.
 - 2. Unless otherwise indicated in the proposal request, within 7 days of receipt of the proposal request, submit to the Project Manager from the Owner's review, an estimate of cost necessary to execute the proposed change.
 - a. Include a list of quantities of products to be purchased and unit costs, along with the total amount of purchases to be made. Where requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include a statement indicating the effect the proposed change in the work will have on the Contract Time.
 - d. Contractor and subcontractors will provide a complete detailed labor and material breakdown to justify change order request amount.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. Contractor-Initiated Change Order Proposal Requests: When latent or other unforeseen conditions in mutual accord with the Owner Representatives findings require modifications to the Contract, the Contractor may propose changes by submitting a request for a change to the Engineer.
1. Include a statement outlining the reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and Contract Time.
 2. Include a list of quantities of products to be purchased and unit costs along with the total amount of purchases to be made. Where requested, furnish survey data to substantiate quantities.
 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 4. Comply with requirements in Section 012500 "Substitution Procedures" - if the proposed change in the work requires that substitution of one product or system for a product or system not specified.
 5. Contractor and subcontractors will provide a complete detailed labor and material breakdown to justify change order request amounts.
- C. Proposal Request Form: Project Manager will transfer the information to the appropriate forms for approval. Use AIA Document G 709 for Change Order Proposal Requests.
- D. Proposal Request Form: Use forms provided by the Owner for Change Order Proposals.

1.5 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: When the Owner and Contractor are not in total agreement on the terms of a Change Order Proposal Request, the Project Manager may issue a Construction Change Directive instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
1. The Construction Change Directive will contain a complete description of the change in the Work and designate the method to be followed to determine change in the Contract Sum or Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
1. After completion of the change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

1.6 CHANGE ORDER PROCEDURES

- A. Upon the Owner's approval of a Change Order Proposal Request, the Project Manager will issue a Change Order for signatures of the Owner and Contractor on County's Change Order form, as provided in the Conditions of the Contract.

PART 2 - PRODUCTS (Not Applicable)
PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 26 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 29 00
PAYMENT PROCEDURES

PART I - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements governing the Contractor's Applications for Payment.
- B. The Contractor's Construction Schedule and Submittal Schedule are included in Section 01 33 00 – "SUBMITTAL PROCEDURES".

1.3 SCHEDULE OF VALUES

- A. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.
 - 1. Submit the Schedule of Values to the Owner at the earliest feasible date, but in no case later than Preconstruction Meeting.
 - 2. Sub-Schedules: Where the Work is separated into phases that require separately phased payments, provide sub-schedules showing values correlated with each phase of payment.
- B. Format and Content: Use the Project Manual Table of Contents as a guide to establish the format for the Schedule of Values.
 - 1. Identification: Include the following project identification on the Schedule of Values:
 - a. Project name and location.
 - b. Name of the Engineer
 - c. Project Number
 - d. Contractor's name and address
 - e. Date of submittal
 - 2. Arrange the Schedule of Values in a tabular form with separate columns to indicate the following for each item listed:
 - a. Generic name
 - b. Related Specification Section
 - c. Change Orders (numbers) that have affected value
 - d. Dollar Value
 - e. Percentage of Contract Sum to the nearest one-hundredth percent, adjusted to total 100 percent
 - 3. Provide a breakdown of the Contract Sum in sufficient detail to facilitate continued evaluation of Applications for Payment and progress reports. Break principal subcontract amounts down into several line items:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. A value will be given for at least every major specification section (subsections can logically be grouped together).
 - b. A single material subcontractor will not be required to be broken down into labor and material unless it is anticipated the materials will be stored and invoiced prior to installation.
 - c. All multiple item subcontracts or work items (i.e. mechanical, electrical items, etc.) will be shown broken down at least in labor and material (all taxes, burden and overhead and profit included).
 - d. Mobilization (move-on, bond, insurance, temporary office and sanitary service installation) shall not exceed 2 1/2% of contract price.
 - e. For multi-story work all items broken down per floor.
 - f. HVAC: Typically shown per specification section, labor and material, per floor.
 - g. Electrical: same as HVAC.
 - h. Logical grouping of specification subsections are permitted.
4. Round amounts off the nearest whole dollar, the total shall equal the Contract Sum.
 5. For each part of the Work where an Application for Payment may include materials or equipment, purchased or fabricated and stored, but not yet installed, provide separate line items on the Schedule of Values for initial cost of the materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
 6. Margins of Cost: Show line items for indirect costs, and margins on actual costs, only to the extent that such items will be listed individually in Applications for Payment. Each item in the Schedule of Values and Applications for Payment shall be complete including its total cost and proportionate share of general overhead and profit margin.
 - a. At the Contractor's option, temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown as separate line items in the Schedule of Values or distributed as general overhead expense.
 7. Schedule Updating: Update and resubmit the Schedule of Values when Change Orders or Construction Change Directives result in a change in the contract sum.

1.4 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as reviewed by the Owner's representative and paid for by the Owner.
 1. The initial Application for Payment, the Application for Payment at time of Substantial Completion, and the Final Application for Payment involve additional requirements. See items G, I, J and K of this section.
- B. Payment Application Times: The period of construction work covered by each Application of Payment is the period indicated in the Agreement.
- C. Payment Application Forms: Use the County's most updated form as the form for Application for Payment. Form given at the Preconstruction Conference.
- D. Application Preparation: Complete every entry on the form, including notarization and execution by person authorized to sign legal documents on behalf of the Owner. Incomplete applications will be returned without action.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions have been made.
 2. Include amounts of Change Orders and Construction Change Directives issued prior to the last day of the construction period covered by the application.
- E. Transmittal: Submit four (4) original executed copies of each Application for Payment to the Project Manager by means ensuring receipt within 24 hours; one copy shall be complete, including waivers of lien and similar attachments, when required.
1. Transmit each copy with a transmittal form listing attachments, and recording appropriate information related to the application in a manner acceptable to the Project Manager.
- F. Waivers of Mechanics Lien: With each Application for Payment submit waivers of mechanics liens from subcontractors of sub-subcontractors and suppliers for the construction period covered by the previous application.
1. Submit partial waivers on each item for the amount requested, prior to deduction for retainage on each item.
 2. When an application shows completion of an item, submit final or full waivers.
 3. The Owner reserves the right to designate which entities involved in the work must submit waivers.
 4. List all Subcontractor's start and finish dates to substantiate any Notice to Owner received by the Project Manager.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of the first Application for Payment include the following:
1. List of principal subcontractors
 2. List of principal suppliers and fabricators
 3. Schedule of Values
 4. Approved Contractor's Construction Schedule (preliminary if not final)
 5. Schedule of principal products
 6. Schedule of unit prices (if applicable)
 7. Submittal schedule (preliminary if not final)
 8. List of Contractor's staff assignments
 9. List of Contractor's principal consultants
 10. Copies of building permits for trades requiring separate permits
 11. Copies of authorizations and licenses from governing authorities for performance of the Work
 12. Initial progress report
 13. Report of Pre-construction Meeting
 14. Initial settlement survey and damage report, (if required)
 15. Listing of all long lead procurement items monthly applications for payment will be accompanied with updated schedule and review of as-built drawings
- H. Interim Application for Payment: Payment will be processed once a month. No applications will be processed without receipt of previous months waiver of lien described in subsection F above. Payment for item will be based on percentage completed as determined and approved by the County Project Manager or invoice for stored materials. Retainage (5%) will be held for all interim applications.
- I. Application for Payment at Substantial Completion: Following issuance of the Certificate of Substantial Completion, submit an Application for Payment; this application shall reflect any Certificates of Partial Substantial Completion issued previously for Owner

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

occupancy of designated portions of the Work. Application shall also include all items listed in Part H. above.

J. Administrative actions and submittals that shall proceed or coincide with Substantial Completion Payment. Substantial Completion as defined per General Conditions Section "F" application include:

1. Occupancy permits and similar approvals
2. Warranties (guarantees) and maintenance agreements
3. Test/adjust/balance records
4. Maintenance instructions
5. Start-up performance reports
6. Change-over information related to Owner's occupancy, use, operation and maintenance
7. Final cleaning
8. Application for reduction of retainage, and consent of surety
9. List of incomplete Work, recognized as exceptions to Project Manager's Certificate of Substantial Completion

K. Final Payment Application: Administrative actions and submittals which must precede or coincide with submittal of the final payment. Application for Payment includes the following:

1. Completion of Project Close-Out requirements
2. Completion of items specified for completion after Substantial Completion
3. Assurance that unsettled claims will be settled
4. Assurance that all work has been completed and accepted
5. Proof that taxes, fees and similar obligations have been paid
6. Removal of temporary facilities and services
7. Removal of surplus materials, rubbish and similar elements
8. Change of door locks to Owner's access
9. Submission of all close-out documents. Refer to Section 017700.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 29 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 31 00
PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and supervisory requirements necessary for project coordination including, but not necessarily limited to:
 - 1. Coordination
 - 2. Administrative and supervisory personnel
 - 3. General installation provisions
 - 4. Cleaning and protection
- B. Progress meetings, coordination meetings and Pre-installation conferences are included in Section 01 31 19 "Project Meetings".
- C. Requirements for the Contractor's Construction Schedule are included in Section 01 33 00 "Submittal Procedures".

1.3 COORDINATION

- A. Coordination: Coordinate construction activities included under various Sections of these Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations included under different Sections of the Specification that are dependent upon each other for proper installation, connection, and operation.
 - 1. Where installation of one part of the Work is dependent on installation of other components, either before or after its own installation, schedule construction activities in the sequence required to obtain the best results.
 - 2. Where availability of space is limited, coordinate installation of different components to assure maximum accessibility for required maintenance, service and repair.
 - 3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Where necessary, prepare memoranda for distribution to each party involved outlining special procedures required for coordination. Include such items as required: notices, reports, and attendance at meetings.
 - 1. Prepare similar memoranda for the Owner and separate Contractors where coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
 - 1. Preparation of Schedules
 - 2. Installation and removal of temporary facilities
 - 3. Delivery and processing of submittals
 - 4. Progress meetings
 - 5. Project close-out activities

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
 - 1. Salvage materials and equipment (if any) involved in performance of, but not actually incorporated in, the Work.
- E. Lack of coordination as specified in this and other sections of the contract documents are in grounds for assessment of back charges and/or termination in order to remediate the situation.

1.4 SUBMITTALS

- A. Coordination Drawings: Prepare and submit coordination Drawings where close and careful coordination is required for installation of products and materials fabricated off-site by separate entities, and where limited space availability necessitates maximum utilization of space for efficient installation of different components.
 - 1. Show the interrelationship of components shown on separate Shop Drawings.
 - 2. Indicate required installation sequences.
 - 3. Comply with requirements contained in Section "Submittals".
- B. Staff Names: At the Preconstruction Conference submit a list of the Contractor's principal staff assignments, including the Superintendent and other personnel in attendance at the site; identify individuals, their duties and responsibilities; list their addresses and telephone numbers.
 - 1. Post copies of the list in the project meeting room, the temporary field office, and each temporary telephone.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 GENERAL INSTALLATION PROVISIONS

- A. Inspection of Conditions: Require the Installer of each major component to inspect both the substrate and conditions under which work is to be performed. Do not proceed until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Manufacturer's Instructions: Comply with manufacturer's installation instructions and recommendations, to the extent that those instructions and recommendations are more explicit or stringent than requirements contained in Contract Documents.
- C. Inspect materials or equipment immediately upon delivery and again prior to installation. Reject damaged and defective items.
- D. Provide attachment and connection devices and methods necessary for securing work. Secure work true to line and level. Allow for expansion and building movement.
- E. Visual Effects: Provide uniform joint widths in exposed work. Arrange joints in exposed work to obtain the best visual effect. Refer questionable choices to Project Manager for final decision.
- F. Recheck measurements and dimensions, before starting each installation.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- G. Install each component during weather conditions and Project status that will ensure the best possible results. Isolate each part of the completed construction from incompatible material as necessary to prevent deterioration.
- H. Coordinate temporary enclosures with required inspections and tests, to minimize the necessity of uncovering completed construction for that purpose.
- I. Mounting Heights: Where mounting heights are not indicated, install individual components at standard mounting heights recognized within the industry for the particular application indicated. Refer questionable mounting height decisions to the Project Manager for final decision.

3.2 CLEANING AND PROTECTION

- A. During handling and installation, clean and protect construction in progress and adjoining materials in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- B. Clean and maintain completed construction as directed by the Project Manager and as frequently as necessary to ensure its integrity and safety through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- C. Limiting Exposures: Supervise construction activities to ensure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period. Where the applicable, such exposures include, but are not limited to, the following:
 - 1. Excessive static or dynamic loading
 - 2. Excessively high or low temperatures
 - 3. Excessively high or low humidity
 - 4. Air contamination or pollution
 - 5. Water
 - 6. Solvents
 - 7. Chemicals
 - 8. Soiling, staining and corrosion
 - 9. Rodent and insect infestation
 - 10. Combustion
 - 11. Destructive testing
 - 12. Misalignment
 - 13. Excessive weathering
 - 14. Unprotected storage
 - 15. Improper shipping or handling
 - 16. Theft
 - 17. Vandalism

END OF SECTION 01 31 00

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 31 19
PROJECT MEETINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for project meetings including but not limited to:
1. Pre-Construction Conference
 2. Pre-Installation Conference
 3. Coordination Meetings
 4. Progress Meetings
- B. Construction schedules are specified in Section 01 33 00 - Submittal Procedures.

1.3 PRE-CONSTRUCTION CONFERENCE

- A. Schedule a pre-construction conference and organizational meeting at the project site or other convenient location no later than 20 days after execution of the agreement and prior to commencement of construction activities. Conduct the meeting to review responsibilities and personnel assignments.
- B. Attends: The County's Representative, the Contractor and its superintendent, major subcontractors, manufacturers, suppliers and other concerned parties shall each be represented at the conference by persons familiar with and authorized to conclude matters relating to the work.
- C. Agenda: Discuss items of significance that could affect progress including such topics as:
1. Tentative construction schedule
 2. Critical Work sequencing and/coordinating
 3. Designation of responsible personnel
 4. Procedures for processing field decisions and Change Orders
 5. Procedures for processing Applications for Payment
 6. Distribution of Contract Documents
 7. Submittal of Shop Drawings, Product Data and Samples
 8. Preparation of record documents
 9. Use of the Premises
 10. Office, Work and storage areas
 11. Equipment deliveries and priorities
 12. Safety procedures
 13. First aid
 14. Security
 15. Housekeeping
 16. Working hours
- D. Contractor must submit at the time of the meeting at least the following items:
1. Schedule of Values

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Listing of key personnel including project superintendent and subcontractors with their addresses, telephone numbers, and emergency telephone numbers.
3. Preliminary Construction Schedule
4. Submittal Schedule

1.4 PRE-INSTALLATION CONFERENCE

- A. Conduct a Pre-installation conference at the site before each construction activity that requires coordination with other construction. The Installer and representatives of manufacturers and fabricators involved in or affected by the installation, and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise at least 48 hours in advance the Project Manager of scheduled meeting dates.
 1. Review the progress of other construction activities and preparations for the particular activity under consideration at each pre-installation conference, including requirements for:
 - a. Contract Documents
 - b. Options
 - c. Related Change Orders
 - d. Purchases
 - e. Deliveries
 - f. Shop Drawings, Product Data and Quality Control Samples
 - g. Possible conflicts
 - h. Compatibility problems
 - i. Time schedules
 - j. Weather limitations
 - k. Manufacturer's recommendations
 - l. Comparability of materials
 - m. Acceptability of substrates
 - n. Temporary facilities
 - o. Space and access limitations
 - p. Governing regulations
 - q. Safety
 - r. Inspection and testing requirements
 - s. Required performance results
 - t. Recording requirements
 - u. Protection
 2. Record significant discussions and agreements and disagreements of each conference along with and approved schedule. Distribute the record of the meeting to everyone concerned promptly including the Owner and Engineer.
 3. Do not proceed if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of Work and reconvene the conference at the earliest feasible date.

1.5 COORDINATION MEETINGS

- A. Conduct project coordination meeting at weekly intervals on day and time as established by the Project Manager or more frequently, if necessary convenient for all parties involved. Project coordination meetings are in addition to specific meetings held for other purposes, such as regular progress meetings and special pre-installation meetings.
- B. Request representation at each meeting by every party currently involved in coordination or planning for the construction activities involved, to include subcontractors and

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

representatives.

- C. Contractor shall record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

1.6 PROGRESS MEETINGS

- A. Conduct progress meetings at the Project site at bimonthly intervals or more frequently if necessary as directed by the Project Manager. Notify the Owner at least 48 hours in advance of scheduled meeting time and dates. Coordinate dates of meetings with preparation of the payment request.
- B. Attendees: In addition to representatives of the Owner and Engineer, each subcontractor, supplier or other entity concerned with current progress of involved in planning, coordination or performance of future activities with the project and authorized to conclude matters relating to progress.
- C. Agenda: Review and correct or approve minutes of the previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to the current status of the Project.
 - 1. Contractor's Construction Schedule: Review progress since the last meeting. Determine where each activity is in relation to the Contractor's Construction Schedule, whether on time, ahead, or behind schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 2. Review the present and future needs of each entity present, including such items as:
 - a. Interface requirements
 - b. Time
 - c. Sequences
 - d. Deliveries
 - e. Off-site fabrication problems
 - f. Access
 - g. Site utilization
 - h. Temporary facilities and services
 - i. Hours of work
 - j. Hazards and risks
 - k. Housekeeping
 - l. Quality and work standards
 - m. Change Orders
 - n. Documentation of information for payment requests.
- D. Reporting: No later than 3 days after each progress meeting date, distribute copies of minutes of the meeting to each party present and to other parties who should have been present. Include a brief summary, in narrative form, or progress since the previous meeting and report.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 31 19

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 33 00
SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for submittals required for performance of the Work, including:

1. Contractor's Construction Schedule
2. Submittal Schedule
3. Daily Construction Reports
4. Shop Drawings
5. Product Data
6. Samples

- B. Administrative Submittals: Refer to other Division 01 Sections and other Contract Documents for requirements for administrative submittals. Such submittals include, but are not limited to:

1. Permits
2. Applications for Payment
3. Performance and Payment Bonds
4. Insurance Certificates
5. List of Subcontractors with start and finish dates (update as necessary)
6. Schedule of Values
7. Construction Schedule

- C. The Schedule of Values submittal is included in Section 012900 "Payment Procedures".

1.3 ELECTRONIC SUBMITTAL PROCEDURES

- A. General: Submittals shall be submitted electronically directly to the Engineer from the General/Mechanical/Electrical Contractor.

1. **All shop drawings and other submittals as specified herein, shall be submitted in electronic format.** All electronic CAD generated drawings shall be in Acrobat PDF format and all product data or other information shall be submitted in Acrobat PDF format. Coordinate with Engineer prior to submitting. All electronic submittals shall be posted to the Engineer's FTP site. Information regarding the username and password shall be distributed to all parties prior to the pre-construction meeting.

- B. Electronic copies of CAD drawings made from the Construction/Contract Documents will not be provided by Engineer without a written indemnification. Indemnification form will be provided by the Engineer at Pre-Construction Meeting to the General/Mechanical/Electrical Contractor upon written request.

- C. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

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 elements of the Work so processing will not be delayed by the need to review submittals concurrently for coordination.
 - a. The Project Manager reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
 3. Processing: Allow sufficient review time so that installation will not be delayed as a result of the time required to process submittals, including time for resubmittals.
 - a. Allow two weeks for initial review. Allow additional time if processing must be delayed to permit coordination with subsequent submittals. The Project Manager will promptly advise the Contractor when a submittal being processed must be delayed for coordination.
 - b. If an intermediate submittal is necessary, process the same as the initial submittal.
 - c. Allow two weeks for reprocessing each submittal.
 - d. No extension of Contract Time will be authorized because of failure to transmit submittals to the Engineer sufficiently in advance of the Work to permit processing.
- D. Identification: Place a permanent label or title block on each submittal 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 Engineer.
 3. Include the following information on label for processing and recording action taken:
 - a. Project name.
 - b. Date.
 - c. Name and address of Engineer.
 - d. Name and address of Contractor.
 - e. Name and address of subcontractor.
 - f. Name and address of supplier.
 - g. Name of manufacturer.
 - h. 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., 221116.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., 221116.01.A).
 - 2) Where multiple products are shown, highlight/circle or identify product intended to be used
 - i. Number and title of appropriate Specification Section.
 - j. Drawing number and detail references, as appropriate.
 - k. Location(s) where product is to be installed, as appropriate.
 - l. Other necessary identification.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- E. Contractor shall be responsible for cost of re-review of rejected submittals, shop drawing, etc. Costs for re-review shall be reimbursed to the County by deducting the cost from the Contractors monthly progress payments. Costs to be determined by applying the consultants standard billing rates, plus 10% handling by the County.
- F. Substitution request to specified products will be made within 30 days of Notice to Proceed. After the 30 day period, no requests for substitutions from the Contractor will be considered.
 - 1. Substitution submitted within the first 30 days will have product data from specified and requested substitute submitted together and demonstrate better quality, cost savings if of equal quality, or show benefit to the County for excepting the substitute.
- G. Once electronic submittals are approved or approved as noted, they will be transmitted to the owner.

1.4 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Critical Path Method (CPM) Schedule: Prepare a fully developed, horizontal bar-chart type Contractor's construction schedule.
 - 1. Provide a separate time bar for each significant construction activity. Provide a continuous vertical line to identify the first working day of each week. Use the same breakdown of units of the work as indicated in the Schedule of Values.
 - 2. Within each time bar, indicate estimated completion percentage in 10 percent increments. As work progresses, place a contrasting mark in each bar to indicate Actual Completion.
 - 3. Prepare the schedule on a sheet, series of sheets, stable transparency, or other reproducible media, of sufficient width to show data for the entire construction period.
 - 4. Secure time commitments for performing critical elements of the work from parties involved. Coordinate each element on the schedule with other construction activities; include minor elements involved in the sequence of the work. Show each activity in proper sequence. Indicate graphically sequences necessary for completion of related portions of the work.
 - 5. Coordinate the Contractor's construction schedule with the schedule of values, list of subcontracts, submittal schedule, progress reports, payment request and other schedules.
 - 6. Indicate completion in advance of the date established for Substantial Completion. Indicate Substantial Completion on the schedule to allow time for the Engineer's procedures necessary for certification of Substantial Completion.
- B. Phasing: Provide notations on the schedule to show how the sequence of the work is affected by requirements for phased completion to permit work by separate Contractors and partial occupancy by the Owner prior to Substantial Completion.
- C. Work Stages: Indicate important stages of construction for each major portion of the work, including testing and installation.
- D. Area Separations: Provide a separate time bar to identify each major construction area for each major portion of the work. Indicate where each element in an area must be sequenced or integrated with other activities.
- E. Cost Correlation: At the head of the schedule, provide a two item cost correlation line, indicating precalculated and actual costs. On the line show dollar-volume of work performed as the dates used for preparation of payment requests.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Refer to Section Applications for Payment for cost reporting and payment procedures.
- F. Distribution: Following response to the initial submittal, print and distribute copies to the Engineer, Owner, subcontractors, and other parties required to comply with scheduled dates. Post copies in the project meeting room and temporary field office.
 1. When revision are made distribute to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in construction activities.
- G. Schedule Updating: Revise the schedule monthly or activity, where revisions have been recognized or made. Issue the updated schedule concurrently monthly pay request.

1.5 SUBMITTAL LOG

- A. After development and acceptance of the Contractor's construction schedule, prepare a complete log of submittals.
 1. Coordinate submittals log with the list of subcontracts, schedule of values and the list of products as well as the Contractor's construction schedule.
 2. Prepare the log in chronological order; include all submittals required. Provide the following information:
 - a. Scheduled date for the first submittal
 - b. Related Section number
 - c. Submittal category
 - d. Name of subcontractor
 - e. Description of the part of the work covered
 - f. Scheduled date for resubmittal
 - g. Scheduled date for the Engineer's final release or approval.
 3. All submittals must be received within the first 25% of contract time.
- B. Distribution: Following response to initial submittal, print and distribute copies to the Project Manager, subcontractors, and other parties required to comply with submittal dates indicated. Post copies in the project meeting room and field office.
 1. When revisions are made, distribute to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in construction activities.
- C. Log Updating: Revise the log after each meeting or activity, where revisions have been recognized or made. Issue the updated schedule concurrently with report of each meeting.

1.6 DAILY CONSTRUCTION REPORTS

- A. Prepare a daily construction report, recording the following information concerning events at the site; and submit duplicate copies to the Project Manager at weekly intervals:
 1. List of subcontractors at the site
 2. Approximate count of personnel at the site
 3. High and low temperatures, general weather conditions
 4. Accidents and unusual events

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. Meetings and significant decisions
6. Stoppages, delays, shortages, losses
7. Meter readings and similar recordings
8. Emergency procedures
9. Orders and requests of governing authorities
10. Change Orders received, implemented
11. Services connected, disconnected
12. Equipment or system tests and start-ups
13. Partial completions, occupancies
14. Substantial Completions authorized

1.7 SHOP DRAWINGS

- A. Submit newly prepared information, drawn to accurate scale. Highlight, encircle, or otherwise indicate deviations from the Contract Documents. Do not reproduce Contract Documents or copy standard information as the basis of Shop Drawings. Standard information prepared without specific reference to the Project is not considered a Shop Drawings and will be rejected.
- B. Shop Drawings include fabrication and installation drawings, setting diagrams, schedules, patterns, templates and similar drawings. Include the following information:
 1. All required dimensions
 2. Identification of products and materials included
 3. Compliance with specified standards
 4. Notation of coordination requirements
 5. Notation of dimensions established by field measurement
 6. Electronic Sheet Size: Except for templates, patterns and similar full-size Drawings on electronic PDFs of at least 8" x 11" but no larger than 24" x 36".
 7. Number of Copies: Submit one (1) electronic copy of each submittal to the County's Representative, unless copies are required for operation and maintenance manuals. Submit one (1) electronic copy where copies are required for operation and maintenance manuals. Engineer will retain one (1) electronic copy. Mark up and retain one returned electronic copy as a Project Record Drawing.
 8. Submit one (1) hard copy once approved for legal seal stamping if needed at jobsite. Coordinate with Engineer and County's Representative.
 9. Do not use Shop Drawings without an appropriate final stamp indicating action taken in connections with construction.
- C. Coordination drawings are a special type of Shop Drawing that show the relationship and integration of different construction elements that require careful coordination during fabrication or installation to fit in the space provided or function as intended.
 1. Preparation of coordination Drawings is specified in section Project Coordination and may include components previously shown in detail on Shop Drawings or Product Data.
 2. Submit coordination Drawings for integration of different construction elements. Show sequence and relationships of separate components to avoid any conflict including conflicts in use of space.
 3. Contractor is not entitled to additional payments due to lack of compliance with this Section.

1.8 PRODUCT DATA

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Collect Product Data into a single submittal for each element of construction or system. Product Data includes printed information such as manufacturer's installation instructions, catalog cuts, standard color charts, roughing-in diagrams and templates, standard wiring diagrams and performance curves. Where Product Data must be specially prepared because standard printed data is not suitable for use, submit as "Shop Drawing".
1. Mark each copy to show applicable choices and options. Where printed Product Data includes information on several products, some of which are not required, mark copies to indicate the applicable information. Include the following information:
 - a. Manufacturer's printed recommendations
 - b. Compliance with recognized trade association standards
 - c. Compliance with recognized testing agency standards
 - d. Application of testing agency labels and seals
 - e. Notation of dimensions verified by field measurement
 - f. Notation of coordination requirements
 - g. Manufacturers local representative and phone number.
 2. Do not submit Product Data until compliance with requirements of the Contract Documents has been confirmed.
 3. Preliminary Submittal: Submit a preliminary single-copy of Product Data where selection of options is required.
 4. Submittals: Submit six (6) copies of each required submittal. The Project Manager will return two (2) sets to the Contractor marked with action taken and corrections or modifications required.
 - a. Unless noncompliance with Contract Document provisions is observed, the submittal may serve as the final submittal.
 5. Distribution: Furnish copies of final submittal to installers, subcontractors, suppliers, manufacturers, fabricators, and others required for performance of construction activities. Show distribution on transmittal forms.
 - a. Do not proceed with installation until an applicable copy of Product Data applicable is in the Installer's possession.
 - b. Do not permit use of unmarked copies of Product Data in connection with construction.

1.9 SAMPLES

- A. Submit full-size, fully fabricated Samples cured and finished as specified and physically identical with the material or product proposed. Samples include partial sections of materials, color range sets, and swatches showing color, texture and pattern.
1. Mount, display, or package Samples in the manner specified to facilitate review of qualities indicated. Prepare Samples to match the Engineer's/Owner's Sample. Include the following:
 - a. Generic description of the Sample
 - b. Sample source
 - c. Product name or name of manufacturer
 - d. Compliance with recognized standards
 - e. Availability and delivery time
 2. Submit Samples for review of kind, color, pattern, and texture, for a final check of these characteristics with other elements, and for a comparison of these

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

characteristics between the final submittal and the actual component as delivered and installed.

- a. Where variation in color, pattern, texture or other characteristics are inherent in the material or product represented, submit multiple units (not less than 3), that show approximate limits of the variations.
 - b. Refer to other Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation and similar construction characteristics.
3. Preliminary submittals: Where Samples are for selection of color, pattern, texture or similar characteristics from a range of standard choices, submit a full set of choices for the material or product.
- a. Preliminary submittals will be reviewed and returned with the Engineer's/Owner's mark indicating selection and other action.
4. Submittals: Except for Samples illustrating assembly details, workmanship, fabrication techniques, connections, operation and similar characteristics, submit 3 sets; one will be returned marked with the action taken.
5. Maintain sets of Samples, as returned, at the project site, for quality comparisons throughout the course of construction.
- a. Unless noncompliance with Contract Document provisions is observed, the submittal may serve as the final submittal.
 - b. Sample sets may be used to obtain final acceptance of the construction associated with each set.
- B. Distribution of Samples: Prepare and distribute additional sets to subcontractors, manufacturers, fabricators, suppliers, installers, and others as required for performance of the Work. Show distribution on transmittal forms.
1. Field Samples specified in individual sections are special types of Samples. Field Samples are full-size examples erected on site to illustrate finishes, coatings, or finish materials and to establish the standard by which the work will be judged.
 - a. Comply with submittal requirements. Process transmittal forms to provide a record of activity.

1.10 ENGINEER'S ACTION

- A. Except for submittals for record, information or similar purposes, where action and return is required or requested, the Engineer/Project Manager will review each submittal, mark to indicate action taken, and return promptly.
 1. Compliance with specified characteristics is the Contractor's responsibility.
- B. Action Stamp: The Engineer/Project Manager will stamp each submittal with a uniform, self-explanatory action stamp. The stamp will be appropriately marked, similarly as follows, to indicate the action taken:
 1. Final Unrestricted Release: Where submittals are marked No Exceptions Taken, that part of the work covered by the submittal may proceed provided it complies with requirements of the Contract Documents; final acceptance will depend upon that compliance.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Final-But-Restricted Release: When submittals are marked Made Corrections Noted that part of the Work covered by the submittal may proceed provided it complies with notations or corrections on the submittal and requirements of the Contract Documents; final acceptance will depend on that compliance.
3. Returned for Resubmittal: When submittal is marked Revise and Resubmit, do not proceed with that part of the Work covered by the submittal, including purchasing, fabrication, delivery, or other activity. Revise or prepare a new submittal in accordance with the notations; resubmit without delay. Repeat if necessary to obtain a different action mark.
 - a. Do not permit submittals marked Revise and Resubmit to be used at the Project site, or elsewhere where work is in progress.
4. Rejected: Submittal does not comply with requirements of the Contract Documents. Submittal must be discarded and entirely new submittal shall be forward to the Project Manager without delay.

PART 2 - PRODUCTS (Not Applicable)

PART 3- EXECUTION (Not Applicable)

END OF SECTION 01 33 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 73 29
CUTTING AND PATCHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for cutting and patching.
- B. Refer to other Sections for specific requirements and limitations applicable to cutting and patching individual parts of the Work.
 - 1. Requirements of this Section apply to mechanical and electrical installations. Refer to Division-23 and Division-26 Sections for other requirements and limitations applicable to cutting and patching mechanical and electrical installations.

1.3 SUBMITTALS

- A. Cutting and Patching Proposal: Where approval of procedures for cutting and patching is required before proceeding, submit a proposal describing procedures well in advance of the time cutting and patching will be performed and request approval to proceed. Include the following information, as applicable, in the proposal:
 - 1. Describe the extent of cutting and patching required and how it is to be performed; indicate why it cannot be avoided.
 - 2. Describe anticipated results in terms of changes to existing construction; include changes to structural elements and operating components as well as changes in the building's appearance and other significant visual elements.
 - 3. List products to be used and firms or entities that will perform Work.
 - 4. Indicate dates when cutting and patching is to be performed.
 - 5. List utilities that will be disturbed or affected, including those that will be relocated and those that will be temporarily out-of-service. Indicate how long service will be disrupted.
 - 6. Where cutting and patching involves addition of reinforcement to structural elements, submit details and engineering calculations to show how reinforcement is integrated with the original structure.
 - 7. Approval by the Engineer to proceed with cutting and patching does not waive the Engineer's right to later require complete removal and replacement of a part of the Work found to be unsatisfactory.

1.4 QUALITY ASSURANCE

- A. Requirements for Structural Work: Do not cut and patch structural elements in a manner that would reduce their load carrying capacity or load-deflection ratio.
 - 1. Obtain approval of the cutting and patching proposal before cutting and patching the following structural elements.
 - a. Foundation construction
 - b. Bearing and retaining walls
 - c. Structural concrete

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- d. Structural steel
 - e. Lintels
 - f. Timber and primary wood framing
 - g. Structural decking
 - h. Miscellaneous structural metals
 - l. Stair systems
 - j. Exterior curtain wall construction
 - k. Equipment supports
 - l. Piping, ductwork, vessels and equipment
- B. Operational and Safety Limitations: Do not cut and patch operating elements or safety related components in a manner that would result in reducing their capacity to perform as intended, or result in increased maintenance, or decreased operational life or safety. Refer to Divisions 15 and 16 regarding Fire Rated Penetrations.
- 1. Obtain approval of the cutting and patching proposal before cutting and patching the following operating elements or safety related systems.
 - a. Shoring, bracing and sheeting
 - b. Primary operational systems and equipment
 - c. Air or smoke barriers
 - d. Water, moisture, or vapor barriers
 - e. Membranes and flashings
 - f. Fire protection systems
 - g. Noise and vibration control elements and systems
 - h. Control systems
 - l. Communication systems
 - j. Conveying systems
 - k. Electrical wiring systems
- C. Visual Requirements: Do not cut and patch construction exposed on the exterior or in occupied spaces, in a manner that would, in the Engineer's opinion, reduce the building's aesthetic qualities, or result in visual evidence of cutting and patching. Remove and replace work cut and patched in a visually unsatisfactory manner.
- 1. If possible retain the original installer or fabricator to cut and patch the following categories of exposed work, or if it is not possible to engage the original installer or fabricator, engage another recognized experienced and specialized firm:
 - a. Processed concrete finishes
 - b. Preformed metal panels
 - c. Window wall system
 - d. Stucco and ornamental plaster
 - e. Acoustical ceilings
 - f. Carpeting
 - g. Wall covering
 - h. HVAC enclosures, cabinets or covers
 - l. Roofing systems

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Use materials that are identical to existing materials. If identical materials are not available or cannot be used where exposed surfaces are involved, use materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect unless otherwise

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

indicated by Engineer/Owner. Use materials whose installed performance will equal or surpass that of existing materials.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Before cutting existing surfaces, examine surfaces to be cut and patched and conditions under which cutting and patching is to be performed. Take corrective action before proceeding, if unsafe or unsatisfactory conditions are encountered.
 - 1. Before proceeding, meet at the site with all parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

3.2 PREPARATION

- A. Temporary Support: Provide temporary support of work to be cut.
- B. Protection: Protect existing construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of the Project that might be exposed during cutting and patching operations.
- C. Avoid interference with use of adjoining areas and interruption of free passage to adjoining areas.
- D. Take all precautions necessary to avoid cutting existing pipe, conduit or ductwork serving the building, but scheduled to be removed or relocated until provisions have been made to bypass them.

3.3 PERFORMANCE

- A. General: Employ skilled workmen to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time and complete without delay.
 - 1. Cut existing construction to provide for installation of other components or performance of other construction activities and the subsequent fitting and patching required to restore surfaces to their original condition.
- B. Cutting: Cut existing construction using methods least likely to damage elements to be retained or adjoining construction. Where possible review proposed procedures with the original installer; comply with the original installer's recommendations.
 - 1. In general, where cutting is required use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut holes and slots neatly to size required with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 - 2. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces.
 - 3. Cut through concrete and masonry using a cutting machine such as a Carborundum saw or diamond core drill.
 - 4. Comply with requirements of applicable Sections of Division-2 where cutting and patching required excavating and backfilling.
 - 5. By-pass utility services such as pipe or conduit, before cutting, where services are

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

shown or required to be removed. Cap, valve or plug and seal the remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after bypassing and cutting.

- C. Patching: Patch with durable seams that are as invisible as possible. Comply with specified tolerances.
 - 1. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.
 - 2. Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - 3. Where removal of walls or partitions extends one finished area into another, patch and repair floor and wall surfaces in the new space to provide an even surface of uniform color and appearance. Remove existing floor and wall coverings and replace with new materials if necessary to achieve uniform color and appearance.
 - a. Where patching occurs in a smooth painted surfaces, extend final coat over entire unbroken surfaces containing the patch, after the patched area has received primer and second coat.

3.4 CLEANING

- A. Thoroughly clean areas and spaces where cutting and patching is performed or used as access. Remove completely paint, mortar, oils, putty and items of similar nature. Thoroughly clean piping, conduit and similar features before painting or other finishing is applied. Restore damaged materials to their original condition.

END OF SECTION 01 73 29

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 77 00
CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for project close-out, including but not limited to:
 - 1. Inspection procedures
 - 2. Project record document submittal. (substantial completion requirements)
 - 3. Operating and Maintenance Manual Submittal (substantial completion requirements).
 - 4. Submittal of warranties (substantial completion requirement).
 - 5. Final cleaning
- B. Final Payment to be made when the County has reviewed and accepted all required close-out documents.

1.3 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for Certification of Substantial Completion, complete the following: List exceptions in the request.
 - 1. In the Application for Payment that coincided with, or first follows, the date Substantial Completion is claimed, show 100 percent completion for the portion of the Work claimed as substantially complete. Include supporting documentation for completion as indicated in these Contract Documents and a statement showing an accounting of changes to the Contract Sum.
 - a. If 100 percent completion cannot be shown, include a list of incomplete items, the value of incomplete construction, and reasons the work is not complete.
 - 2. Advise Owner of pending insurance change-over requirements.
 - 3. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
 - 4. Obtain and submit releases enabling the Owner unrestricted use of the work and access to services and utilities; include occupancy permits, operating certificates and similar releases.
 - 5. Complete final clean up requirements, including touch-up painting. Touch-up and otherwise repair and restore marred exposed finishes.
- B. Inspection Procedures: On receipt of a request for inspection, the Project Manager will either proceed with inspection or advise the Contractor of unfilled requirements. The Project Manager will prepare the Certificate of Substantial Completion following inspection, or advise the Contractor of construction that must be completed or corrected before the certificate will be issued.
 - 1. Results of the completed inspection will form the basis of requirements for final acceptance.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Should the project fail to meet the standards required for Substantial Completion as defined in the documents, the Contractor will pay the expense of a second inspection by the Engineer and the Owner. Cost will be deducted from the Contractor's retainage.

1.4 FINAL ACCEPTANCE

- A. Preliminary Procedures: Before requesting final inspection for certification of final acceptance and final payment, complete the following list exceptions in the request:
 1. Submit the final payment request with releases and supporting documentation not previously submitted and accepted. Include certificates of insurance for products and complete operations where required.
 2. Submit an updated final statement, accounting for final additional changes to the Contract Sum.
 3. Submit a certified copy of the Engineer or Owner's final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance and the list has been endorsed and dated by the Project Manager.
 4. Submit final meter readings for utilities, a measured record of stored fuel and similar data as of the date of Substantial Completion, or when the Owner took possession of the responsibility for corresponding elements of the Work.
 5. Submit consent of surety to final payment.
 6. Submit a final liquidated damages settlement statement
 7. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- B. Reinspection Procedure: The Engineer will reinspect the work upon receipt of notice that the work, including inspection list items from earlier inspections, has been completed, except items whose completion has been delayed because of circumstances acceptable to the Engineer.
 1. Upon completion of reinspection, the Engineer will prepare a certification of final acceptance, or advise the contractor of work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.

1.5 RECORD DOCUMENT SUBMITTALS

- A. General: Do not use record documents for construction purposed; protect from deterioration and loss in a secure, fire-resistive location; provide access to record documents for the Engineer's reference during normal working hours.
- B. Record Drawings: Maintain a clean, undamaged set of blue or black line white-prints of Contract Drawings and Shop Drawings. Mark the set to show the actual installation; where the installation varies substantially from the work as originally shown. Mark whichever drawing is most capable of showing conditions fully and accurately; where Shop Drawings are used, record a cross-reference at the corresponding location on the
- C. Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date. Provide for project photographs if deemed necessary by Owner's representative.
 1. Mark record sets with red erasable pencil; use other colors to distinguish between variations in separate categories of the work.
 2. Mark new information that is important to the Owner, but was not shown on Contract Drawings or Shop Drawings.
 3. Note related Change Order numbers where applicable.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. **Submit one (1) hardcopy of the most current record set of drawings when the project is considered 50% substantially complete for review and comment by Owner.**
 5. Organize record drawing sheets, and print. suitable titles, dates and other identification on the cover of each set.
 6. Provide three (3) additional sets of black line drawing sets of As-Built Drawings.
 7. Provide one (1) CD-ROM with all As-Built Drawings in AutoCAD and PDF format.
- C. Record Specifications: Maintain one complete copy of the Project Manual, including addenda, and one copy of other written construction documents such as Change Orders and modifications issued in printed form during construction. Mark these documents to show substantial variations in actual work performed in comparison with the text of the specifications and modifications. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot otherwise be readily discerned later by direct observation. Note related record drawing information and Project Data.
1. Upon completion of the Work, submit record Specifications to the Engineer for the Owner's records.
- D. Record Project Data: Maintain one copy of each Product Data submittal. Mark these documents to show significant variation in actual work performed in comparison with information submitted. Include variations in products delivered to the site, and from the manufacturer's installation instructions and recommendations. Give particular attention to concealed products and portions of the Work which cannot otherwise be readily discerned later by direct observation. Note related Change Orders and mark-up of record drawings and Specifications.
1. Upon completion of mark-up, submit complete set of record Product Data in the three ring binder (indexed) to the Engineer for the Owner's records.
- E. Record Sample Submitted: Immediately prior to the date or dates of substantial completion, the Contractor will meet at the site with the Engineer and the Owner's personnel to determine which of the submitted Samples that have been maintained during progress of the work are to be transmitted to the Owner for record purposes. Comply with delivery to the Owner's Sample storage area.
- F. Miscellaneous Record Submittals: Refer to other Specification Sections for requirements of miscellaneous record-keeping and submittals in connection with actual performance of the work. Immediately prior to the date or dates of substantial completion, complete miscellaneous record and place in good order, properly identified and bound or filed, ready for continued use and reference. Submit to the Project Manager for the Owner's records.
- G. Maintenance Manuals: Organize operating and maintenance data into four (4) suitable sets of manageable size and electronically as PDFs on one (1) CD-ROM compact disc. Bind properly indexed data in individual heavy-duty 2-inch, 3-ring vinyl covered binders, with pocket folders for folded sheet information. Mark appropriate identification on front and spine of each binder. Include the following types of information:
1. Emergency instructions
 2. Spare parts list
 3. Copies of warranties
 4. Wiring diagrams
 5. Recommended turn-around cycles
 6. Inspection procedures
 7. Shop Drawings and Product Data

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

8. Fixture lamping schedule

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 CLOSE-OUT PROCEDURES

- A. Operating and Maintenance Instructions: Arrange for each installer of equipment that required regular maintenance. If installers are not experienced in procedures, provide instruction by manufacturer's representatives. All items to be provided or completed prior to Certificate of Substantial Completion being issued by the Owner. Include a detailed review of the following items:

1. Maintenance manuals
2. Record documents
3. Spare parts and materials
4. Tools
5. Lubricants
6. Fuels
7. Identification systems
8. Control sequences
9. Hazards
10. Cleaning
11. Warranties and bonds
12. Maintenance agreements and similar continuing commitments
13. On site instructions to County maintenance personnel on major systems operations such as HVAC as per technical specifications.

- B. As part of instruction for operating equipment, demonstrate the following procedures, prior to the Owner issuing Certificate of Substantial Completion:

1. Start-up
2. Shutdown
3. Emergency operations
4. Noise and vibration adjustments
5. Safety procedures
6. Economy and efficiency adjustments

3.2 PROJECT CLOSE-OUT MANUALS AT SUBSTANTIAL COMPLETION

- A. Submit Project Close-out Manuals prior to issuance of final application for payment. Provide one (1) hardcopy.
- B. Bind in commercial quality 8 ½" x 11" three ring binder, indexed with hardback, cleanable, plastic covers.
- C. Label cover of each binder with typed title PROJECT CLOSE-OUT MANUAL, with title of project; name, address, and telephone number of Contractor and name of responsible Principal.
- D. Provide table of contents: Neatly typed, in the following sequence:

1. Final Certificate of Occupancy
2. Warranty Service Subcontractors Identification List
3. Final Lien Waivers and Releases
4. Warranties and Guarantees
5. Systems Operations and Maintenance Instruction

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

6. Manufacturer's Certificates and Certifications
 7. Maintenance Service Contracts
 8. Spare Parts Inventory List
 9. Special Systems Operating Permits or Approvals
 10. Asbestos free materials notarized statement
- E. Provide all documents for each section listed. List individual documents in each section in the Table of Contents, in the sequence of the Table of Contents of the Project Manual.
- F. Identify each document listed in the Table of Contents with the number and title of the specification section in which specified, and the name of the product or work item.
- G. Separate each section with index to sheets that are keyed to the Table of Contents listing.
- H. Warranty Service Subcontractors List shall identify subcontractor supplier, and manufacturer for each warranty with name, address and emergency telephone number.
- I. Electronic Close-out DVD: At the completion of the project, submit one copy of a DVD with entire project close out information below in PDF format. All letter, legal and brochure size sheets shall be portrait and the As-built drawings will be landscape. All fonts will be Arial. All items will be in PDF with OCR (Optical Character Recognition). This will enable a search engine to identify words on the scanned documents.
1. Contacts: Set up a separate PDF for the contacts. No bookmarks are needed for this section.
 2. As-Builts: All as-built drawings will be landscape.
 3. Submittals: All technical submittal items (approved and approved as noted) will be provided and sorted by the 16 standard divisions. Bookmarks will be needed for the appropriate divisions.
 4. Operations and Maintenance Manual: Specify the division name only in the bookmarks (1-46). Please note that all items will be in PDF with OCR (Optical Character Recognition). This will enable a search engine to identify works on the scanned documents.
 5. Permitting: This should include the Certificate of Occupancy and any other document that the Project Manager may include pertaining to the permitting for the project.

3.3 FINAL CLEANING

- A. General: General cleaning during construction is required by the General Conditions.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program. Comply with manufacturer's instructions.
1. Complete the following cleaning operations before requesting inspection for Certification of Substantial Completion.
 - a. Remove labels that are not permanent labels.
 - b. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compound and other substances that are noticeable vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials.
 - c. Clean exposed exterior and interior hard-surfaced finished to a dust-free condition, free of stains, films and similar foreign substances. Restore

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- reflective surfaces to their original reflective condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
- d. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other substances. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
 - e. Clean the site, including landscape development areas, of rubbish, litter and other foreign substances. Sweep paved areas broom clean; remove stains, spills and other foreign deposits. Rake grounds that are neither paved nor planted, to a smooth even-textured surface. Remove waste and surplus materials from the site in an appropriate manner.
- C. Removal of Protection: Remove temporary protection and facilities installed for protection of the work during construction.
- D. Compliance: Comply with regulations of authorities having jurisdiction and safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on the Owner's property. Do not discharge volatile, harmful or dangerous materials into drainage systems. Remove waste materials from the site and dispose of in a lawful manner.
- 1. Where extra materials of value remaining after completion of associated work have become the Owner's property, arrange for disposition of these materials as directed.

END OF SECTION 01 77 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 78 00
WARRANTIES AND BONDS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies general administrative and procedural requirements for warranties and bonds required by the Contractor Documents, including manufacturers standard warranties on products and special warranties.
 - 1. Refer to the General Conditions for terms of the Contractor's special warranty of workmanship and materials.
 - 2. General close-out requirements are included in Section "Project Close-Out".
 - 3. Specific requirements for warranties for the work and products and installations that are specified to be warranted, are included in this document.
 - 4. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.
- B. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties to not relieve the Contractor of the warranty on the work that incorporates the products, nor does it relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

1.3 WARRANTY REQUIREMENTS

- A. Related Damages and Losses: When correcting warranted work that has failed, remove and replace other work that has been damaged as a result of such failure or that must be removed and replaced to provide access for correction of warranted work.
- B. Reinstatement of Warranty. When work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.
- C. Replacement Cost: Upon determination that work covered by a warranty has failed, replace or rebuild the work to an acceptable condition complying with requirements of Contract Documents.
- D. Owner's Recourse: Written warranties made to the Owner are in addition to implied warranties, and shall not limit the duties, obligation, rights and remedies otherwise available under the law, nor shall warranty periods be interpreted as limitations on time in which the Owner can enforce such other duties, obligation, rights, or remedies.
 - 1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selections to products with warranties not in conflict with requirements of the Contract Documents.
- E. The Owner reserves the right to refuse to accept work for the Project where a special warranty, certification, or similar commitment is required on such work or part of the Work, until evidence is presented that entities required to countersign such commitments are willing to do so.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.4 WARRANTY PERIOD

- A. The Contractor shall participate with the County and the Engineer's representative, at the beginning of the tenth month of the warranty period, in conducting an on site review and evaluation of all items of equipment, materials and workmanship covered by the warranties and guarantees. Contractor shall act promptly and without cost to the County to correct all defects, problems, or deficiencies determined as such by the Engineer/Owner during on the site review.
- B. All warranties and guarantees shall commence on the date of Substantial Completion except for items which are determined by the County to be incomplete or a non-comply status at the time of Substantial Completion. The coverage commencement date for warranties and guarantees of such work shall be the date of the County's acceptance of that work.
- C. Warranty period shall be manufacturer's standard for product specified except where specific warranty periods are specified in individual sections. But in no case less than one year.

1.5 SUBMITTALS

- A. Submit written warranties to the Owner prior to the date certified for Substantial Completion. If the Engineer's Certificate of substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the work, submit written warranties upon request of the Project Manager.
 - 1. When a designated portion of the work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Project Manager within fifteen days of completion of that designated portion of the work.
- B. When a special warranty is required to be executed by the Contractor, or the Contractor and a subcontractor, supplier or manufacturer, prepared a written document that contains appropriate terms and identification, ready for executing by the required parties. Submit a draft to the Engineer for approval prior to final execution.
 - 1. Refer to individual Sections of Division 2 through 28 for specific content requirements, and particular requirements for submittal of special warranties.
- C. Form of Submittal: At Final Completion compile two (2) copies of each required warranty and bond properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the table of contents of the Project Manual.
- D. Bind (3) three sets of warranties and bonds in heavy-duty, commercial quality, durable 3-ring vinyl covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8 1/2" by 11" paper.
 - 1. Provide heavy paper dividers with Celluloid covered tabs for each separate warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address and telephone number of the installer.
 - 2. Identify each binder on the front and the spine with the typed or printed title "WARRANTIES AND BONDS", the Project title or name, and the name of the Contractor.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. When operating and maintenance manuals are required for warranted construction, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 78 00

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 01 91 00
GENERAL COMMISSIONING REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes general requirements that apply to implementation of commissioning without regard to specific systems, assemblies, or components.
- B. Commissioning is systematic processes to provide documented confirmation that building systems perform according to the criteria set forth in the design intent and satisfy the owner's operational needs. This is achieved by beginning in the design phase and documenting design intent and continuing through construction, acceptance and the warranty period with actual verification of performance. The commissioning process shall encompass and coordinate the traditionally separate functions of system documentation, equipment startup, control system calibration, testing and balancing, performance testing and training.
- C. Commissioning during the construction phase is intended to achieve the following specific objectives according to the Contract Documents:
 - 1. Verify that applicable equipment and systems are installed according to the manufacturer's recommendations and to industry accepted minimum standards and that they receive adequate operational checkout by installing contractors.
 - 2. Verify and document proper performance of equipment and systems.
 - 3. Verify that O&M documentation left on site is complete.
 - 4. Verify that the Owner's operating personnel are adequately trained.
- D. The commissioning process does not take away from or reduce the responsibility of the system designers or installing contractors to provide a finished and fully functioning product.
- E. Abbreviations._ The following are common abbreviations used in the *Specifications* and in the *Commissioning Plan*. Definitions are found in Section 1.3.

A/E-	Architect and design engineers	GC-	General contractor (prime)
CxA-	Commissioning authority	MC-	Mechanical contractor
CC	Controls contractor	OR-	Owner's Representative
CM-	Construction Manager	VC-	Verification checklist
Cx-	Commissioning	PM-	Project manager (of the Owner)
Cx Plan-	Commissioning Plan document	Subs-	Subcontractors to General
EC-	Electrical contractor	TAB-	Test and balance contractor
FPT-	Functional performance test		

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.3 DEFINITIONS

- A. Acceptance Phase. Phase of construction after startup and initial checkout when functional performance tests, O&M documentation review and training occurs.
- B. Approval. Acceptance that a piece of equipment or system has been properly installed and is functioning in the tested modes according to the Contract Documents.
- C. Architect/Engineer (A/E): The prime consultant (architect) and sub-consultants who comprise the design team, generally the HVAC mechanical designer/engineer and the electrical designer/engineer.
- D. BoD: Basis of Design. A document that records concepts, calculations, decisions, and product selections used to meet the OPR and to satisfy applicable regulatory requirements, standards, and guidelines. The document includes both narrative descriptions and lists of individual items that support the design process.
- E. CxA: Commissioning Authority. An independent agent, not otherwise associated with the A/E team members or the Contractor, hired by the Owner. The CxA directs and coordinates the day-to-day commissioning activities. The CxA does not take an oversight role like the CM. The CxA is part of the Construction Manager (CM) team or shall report directly to the CM.
- F. Cx Plan: Commissioning Plan: A document that outlines the organization, schedule, allocation of resources, and documentation requirements of the commissioning process
- G. Datalogging: Monitoring flows, currents, status, pressures, etc. of equipment using stand-alone dataloggers separate from the control system.
- H. Deferred Functional Tests : FTs that are performed later, after substantial completion, due to partial occupancy, equipment, seasonal requirements, design or other site conditions that disallow the test from being performed.
- I. Deficiency : A condition in the installation or function of a component, piece of equipment or system that is not in compliance with the Contract Documents (that is, does not perform properly or is not complying with the design intent)
- J. Design Intent: A dynamic document that provides the explanation of the ideas, concepts and criteria that are considered to be very important to the owner. It is initially the outcome of the programming and conceptual design phases.
- K. Design Narrative or Design Documentation: Sections of either the Design Intent or Basis of Design.
- L. Factory Testing: Testing of equipment on-site or at the factory by factory personnel with an Owner's representative present.
- M. Functional Performance Test (FPT): Test of the dynamic function and operation of equipment and systems using manual (direct observation) or monitoring methods. Functional testing is the dynamic testing of systems (rather than just components) 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 setpoint). Systems are tested under various modes, such as during low cooling or heating loads, high loads, component failures, unoccupied, varying outside air temperatures, fire alarm, power failure, etc. The systems are run through all the control system's sequences of operation and components are verified to be responding as the sequences state. Traditional air or water test and balancing (TAB) is not functional testing, in the

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

commissioning sense of the word. TAB's primary work is setting up the system flows and pressures as specified, while functional testing is verifying that which has already been set up. The commissioning authority develops the functional test procedures in a sequential written form, coordinates, oversees and documents the actual testing, which is usually performed by the installing contractor or vendor. FPTs are performed after pre-functional checklists and startups are complete.

- N. General Contractor (GC): The prime contractor for this project. Generally refers to all the GC's subcontractors as well. Also referred to as the Contractor, in some contexts.
- O. Indirect Indicators: Indicators of a response or condition, such as a reading from a control system screen reporting a damper to be 100% closed
- P. Manual Test: Using hand-held instruments, immediate control system readouts or direct observation to verify performance (contrasted to analyzing monitored data taken over time to make the "observation").
- Q. Monitoring: The recording of parameters (flow, current, status, pressure, etc.) of equipment operation using dataloggers or the trending capabilities of control systems.
- R. Non-Compliance: See Deficiency.
- S. Non-Conformance: See Deficiency.
- T. Over-written Value: Writing over a sensor value in the control system to see the response of a system (e.g., changing the outside air temperature value from 50F to 75F to verify economizer operation). See also "Simulated Signal."
- U. OPR: Owner's Project Requirements. A document that details the functional requirements of a project and the expectations of how it will be used and operated. These include Project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.
- V. Sampling: Functionally testing only a fraction of the total number of identical or near identical pieces of equipment.
- W. Seasonal Performance Tests: FT that are deferred until the system(s) will experience conditions closer to their design conditions.
- X. Simulated Condition: Condition that is created for the purpose of testing the response of a system (e.g., applying a hair blower to a space sensor to see the response in a VAV box).
- Y. Simulated Signal: Disconnecting a sensor and using a signal generator to send an amperage, resistance or pressure to the transducer and DDC system to simulate a sensor value.
- Z. Systems, Subsystems, Equipment, and Components: Where these terms are used together or separately, they shall mean "as-built" systems, subsystems, equipment, and components.
- AA. Startup: The initial starting or activating of dynamic equipment, including executing verification checklists.
- BB. Subs: The subcontractors to the GC who provide and install building components and systems.
- CC. Test Procedures: The step-by-step process which must be executed to fulfill the test requirements. The test procedures are developed by the CxA.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- DD. Test Requirements: Requirements specifying what modes and functions, etc. shall be tested. The test requirements are not the detailed test procedures. The test requirements are specified in the Contract Documents
- EE. Trending: Monitoring using the building control system.
- FF. Vendor: Supplier of equipment.
- GG. Component Verification Checklist (CVC): A list of items to inspect and elementary component tests to conduct to verify proper installation of equipment, provided by the CxA to the Sub. Verification checklists are primarily static inspections and procedures to prepare the equipment or system for initial operation (e.g., belt tension, oil levels OK, labels affixed, gages in place, sensors calibrated, etc.). However, some checklist items entail simple testing of the function of a component, a piece of equipment or system (such as measuring the voltage imbalance on a three phase pump motor of a chiller system). Verification checklists augment and are combined with the manufacturer's start-up checklist. Even without a commissioning process, contractors typically perform some, if not many, of the verification checklist items a commissioning authority will recommend. However, few contractors document in writing the execution of these checklist items. Therefore, for most equipment, the contractors execute the checklists on their own. The commissioning authority only requires that the procedures be documented in writing, and does not witness much of the verification checklisting, except for larger or more critical pieces of equipment.
- HH. Warranty Period: Warranty period for entire project, including equipment components. Warranty begins at Substantial Completion and extends for at least one year, unless specifically noted otherwise in the Contract Documents and accepted submittals.

1.4 COORDINATION

- A. Commissioning Team. The members of the commissioning team consist of the Commissioning authority (CxA), the Owner's Representative (OR), the designated representative of the owner's Construction Management firm (CM), the General Contractor (GC or Contractor), the architect and design engineers (particularly the mechanical engineer), the Mechanical Contractor (MC), the Electrical Contractor (EC), the TAB representative, the Controls Contractor (CC), any other installing subcontractors or suppliers of equipment. If known, the Owner's building or plant operator/engineer is also a member of the commissioning team.
- B. Management. The CxA is hired by the Owner directly. The CxA directs and coordinates the commissioning activities and the reports to the OR. All members work together to fulfill their contracted responsibilities and meet the objectives of the Contract Documents.
- C. Scheduling. The CxA will work with the CM and GC according to established protocols to schedule the commissioning activities. The CxA will provide sufficient notice to the CM and GC for scheduling commissioning activities. The GC will integrate all commissioning activities into the master schedule. All parties will address scheduling problems and make necessary notifications in a timely manner in order to expedite the commissioning process.
- D. The CxA will provide the initial schedule of primary commissioning events at the commissioning scoping meeting. As construction progresses more detailed schedules are developed by the CxA.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.5 COMMISSIONING PROCESS

- A. Commissioning Process. The following narrative provides a brief overview of the typical commissioning tasks during construction and the general order in which they occur.
1. Commissioning during construction begins with a scoping meeting conducted by the CxA where the commissioning process is reviewed with the commissioning team members.
 2. Additional meetings will be required throughout construction, scheduled by the CxA with necessary parties attending, to plan, scope, coordinate, schedule future activities and resolve problems.
 3. Equipment documentation is submitted to the CxA during normal submittals, including detailed start-up procedures.
 4. The CxA works with the Subs in developing startup plans and startup documentation formats, including providing the Subs with verification checklists to be completed, during the startup process.
 5. In general, the checkout and performance verification proceeds from simple to complex; from component level to equipment to systems and intersystem levels with verification checklists being completed before functional testing.
 6. The Subs, under their own direction, execute and document the verification checklists and perform startup and initial checkout. The CxA documents that the checklists and startup were completed according to the approved plans. This may include the CxA witnessing start-up of selected equipment.
 7. The CxA develops specific equipment and system functional performance test procedures. The Subs review the procedures.
 8. The procedures are executed by the Subs, under the direction of, and documented by the CxA.
 9. Items of non-compliance in material, installation or setup are corrected at the Sub's expense and the system retested.
 10. The CxA reviews the O&M documentation for completeness.
 11. Commissioning is completed before Substantial Completion.
 12. The CxA reviews, pre-approves and coordinates the training provided by the Subs and verifies that it was completed.
 13. Deferred testing is conducted, as specified or required.

1.6 COMMISSIONING TEAM

- A. Members Appointed by Contractor(s): Individuals, each having the authority to act on behalf of the entity he or she represents, explicitly organized to implement the commissioning process through coordinated action. The commissioning team shall consist of, but not be limited to, the Construction Manager (CM) and representatives of the Contractor, including Project superintendent and subcontractors, installers, suppliers, and specialists deemed appropriate by the CxA.
- B. Members Appointed by Owner:
1. CxA: The designated person, company, or entity that plans, schedules, and coordinates the commissioning team to implement the commissioning process. Owner will engage the CxA under a separate contract.
 2. Representatives of the facility user and operation and maintenance personnel.
 3. The Owners Representative.
 4. Architect and engineering design professionals.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.7 OWNER'S RESPONSIBILITIES

- A. Provide the OPR documentation to the CxA and Contractor for information and use.
- B. Assign operation and maintenance personnel and schedule them to participate in commissioning team activities.
- C. Provide the BoD documentation, prepared by Architect and approved by Owner, to the CxA and Contractor for use in developing the commissioning plan, systems manual, and operation and maintenance training plan.
- D. Follow the Commissioning Plan.
- E. Attend commissioning scoping meetings and additional meetings as necessary.

1.8 OWNERS REPRESENTATIVE'S RESPONSIBILITIES

- A. The Owner's Representative OR shall represent the Owner during the commissioning process as follows:
 - 1. Manage the contract of the A/E, CxA, CM and Contractor.
 - 2. Arrange for facility operating and maintenance personnel to attend various field commissioning activities and field training sessions.
 - 3. Provide final approval for the completion of the commissioning work.
 - 4. Ensure that any seasonal or deferred testing and any deficiency issues are addressed.
 - 5. Attend commissioning scoping meetings and additional meetings as necessary.

1.9 ARCHITECT/ENGINEERS (AE) RESPONSIBILITIES

- A. The AE shall participate in and perform commissioning process activities including, but not limited to, the following:
 - 1. Attend the commissioning scoping meeting and selected commissioning team meetings.
 - 2. Perform normal submittal review, construction observation, as-built drawing preparation, O&M manual preparation, etc., as contracted.
 - 3. Provide any design narrative and sequence documentation requested by the CxA. The designers shall assist (along with the contractors) in clarifying the operation and control of commissioned equipment in areas where the specifications, control drawings or equipment documentation is not sufficient for writing detailed testing procedures.
 - 4. Coordinate resolution of system deficiencies identified during commissioning, according to the contract documents.
 - 5. Prepare and submit final as-built design intent documentation for inclusion in the O&M manuals. Review and approve the O&M manuals.
 - 6. Coordinate resolution of design non-conformance and design deficiencies identified during warranty-period commissioning.
 - 7. Participate in the resolution of non-compliance, non-conformance and design deficiencies identified during commissioning during warranty-period commissioning.

1.10 CONSTRUCTION MANAGER'S (CM) RESPONSIBILITIES

- A. The construction manager shall participate in and perform commissioning process activities including, but not limited to the following:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Facilitate the coordination of the commissioning work by the CxA, and, with the GC and CxA, ensure that commissioning activities are being scheduled into the master schedule.
2. Attend a commissioning scoping meeting and other commissioning team meetings.
3. Perform the normal review of Contractor submittals.
4. Furnish a copy of all construction documents, addenda, requests for information, change orders and approved submittals and shop drawings related to commissioned equipment to the CxA.
5. Review and approve the functional performance test procedures submitted by the CxA, prior to testing.
6. Review commissioning progress and deficiency reports.
7. Coordinate the resolution of non-compliance and design deficiencies identified in all phases of commissioning.
8. Follow the Commissioning Plan.
9. Attend commissioning scoping meetings and additional meetings as necessary.

1.11 CONTRACTOR'S RESPONSIBILITIES

- A. Contractor shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:

1. Evaluate performance deficiencies identified in test reports and, in collaboration with entity responsible for system and equipment installation, recommend corrective action.
2. Cooperate with the CxA for resolution of issues recorded in the Issues Log.
3. Attend commissioning team meetings held on a monthly basis.
4. Integrate and coordinate commissioning process activities with construction schedule.
5. Review commissioning progress and deficiency reports.
6. Review and accept construction checklists provided by the CxA.
7. Complete paper or electronic construction checklists as Work is completed and provide to the CxA on a weekly basis.
8. Review and accept commissioning process test procedures provided by the Commissioning Authority.
9. Complete commissioning process test procedures.
10. Include the cost of commissioning in the total contract price.
11. Coordinate the training of Owner personnel and provide the times and dates of training to the CxA.
12. Execute seasonal or deferred functional performance testing witnessed by the CxA to facilitate the Cx process.
13. Provide a list of final settings, setpoints, ranges, schedules, and / or trend logs required by the CxA.
14. Attend commissioning scoping meetings and additional meetings as necessary.
15. From the red-line drawings, edit and update one-line diagrams developed as part of the design narrative documentation and those provided by the vendor as shop drawings for the chilled and hot water, condenser water, domestic water, steam and condensate systems; supply, return and exhaust air systems and emergency power system.

1.12 SUB CONTRACTOR'S RESPONSIBILITIES

- A. Contractor shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:

1. Provide all requested submittal data, including detailed start-up procedures and specific responsibilities of the Owner to keep warranties in force.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Assist in equipment testing per agreements with Prime.
3. Include all special tools and instruments (only available from vendor, specific to a piece of equipment) required for testing equipment according to these Contract Documents in the base bid price to the Contractor, except for stand-alone data logging equipment that may be used by the CxA.
4. Provide information requested by CxA regarding equipment sequence of operation and testing procedures.
5. Review test procedures for equipment installed by factory representatives.
6. Follow the Commissioning Plan.
7. Attend commissioning scoping meetings and additional meetings as necessary.

1.13 EQUIPMENT SUPPLIERS RESPONSIBILITIES

- A. The equipment suppliers shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:

1. Provide all requested submittal data, including detailed start-up procedures and specific responsibilities of the Owner to keep warranties in force.
2. Assist in equipment testing per agreements with Subs.
3. Include all special tools and instruments (only available from vendor, specific to a piece of equipment) required for testing equipment according to these Contract Documents in the base bid price to the Contractor, except for stand-alone datalogging equipment that may be used by the CxA.
4. Through the contractors they supply products to, analyze specified products and verify that the designer has specified the newest most updated equipment reasonable for this project's scope and budget.
5. Provide information requested by CxA regarding equipment sequence of operation and testing procedures.
6. Review test procedures for equipment installed by factory representatives.
7. Follow the Commissioning Plan.
8. Attend commissioning scoping meetings and additional meetings as necessary.

1.14 CxA'S RESPONSIBILITIES

- A. The CxA is not responsible for design concept, design criteria, compliance with codes, design or general construction scheduling, cost estimating, or construction management. The CxA may assist with problem-solving non-conformance or deficiencies, but ultimately that responsibility resides with the general contractor and the A/E. The primary role of the CxA is to develop and coordinate the execution of a testing plan, observe and document performance—that systems are functioning in accordance with the documented design intent and in accordance with the Contract Documents. The Contractors will provide all tools or the use of tools to start, check-out and functionally test equipment and systems, except for specified testing with portable data-loggers, which shall be supplied and installed by the CxA.

1. Coordinates and directs the commissioning activities using consistent protocols and forms, centralized documentation, clear and regular communications and consultations with all necessary parties, frequently updated timelines and schedules and technical expertise.
2. Coordinate the commissioning work and, with the GC and CM, ensure that commissioning activities are being scheduled into the master schedule.
3. Revise, as necessary, the *Commissioning Plan—Construction Phase*.
4. Plan and conduct a commissioning scoping meeting and other commissioning meetings.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. Request and review additional information required to perform commissioning tasks, including O&M materials, contractor start-up and checkout procedures.
6. Before startup, gather and review the current control sequences and interlocks and work with contractors and design engineers until sufficient clarity has been obtained, in writing, to be able to write detailed testing procedures.
7. Review and comment on normal Contractor submittals applicable to systems being commissioned for compliance with commissioning needs, concurrent with the A/E reviews.
8. Write and distribute pre-functional tests and checklists.
9. Develop an enhanced start-up and initial systems checkout plan with Subs.
10. Perform site visits, as necessary, to observe component and system installations. Attends selected planning and job-site meetings to obtain information on construction progress. Review construction meeting minutes for revisions/substitutions relating to the commissioning process. Assist in resolving any discrepancies.
11. Witness all or part of the HVAC piping test and flushing procedure, sufficient to be confident that proper procedures were followed. Document this testing and include the documentation in O&M manuals. Notify owner's representative of any deficiencies in results or procedures.
12. Witness all or part of any ductwork testing and cleaning procedures, sufficient to be confident that proper procedures were followed. Document this testing and include the documentation in O&M manuals. Notify owner's representative of any deficiencies in results or procedures.
13. Approve pre-functional tests and checklist completion by reviewing verification checklist reports and by selected site observation and spot checking.
14. Approve systems startup by reviewing start-up reports and by selected site observation.
15. Review TAB execution plan.
16. Oversee sufficient functional testing of the control system and approve it to be used for TAB, before TAB is executed.
17. Approve air and water systems balancing by spot testing, by reviewing completed reports and by selected site observation.
18. With necessary assistance and review from installing contractors, write the functional performance test procedures for equipment and systems. This may include energy management control system trending, stand-alone datalogger monitoring or manual functional testing. Submit to CM for review, and for approval if required.
19. Analyze any functional performance trend logs and monitoring data to verify performance.
20. Coordinate, witness and recommend approval of manual functional performance tests performed by installing contractors. Coordinate retesting as necessary until satisfactory performance is achieved.
21. Maintain a master deficiency and resolution log and a separate testing record. Provide the CM with written progress reports and test results with recommended actions.
22. Witness performance testing of smoke control systems by others and all other owner contracted tests or tests by manufacturer's personnel over which the CxA may not have direct control. Document these tests and include this documentation in Commissioning Record in O&M manuals.
23. Review equipment warranties to ensure that the Owner's responsibilities are clearly defined.
24. Oversee and approve the training of the Owner's operating personnel.
25. Compile and maintain a commissioning record and building systems book(s).
26. Review and approve the preparation of the O&M manuals.
27. Provide a final commissioning report.
28. Coordinate and supervise required seasonal or deferred testing and deficiency corrections.
29. Return to the site at 10 months into the 12 month warranty period and review with facility staff the current building operation and the condition of outstanding issues related to the original and seasonal commissioning. Also interview facility staff and identify problems or

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

concerns they have operating the building as originally intended. Make suggestions for improvements and for recording these changes in the O&M manuals. Identify areas that may come under warranty or under the original construction contract. Assist facility staff in developing reports, documents and requests for services to remedy outstanding problems.

1.15 SYSTEMS TO BE COMMISSIONED

A. The following checked systems will be commissioned in this project.

Equipment and System	Applicable Specification Section(s)	Equipment and Systems	Applicable Specification Section(s)
Mechanical HVAC Systems			
Adjustable Frequency Drives	23 05 17	Valves for HVAC System	23 05 23
Testing, Adjusting, and Balancing for HVAC	23 05 93	Instrumentation and Controls for HVAC System	23 09 00
Sequence of Operations	23 09 93	Hydronic Piping	23 21 13
		Packaged Air Handling Units	23 73 00

PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

- A. All standard testing equipment required to perform startup and initial checkout and required functional performance testing shall be provided by the Division contractor for the equipment being tested. For example, the mechanical contractor of Division 23 shall ultimately be responsible for all standard testing equipment for the HVAC system and controls system in Division 23, except for equipment specific to and used by TAB in their commissioning responsibilities. Two-way radios shall be provided by the Division Contractor.
- B. Special equipment, tools and instruments (only available from vendor, specific to a piece of equipment) required for testing equipment, according to these Contract Documents shall be included in the base bid price to the Contractor and left on site, except for stand-alone datalogging equipment that may be used by the CxA.
- C. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified in the *Specifications*. If not otherwise noted, the following minimum requirements apply: Temperature sensors and digital thermometers shall have a certified calibration within the past year to an accuracy of 0.5°F and a resolution of + or - 0.1°F. Pressure sensors shall have an accuracy of + or - 2.0% of the value range being measured (not full range of meter) and have been calibrated within the last year. All equipment shall be calibrated according to the manufacturer's recommended intervals and when dropped or damaged. Calibration tags shall be affixed or certificates readily available.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

PART 3 - EXECUTION

3.1 MEETINGS

- A. Scoping Meeting. Within 90 days of commencement of construction, the CxA will schedule, plan and conduct a commissioning scoping meeting with the entire commissioning team in attendance. Meeting minutes will be distributed to all parties by the CxA.
- B. Miscellaneous Meetings. Other meetings will be planned and conducted by the CxA as construction progresses. These meetings will cover coordination, deficiency resolution and planning issues with particular Subs. The CxA will plan these meetings and will minimize unnecessary time being spent by Subs. These meetings may be held monthly, until the final 3 months of construction, when they may be held as frequently as one per week.

3.2 REPORTING

- A. The CxA will provide regular reports to the CM and the OR, with increasing frequency as construction and commissioning progresses.
- B. The CxA will regularly communicate with all members of the commissioning team, keeping them apprised of commissioning progress and scheduling changes through memos, progress reports, etc.
- C. Testing or review approvals and non-conformance and deficiency reports are made regularly with the review and testing as described in later sections.
- D. A final summary report (about four to six pages, not including backup documentation) by the CxA will be provided to the CM and OR, focusing on evaluating commissioning process issues and identifying areas where the process could be improved. All acquired documentation, logs, minutes, reports, deficiency lists, communications, findings, unresolved issues, etc., will be compiled in appendices and provided with the summary report. Verification checklists, functional tests and monitoring reports will not be part of the final report, but will be stored in the Commissioning Record in the O&M manuals.
- E. The sample reports included in Appendix-B are to provide contractors with an example of a format and an indication of the rigor of the required documentation for various report types. They were not developed for this project.

3.3 SUBMITTALS

- A. The CxA will provide appropriate contractors with a specific request for the type of submittal documentation the CxA requires to facilitate the commissioning work. These requests will be integrated into the normal submittal process and protocol of the construction team. At minimum, the request will include the manufacturer and model number, the manufacturer's printed installation and detailed start-up procedures, full sequences of operation, O&M data, performance data, any performance test procedures, control drawings and details of owner contracted tests. In addition, the installation and checkout materials that are actually shipped inside the equipment and the actual field checkout sheet forms to be used by the factory or field technicians shall be submitted to the Commissioning authority. All documentation requested by the CxA will be included by the Subs in their O&M manual contributions.
 - 1. Requested Submittals:
 - a. Controls / Building Automation System

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. Pipe System & Insulation
 - c. Rooftop AHU's
 - d. Control Valves
 - e. Valves
 - f. Filters
 - g. Testing, Adjusting, and Balancing
 - h. Variable Frequency / Variable Speed Drives
2. Requested Shop Drawings:
- a. Building Distribution Piping System
 - b. Control and BAS
 - c. Ductwork System
- B. The Commissioning authority will review and provide comment on submittals related to the commissioned equipment for conformance to the Contract Documents as it relates to the commissioning process, to the functional performance of the equipment and adequacy for developing test procedures. This review is intended primarily to aid in the development of functional testing procedures and only secondarily to verify compliance with equipment specifications. The Commissioning authority will notify the CM, Owner Representative, or A/E as requested, of items missing or areas that are not in conformance with Contract Documents and which require resubmission.
- C. The CxA may request additional design narrative from the A/E and Controls Contractor, depending on the completeness of the design intent documentation and sequences provided with the Specifications.
- D. These submittals to the CxA do not constitute compliance for O&M manual documentation. The O&M manuals are the responsibility of the Contractor, though the CxA will review and approve them.
- E. Contractor's responsibility for deviations in submittals from requirements of the Contract Documents is not relieved by the Commissioning Authority's review.
- 3.4 START-UP, VERIFICATION CHECKLISTS AND INITIAL CHECKOUT
- A. The following procedures apply to all equipment to be commissioned, according to Section 1.13, Systems to be commissioned. Some systems that are not comprised so much of actual dynamic machinery, e.g., electrical system power quality, may have very simplified PCs and startup.
- B. General. Verification checklists are important to ensure that the equipment and systems are hooked up and operational. It ensures that functional performance testing (in-depth system checkout) may proceed without unnecessary delays. Each piece of equipment receives full pre-functional checkout. No sampling strategies are used. The pre-functional testing for a given system must be successfully completed prior to formal functional performance testing of equipment or subsystems of the given system.
- C. Start-up and Initial Checkout Plan. The CxA shall assist the commissioning team members responsible for startup of any equipment in developing detailed start-up plans for all equipment. The primary role of the CxA in this process is to ensure that there is written documentation that each of the manufacturer-recommended procedures have been completed. Parties responsible for Verification Checklists and startup are identified in the commissioning scoping meeting and in the checklist forms. Parties responsible for verification checklists and startup are identified in the commissioning scoping meeting and in the checklist forms. Contractor, subcontractors and manufacturer's technicians shall be responsible for executing functional performance tests for their representative equipment and systems.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. The CxA develops verification checklists for all equipment and/or systems to be commissioned and delivers the checklists to the Contractor(s) for completion. These checklists and tests are provided by the CxA to the Contractor. The Contractor determines which trade is responsible for executing and documenting each of the line item tasks and notes that trade on the form. Each form will have more than one trade responsible for its execution.
2. The subcontractor responsible for the purchase of the equipment develops the full start-up plan by combining (or adding to) the CxA's checklists with the manufacturer's detailed start-up and checkout procedures from the O&M manual and the normally used field checkout sheets. The plan will include checklists and procedures with specific boxes or lines for recording and documenting the checking and inspections of each procedure and a summary statement with a signature block at the end of the plan. The full start-up plan could consist of something as simple as:
 - a. The CxA's verification checklists.
 - b. The manufacturer's standard written start-up procedures copied from the installation manuals with check boxes by each procedure and a signature block added by hand at the end.
 - c. The manufacturer's normally used field checkout sheets.
3. The subcontractor submits the full startup plan to the CxA for review and approval.
4. The CxA reviews and approves the procedures and the format for documenting them, noting any procedures that need to be added.
5. The full start-up procedures and the approval form may be provided to the CM for review and approval, depending on management protocol.

D. Sensor and Actuator Calibration.

1. All field-installed temperature, relative humidity, CO₂ and pressure sensors and gages, and all actuators (dampers and valves) on all equipment shall be calibrated using the methods described below. Alternate methods may be used, if approved by the Owner before-hand. All test instruments shall have had a certified calibration within the last 12 months. Sensors installed *in* the unit at the factory with calibration certification provided need not be field calibrated.
2. All procedures used shall be fully documented on the verification checklists or other suitable forms, clearly referencing the procedures followed and written documentation of initial, intermediate and final results.
3. Sensor Calibration Methods.
 - a. All Sensors. Verify that all sensor locations are appropriate and away from causes of erratic operation. Verify that sensors with shielded cable, are grounded only at one end. For sensor pairs that are used to determine a temperature or pressure difference, make sure they are reading within 0.2°F of each other for temperature and within a tolerance equal to 2% of the reading, of each other, for pressure. Tolerances for critical applications may be tighter.
 - b. Sensors Without Transmitters--Standard Application. Make a reading with a calibrated test instrument within 6 inches of the site sensor. Verify that the sensor reading (via the permanent thermostat, gage or building automation system (BAS)) is within the tolerances in the table below of the instrument-measured value. If not, install offset in BAS, calibrate or replace sensor.
 - c. Sensors With Transmitters--Standard Application. Disconnect sensor. Connect a signal generator in place of sensor. Connect ammeter in series between transmitter and BAS control panel. Using manufacturer's resistance-temperature data, simulate minimum desired temperature. Adjust transmitter potentiometer

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

zero until 4 mA is read by the ammeter. Repeat for the maximum temperature matching 20 mA to the potentiometer span or maximum and verify at the BAS. Record all values and recalibrate controller as necessary to conform with specified control ramps, reset schedules, proportional relationship, reset relationship and P/I reaction. Reconnect sensor. Make a reading with a calibrated test instrument within 6 inches of the site sensor. Verify that the sensor reading (via the permanent thermostat, gage or building automation system (BAS)) is within the tolerances in the table below of the instrument-measured value. If not, replace sensor and repeat. For pressure sensors, perform a similar process with a suitable signal generator.

- d. Critical Applications. For critical applications (process, manufacturing, etc.) more rigorous calibration techniques may be required for selected sensors. Describe any such methods used on an attached sheet.

Tolerances, Standard Applications			
<u>Sensor</u>	<u>Required Tolerance (+/-)</u>	<u>Sensor</u>	<u>Required Tolerance (+/-)</u>
Cooling coil, closed circuit water temps	0.4F	Flow rates, water	4% of design
AHU wet bulb or dew point	2.0F	Relative humidity	4% of design
Hot water coil, closed circuit water temp	1.5F	Pressures, air, water and gas	3% of design
Outside air, space air, duct air temps	0.4F	Flow rates, air	10% of design
Watthour, voltage & amperage	1% of design	Oxygen or CO ₂ monitor	0.1 % pts
		Barometric pressure	0.1 in. of Hg

4. Valve and Damper Stroke Setup and Check.

- a. EMS Readout. For all valve and damper actuator positions checked, verify the actual position against the BAS readout.
- b. Set pumps or fans to normal operating mode. Command valve or damper closed, visually verify that valve or damper is closed and adjust output zero signal as required. Command valve or damper open, verify position is full open and adjust output signal as required. Command valve or damper to a few intermediate positions. If actual valve or damper position doesn't reasonably correspond, replace actuator or add pilot positioner (for pneumatics).

- 5. Closure for cooling coil valves (NC): Set cooling setpoint 20°F above room temperature. Observe the valve close. Remove control air or power from the valve and verify that the valve stem and actuator position do not change. Restore to normal. Set cooling setpoint to 20°F below room temperature. Observe valve open. For pneumatics, by override in the EMS, increase pressure to valve by 3 psi (do not exceed actuator pressure rating) and verify valve stem and actuator position does not change. Restore to normal.

E. Execution of Verification Checklists and Startup.

- 1. Four weeks prior to startup, the Subs and vendors schedule startup and checkout with the CM, GC and CxA. The performance of the verification checklists, startup and checkout are directed and executed by the Sub or vendor. When checking off verification checklists, signatures may be required of other Subs for verification of completion of their work.
- 2. The CxA shall observe, at minimum, the procedures for each piece of primary equipment, unless there are multiple units, (in which case a sampling strategy may be used as

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- approved by the CM). In no case will the number of units witnessed be less than four on any one building, nor less than 20% of the total number of identical or very similar units.
3. For lower-level components of equipment, (e.g., VAV boxes, sensors, controllers), the CxA shall observe a sampling of the pre-functional and start-up procedures. The sampling procedures are identified in the commissioning plan.
 4. The Subs and vendors shall execute startup and provide the CxA with a signed and dated copy of the completed start-up and pre-functional tests and checklists.
 5. Only individuals that have direct knowledge and witnessed that a line item task on the verification checklist was actually performed shall initial or check that item off. It is not acceptable for witnessing supervisors to fill out these forms.
- F. Deficiencies, Non-Conformance and Approval in Checklists and Startup.
1. The Subs shall clearly list any outstanding items of the initial start-up and pre-functional procedures that were not completed successfully, at the bottom of the procedures form or on an attached sheet. The procedures form and any outstanding deficiencies are provided to the CxA within two days of test completion.
 2. The CxA reviews the report and submits either a non-compliance report or an approval form to the Sub or CM. The CxA shall work with the Subs and vendors to correct and retest deficiencies or uncompleted items. The CxA will involve the CM and others as necessary. The installing Subs or vendors shall correct all areas that are deficient or incomplete in the checklists and tests in a timely manner, and shall notify the CxA as soon as outstanding items have been corrected and resubmit an updated start-up report and a Statement of Correction on the original non-compliance report. When satisfactorily completed, the CxA recommends approval of the execution of the checklists and startup of each system to the CM using a standard form.
 3. Items left incomplete, which later cause deficiencies or delays during functional testing may result in back charges to the responsible party. Refer to Part 3.7 herein for details.

3.5 PHASED COMMISSIONING

- A. The project requires TAB, startup and performance testing to be executed in phases. Phasing shall be coordinated with the owner/CM, CxA, and A/E and be reflected in the overall project schedule and commissioning schedule by the contractor. Final performance testing of all systems will be as required by the phasing plan. The performance testing of the “systems as a whole” will be performed before final turnover of the entire project.

3.6 FUNCTIONAL PERFORMANCE TESTING

- A. This sub-section applies to all commissioning functional testing for all divisions.
- B. The general list of equipment to be commissioned is found in Section 01 91 00, Part 1.13. The specific system functional performance tests (with required modes and sequences to be tested) will be developed after complete review of the control shop drawings and discussion with the Engineer-of-Record.
- C. The parties responsible to execute each test are the installing contractors and associated vendors, manufacturer’s representatives and technicians.
- D. Objectives and Scope. The objective of functional performance testing is to demonstrate that each system is operating according to the documented design intent and Contract Documents. Functional testing facilitates bringing the systems from a state of substantial completion to full

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

dynamic operation. Additionally, during the testing process, areas of deficient performance are identified and corrected, improving the operation and functioning of the systems.

1. In general, each system should be operated through all modes of operation (seasonal, occupied, unoccupied, warm-up, cool-down, part- and full-load) where there is a specified system response. Verifying each sequence in the sequences of operation is required. Proper responses to such modes and conditions as power failure, freeze condition, low oil pressure, no flow, equipment failure, etc. shall also be tested.
2. Development of Test Procedures. Before test procedures are written, the CxA shall obtain all requested documentation and a current list of change orders affecting equipment or systems, including an updated points list, program code, control sequences and parameters. The CxA shall develop specific test procedures and forms to verify and document proper operation of each piece of equipment and system. Each Sub or vendor responsible to execute a test, shall provide limited assistance to the CxA in developing the procedures review (answering questions about equipment, operation, sequences, etc.). Prior to execution, the CxA shall provide a copy of the test procedures to the Sub(s) who shall review the tests for feasibility, safety, equipment and warranty protection. The CxA may submit the tests to the A/E for review, if requested.
3. The CxA shall review owner-contracted, factory testing or required owner acceptance tests which the CxA is not responsible to oversee, including documentation format, and shall determine what further testing or format changes may be required to comply with the Specifications. Redundancy of testing shall be minimized.
4. The purpose of any given specific test is to verify and document compliance with the stated criteria of acceptance given on the test form.
5. The test procedure forms developed by the CxA shall include (but not be limited to) the following information:
 - a. System and equipment or component name(s)
 - b. Equipment location and ID number
 - c. Unique test ID number, and reference to unique verification checklist and start-up documentation ID numbers for the piece of equipment
 - d. Date
 - e. Project name
 - f. Participating parties
 - g. A copy of the specification section describing the test requirements
 - h. A copy of the specific sequence of operations or other specified parameters being verified
 - i. Formulas used in any calculations
 - j. Required pre-test field measurements
 - k. Instructions for setting up the test.
 - l. Special cautions, alarm limits, etc.
 - m. Specific step-by-step procedures to execute the test, in a clear, sequential and repeatable format
 - n. Acceptance criteria of proper performance with a Yes / No check box to allow for clearly marking whether or not proper performance of each part of the test was achieved.
 - o. A section for comments
 - p. Signatures and date block for the CxA

E. Test Methods.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Functional performance testing and verification may be achieved by manual testing (persons manipulate the equipment and observe performance) or by monitoring the performance and analyzing the results using the control system's trend log capabilities or by stand-alone dataloggers. The final functional performance test protocols, as developed by the CxA, shall specify which methods shall be used for each test. The CxA may substitute specified methods or require an additional method to be executed, other than what was specified, with the approval of the CM. The CxA will determine which method is most appropriate for tests that do not have a method specified.
2. Simulated Conditions. Simulating conditions (not by an overwritten value) shall be allowed, though timing the testing to experience actual conditions is encouraged wherever practical.
3. Overwritten Values. Overwriting sensor values to simulate a condition, such as overwriting the outside air temperature reading in a control system to be something other than it really is, shall be allowed, but shall be used with caution and avoided when possible. Such testing methods often can only test a part of a system, as the interactions and responses of other systems will be erroneous or not applicable. Simulating a condition is preferable. e.g., for the above case, by heating the outside air sensor with a hair blower rather than overwriting the value or by altering the appropriate setpoint to see the desired response. Before simulating conditions or overwriting values, sensors, transducers and devices shall have been calibrated.
4. Simulated Signals. Using a signal generator which creates a simulated signal to test and calibrate transducers and DDC constants is generally recommended over using the sensor to act as the signal generator via simulated conditions or overwritten values.
5. Altering Setpoints. Rather than overwriting sensor values, and when simulating conditions is difficult, altering setpoints to test a sequence is acceptable. For example, to see the AC compressor lockout work at an outside air temperature below 55F, when the outside air temperature is above 55F, temporarily change the lockout setpoint to be 2F above the current outside air temperature.
6. Indirect Indicators. Relying on indirect indicators for responses or performance shall be allowed only after visually and directly verifying and documenting, over the range of the tested parameters, that the indirect readings through the control system represent actual conditions and responses. Much of this verification is completed during pre-functional testing.
7. Setup. Each function and test shall be performed under conditions that simulate actual conditions as close as is practically possible. The Sub executing the test shall provide all necessary materials, system modifications, etc. to produce the necessary flows, pressures, temperatures, etc. necessary to execute the test according to the specified conditions. At completion of the test, the Sub shall return all affected building equipment and systems, due to these temporary modifications, to their pre-test condition.
8. Sampling. Multiple identical pieces of non-life-safety or otherwise non-critical equipment may be functionally tested using a sampling strategy. Significant application differences and significant sequence of operation differences in otherwise identical equipment invalidates their common identity. A small size or capacity difference, alone, does not constitute a difference. The specific recommended sampling rates for each type of equipment will be dictated by the CxA. It is noted that no sampling by Subs is allowed in execution of the verification checklists.
 - a. A common sampling strategy referenced in the *Specifications* as the "xx% Sampling—yy% Failure Rule" is defined by the following example.

xx = the percent of the group of identical equipment to be included in each sample.

yy = the percent of the sample that if failing, will require another sample to be tested.
 - b. The example below describes a 20% Sampling—10% Failure Rule.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- 1) Randomly test at least 20% (xx) of each group of identical equipment. In no case test less than three units in each group. This 20%, or three, constitute the "first sample."
 - 2) If 10% (yy) of the units in the first sample fail the functional performance tests, test another 20% of the group (the second sample).
 - 3) If 10% of the units in the second sample fail, test all remaining units in the whole group.
 - 4) If at any point, frequent failures are occurring and testing is becoming more troubleshooting than verification, the CxA may stop the testing and require the responsible Sub to perform and document a checkout of the remaining units, prior to continuing with functionally testing the remaining units.
- F. Coordination and Scheduling. The Subs shall provide sufficient notice to the CxA regarding their completion schedule for the verification checklists and startup of all equipment and systems. The CxA will schedule functional tests through the CM, GC and affected Subs. The CxA shall direct, witness and document the functional testing of all equipment and systems. The Subs shall execute the tests.
1. In general, functional testing is conducted after pre-functional testing and startup has been satisfactorily completed. The control system is sufficiently tested and approved by the CxA before it is used for TAB or to verify performance of other components or systems. The air balancing and water balancing is completed and debugged before functional testing of air-related or water-related equipment or systems. Testing proceeds from components to subsystems to systems. When the proper performance of all interacting individual systems has been achieved, the interface or coordinated responses between systems is checked.
- G. Test Equipment. Refer to Section 01 91 00, Part 2 for test equipment requirements.
- H. Problem Solving. The CxA will recommend solutions to problems found, however the burden of responsibility to solve, correct and retest problems is with the GC, Subs and A/E.

3.7 DOCUMENTATION, NON-CONFORMANCE AND APPROVAL OF TESTS

- A. Documentation. The CxA shall witness and document the results of all functional performance tests using the specific procedural forms developed for that purpose. Prior to testing, these forms are provided to the CM for review and approval and to the Subs for review. The CxA will include the filled out forms in the O&M manuals.
- B. Non-Conformance.
1. The CxA will record the results of the functional test on the procedure or test form. All deficiencies or non-conformance issues shall be noted and reported to the CM on a standard non-compliance form.
 2. Corrections of minor deficiencies identified may be made during the tests at the discretion of the CxA. In such cases the deficiency and resolution will be documented on the procedure form.
 3. Every effort will be made to expedite the testing process and minimize unnecessary delays, while not compromising the integrity of the procedures. However, the CxA will not be pressured into overlooking deficient work or loosening acceptance criteria to satisfy scheduling or cost issues, unless there is an overriding reason to do so at the request of the CM.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. As tests progress and a deficiency is identified, the CxA discusses the issue with the executing contractor.
 - a. When there is no dispute on the deficiency and the Sub accepts responsibility to correct it:
 - 1) The CxA documents the deficiency and the Sub's response and intentions and they go on to another test or sequence. After the day's work, the CxA submits the non-compliance reports to the CM for signature, if required. A copy is provided to the Sub and CxA. The Sub corrects the deficiency, signs the statement of correction at the bottom of the non-compliance form certifying that the equipment is ready to be retested and sends it back to the CxA.
 - 2) The CxA reschedules the test and the test is repeated.
 - b. If there is a dispute about a deficiency, regarding whether it is a deficiency or who is responsible:
 - 1) The deficiency shall be documented on the non-compliance form with the Sub's response and a copy given to the CM and to the Sub representative assumed to be responsible.
 - 2) Resolutions are made at the lowest management level possible. Other parties are brought into the discussions as needed. Final interpretive authority is with the A/E. Final acceptance authority is with the Project Manager.
 - 3) The CxA documents the resolution process.
 - 4) Once the interpretation and resolution have been decided, the appropriate party corrects the deficiency, signs the statement of correction on the non-compliance form and provides it to the CxA. The CxA reschedules the test and the test is repeated until satisfactory performance is achieved.
 5. Cost of Retesting.
 - a. The cost for the Sub to retest a pre-functional or functional test, if they are responsible for the deficiency, shall be theirs. If they are not responsible, any cost recovery for retesting costs shall be negotiated with the GC.
 - b. For a deficiency identified, not related to any verification checklist or start-up fault, the following shall apply: The CxA and CM will direct the retesting of the equipment once at no "charge" to the GC for their time. However, the CxA's and CM's time for a second retest will be charged to the GC, who may choose to recover costs from the responsible Sub.
 - c. The time for the CxA and CM to direct any retesting required because a specific verification checklist or start-up test item, reported to have been successfully completed, but determined during functional testing to be faulty, will be backcharged to the GC, who may choose to recover costs from the party responsible for executing the faulty pre-functional test.
 6. The Contractor shall respond in writing to the CxA and CM at least as often as commissioning meetings are being scheduled concerning the status of each apparent outstanding discrepancy identified during commissioning. Discussion shall cover explanations of any disagreements and proposals for their resolution.
 7. The CxA retains the original non-conformance forms until the end of the project.
 8. Any required retesting by any contractor shall not be considered a justified reason for a claim of delay or for a time extension by the prime contractor.
- C. Failure Due to Manufacturer Defect. If 10%, or three, whichever is greater, of identical pieces (size alone does not constitute a difference) of equipment fail to perform to the Contract

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Documents (mechanically or substantively) due to manufacturing defect, not allowing it to meet its submitted performance spec, all identical units may be considered unacceptable by the CM or OR. In such case, the Contractor shall provide the Owner with the following:

1. Within one week of notification from the CM or OR, the Contractor or manufacturer's representative shall examine all other identical units making a record of the findings. The findings shall be provided to the CM or OR within two weeks of the original notice.
 2. Within two weeks of the original notification, the Contractor or manufacturer shall provide a signed and dated, written explanation of the problem, cause of failures, etc. and all proposed solutions which shall include full equipment submittals. The proposed solutions shall not significantly exceed the specification requirements of the original installation.
 3. The CM or OR will determine whether a replacement of all identical units or a repair is acceptable.
 4. Two examples of the proposed solution will be installed by the Contractor and the CM will be allowed to test the installations for up to one week, upon which the CM or OR will decide whether to accept the solution.
 5. Upon acceptance, the Contractor and/or manufacturer shall replace or repair all identical items, at their expense and extend the warranty accordingly, if the original equipment warranty had begun. The replacement/repair work shall proceed with reasonable speed beginning within one week from when parts can be obtained.
- D. Approval. The CxA notes each satisfactorily demonstrated function on the test form. Formal approval of the functional test is made later after review by the CxA and by the CM, if necessary. The CxA recommends acceptance of each test to the CM using a standard form. The CM gives final approval on each test using the same form, providing a signed copy to the CxA and the Contractor.

3.8 DEFERRED TESTING

- A. Unforeseen Deferred Tests. If any check or test cannot be completed due to the building structure, required occupancy condition or other deficiency, execution of checklists and functional testing may be delayed upon approval of the OR. These tests will be conducted in the same manner as the seasonal tests as soon as possible. Services of necessary parties will be negotiated.
- B. Seasonal Testing. During the warranty period, seasonal testing (tests delayed until weather conditions are closer to the system's design) shall be completed as part of this contract. The CxA shall coordinate this activity. Tests will be executed, documented and deficiencies corrected by the appropriate Subs, with facilities staff and the CxA witnessing. Any final adjustments to the O&M manuals and as-builds due to the testing will be made.

3.9 TRAINING OF OWNER PERSONNEL

- A. The CM shall be responsible for training coordination and scheduling and ultimately for ensuring that training is completed.
- B. The CxA shall be responsible for overseeing and approving the content and adequacy of the training of Owner personnel for commissioned equipment.
1. The CxA shall interview the facility manager and lead engineer to determine the special needs and areas where training will be most valuable. The Owner and CxA shall decide how rigorous the training should be for each piece of commissioned equipment. The CxA shall communicate the results to the Subs and vendors who have training responsibilities.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

In addition to these general requirements, the specific training requirements of Owner personnel by Subs and vendors is specified in Division 23 and 26.

2. Each Sub and vendor responsible for training will submit a written training plan to the CxA for review and approval prior to training. The plan will cover the following elements:
 - a. Equipment (included in training)
 - b. Intended audience
 - c. Location of training
 - d. Objectives
 - e. Subjects covered (description, duration of discussion, special methods, etc.)
 - f. Duration of training on each subject
 - g. Instructor for each subject
 - h. Methods (classroom lecture, video, site walk-through, actual operational demonstrations, written handouts, etc.)
 - i. Instructor and qualifications
 - j. For the primary HVAC equipment, the Controls Contractor shall provide a short discussion of the control of the equipment during the mechanical or electrical training conducted by others.
3. The CxA develops an overall training plan and coordinates and schedules, with the CM and GC, the overall training for the commissioned systems. The CxA develops criteria for determining that the training was satisfactorily completed, including attending some of the training, etc. The CxA recommends approval of the training to the CM using a standard form. The CM also signs the approval form at one of the training sessions, the CxA presents a one hour presentation discussing the use of the blank functional test forms for re-commissioning equipment. Video recording of the training sessions will be provided by the Trade Contractor with media cataloged by the CxA and added to the O&M manuals.
4. The mechanical design engineer shall at the first training session present the overall system design concept and the design concept of each equipment section. This presentation shall be one to two hours in length and include a review of all systems using the simplified system schematics (one-line drawings) including chilled water systems, condenser water or heat rejection systems, heating systems, fuel oil and gas supply systems, supply air systems, exhaust system and outside air strategies.

3.10 OPERATION AND MAINTENANCE MANUALS

A. Standard O&M Manuals.

1. The specific content and format requirements for the standard O&M manuals are detailed in Section 01 77 00 "Closeout Procedures".
2. Contractor shall submit two draft copies of the complete operating and maintenance manual to the CM for review by the architect/engineer and CxA within 60 calendar days after review of equipment shop drawings. One copy will be returned to the contractor within 30 days after receipt by the A/E.
3. Contractor shall submit corrected final approved manuals prior to substantial completion. Prior to final submittal, the CxA shall review the O&M manuals (in addition to the initial draft O&M manual), and documentation, with redline as-builts, for systems that were commissioned to verify compliance with the specifications. The CxA will communicate, through the CM, deficiencies in the manuals to the contractor or A/E, as requested. Upon a successful review of the corrections, the CxA will recommend approval and acceptance

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

of these sections of the O&M manuals to the CM. The CxA will also review each equipment warranty and verify that all requirements to keep the warranty valid are clearly stated. This work does not supersede the A/E's review of the O&M manuals according to the A/E's contract.

4. A/E Contribution. The A/E will include in the beginning of the O&M manuals a separate section describing the systems including:
 - a. The design intent narrative prepared by the A/E and provided as part of the bid documents, updated to as-built status by the A/E.
 - b. Simplified professionally drawn single line system diagrams on 8 ½" x 11" or 11" x 17" sheets. These shall include chillers, water system, condenser water system, heating system, supply air systems, exhaust systems and electrical distribution system. These shall show major pieces of equipment such as pumps, chillers, boilers, control valves, expansion tanks, coils, service valves, switchboards, motor control centers, panel boards, etc.
5. CxA Review and Approval. Prior to substantial completion, the CxA shall review the O&M manuals, documentation and redline as-builds *for systems that were commissioned* to verify compliance with the *Specifications*. The CxA will communicate deficiencies in the manuals to the CM, OR or A/E, as requested. Upon a successful review of the corrections, the CxA recommends approval and acceptance of these sections of the O&M manuals to the CM, OR or A/E. The CxA also reviews each equipment warranty and verifies that all requirements to keep the warranty valid are clearly stated. This work does not supersede the A/E's review of the O&M manuals according to the A/E's contract.

B. Commissioning Record in O&M Manuals.

1. The CxA is responsible to compile, organize and index the following commissioning data by equipment into labeled, indexed and tabbed, three-ring binders and deliver it to the GC, to be included with the O&M manuals. Three copies of the manuals will be provided. The format of the manuals shall be:

<i>Tab I-1</i>	Commissioning Plan
<i>Tab I-2</i>	Final Commissioning Report (see (B.2) below)
<i>Tab 01</i>	System Type 1 (chiller system, packaged unit, geothermal heat pump system, etc.)
<i>Sub-Tab A</i>	Design narrative and criteria, sequences, approvals for Equipment 1
<i>Sub-Tab B</i>	Startup plan and report, approvals, corrections, blank verification checklists <i>Colored Separator Sheets</i> —for each equipment type (fans, pumps, chiller, etc.)
<i>Sub-Tab C</i>	Functional tests (completed), trending and analysis, approvals and corrections, training plan, record and approvals, blank functional test forms and a recommended re-commissioning schedule.
<i>Tab 02</i>	System Type 2.....repeat as per System 1

2. Final Report Details. The final commissioning report shall include an executive summary, list of participants and roles, brief building description, overview of commissioning and testing scope and a general description of testing and verification methods. For each piece of commissioned equipment, the report should contain the disposition of the commissioning authority regarding the adequacy of the equipment, documentation and training meeting the contract documents in the following areas: 1) Equipment meeting the equipment specifications, 2) Equipment installation, 3) Functional performance and

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

efficiency, 4) Equipment documentation and design intent, and 5) Operator training. All outstanding non-compliance items shall be specifically listed. Recommendations for improvement to equipment or operations, future actions, commissioning process changes, etc. shall also be listed. Each non-compliance issue shall be referenced to the specific functional test, inspection, trend log, etc. where the deficiency is documented. The functional performance and efficiency section for each piece of equipment shall include a brief description of the verification method used (manual testing, BAS trend logs, data loggers, etc.) and include observations and conclusions from the testing.

3. Other documentation will be retained by the CxA

3.11 WRITTEN WORK PRODUCTS

- A. The commissioning process generates a number of written work products described in various parts of the *Specifications*. In summary, the written products are:

<u>Product</u>	<u>Developed By</u>
1. Final commissioning plan	CxA
2. Cx meeting minutes	CxA
3. Commissioning schedules	CxA with GC and CM
4. Equipment documentation submittals	Subs
5. Sequence clarifications	Subs and A/E as needed
5. Verification checklists	CxA
6. Startup and initial checkout plan	Subs and CxA (compilation of existing documents)
7. Startup and initial checkout forms filled out	Subs
8. Final TAB report	TAB
9. Issues log (deficiencies)	CxA
10. Commissioning Progress Record	CxA
11. Deficiency reports	CxA
12. Functional test forms	CxA
13. Filled out functional tests	CxA
14. O&M manuals	Subs
15. Commissioning record book	CxA
16. Overall training plan	CxA and CM
17. Specific training agendas	Subs
18. Final commissioning report	CxA

END OF SECTION 01 91 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 02 41 13
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SCOPE OF SECTION

- A. Cut, demolish and remove existing work associated with the renovation. Cut and remove existing work as indicated or necessary to fit new work to existing that is to remain. Where practical, salvage existing items that may be reused or are indicated for reuse or to be turned over to Owner.

1.2 REFERENCE STANDARDS

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

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

- 1. ASTM E 84 Surface Burning Characteristics of Building Materials

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

- 2. NFPA 241 Safeguarding Construction, Alteration and Demolition Operations

- B. Unknown Conditions: Work shall not include Contractor's identification, detection, abatement, encapsulation or removal of asbestos or similar hazardous substance(s). In the course of performing this work, if such material/product is encountered, discontinue work and remove workers from the project until such material/product and hazards connected therewith are abated, encapsulated or removed, or it is determined that no hazard exists. An extension of time will be granted for delay resulting from such condition and correction.
- C. Structural Members: Do not cut any building structure without written authorization of the Engineer. Any structural members intentionally cut without proper authorization or accidentally cut shall be restored to their original integrity and condition.
 - 1. Do not cut or drill existing concrete pre cast slabs. Use existing chases and openings at floor slabs.

1.3 PROTECTION

- A. Safety: Before commencing any work, provide warning signs, lights, barricades, fences, rails and other safety devices. Exercise caution when working adjacent to spaces occupied by Owner's personnel.
- B. Temporary Work: Do not commence demolition until temporary shoring, bracing, partitions, exits and other support and protective measures have been properly installed.
- C. Temporary Partitions and Closures: Where new existing openings are created and where work is in occupied spaces or existing equipment, provide physical separation and protect from dust and moisture with partitions and closures. Maintain partitions in place until new work has been completed and provide protection from the weather and dust. Before and during removal, clean all surfaces with a vacuum cleaner (to avoid dispersion of dust).

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- D. Portable Coverings: For minor interior alterations, where acceptable to Engineer, flame-proofed drop cloths may be used. Plastic sheet or film shall not be used for any purpose for interior work.
- E. Air filters: During Demolition provide portable air filters as part of dust control.
- F. Wet mop concrete floors slab to control dust.
- G. Vacuum space every day at the completion of the work.

1.4 SECURITY

- A. Establish procedures and execute operations to provide continuous security. Provide temporary protection for openings and at other locations as may be appropriate during construction. Deny entrance of unauthorized persons into work area.

1.5 HOUSEKEEPING

- A. Collect debris, rubbish and trash resulting from operations at designated places. Sprinkle dusty debris with water. Handle in a controlled manner. Do not accumulate waste unnecessarily; remove promptly from premises; generally daily. Sweep and vacuum floors in work areas as frequently as necessary to maintain premises in acceptable condition for continuous, uninterrupted operation by Owner.

1.6 OCCUPIED SPACES

- A. Since the building will maintain operations, coordination will be required with building staff and owners representative to coordinate time of demolition to minimize disturbance occupants.

PART 2 - PRODUCTS

2.1 LUMBER

- A. Wood and plywood used in building temporary partitions shall be fire-retardant treated to provide flame spread rating, per ASTM E 84, or maximum of twenty-five (25).

2.2 TAPE

- A. Kraft paper two (2) inches wide with pressure sensitive adhesive one side. Shear strength (peel adhesion); 60-oz. per inch width. Acceptable: FasTape or approved equal.

2.3 TEMPORARY CLOSURES

- A. In addition to the requirements of Division 0, flame-proofed drop cloths (not flammable plastic), UL labeled, flame spread maximum fifteen (15). Where daylight would be beneficial for workmanship and reduce need of artificial illumination, translucent polyvinyl chloride film reinforced in diamond pattern with 33 nylon threads per foot. Acceptable: "Griffolyn" T-55-FR, Reed Industries, Box 248, Houston, Texas 77233, phone 800/231-6074 or approved equal.

PART 3 - EXECUTION

3.1 RELOCATION AND REMOVAL

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Temporarily remove or suitably relocate designated equipment, utilities or services to clear the work, or to properly function in the complete installation. Where services or utilities are removed, suitable cap or terminate according to applicable ordinances and requirements of governing authorities and/or per other sections of specifications and drawings. Where such items interfere with the work and specific instructions are not included on the drawings, they shall be adequately protected and further instructions requested from the Engineer. Existing construction that does not interfere with new work and will be concealed may remain in place unless indicated to be removed.

3.2 PORTABLE COVERINGS

- A. For interior alterations, where acceptable to Engineer, flame-proofed drop cloths may be used. Flammable plastic sheet or film shall not be used within the building.

3.3 DEMOLITION

- A. Plan of Operations: Establish procedures for safe removal of parts by methods that will not transmit excessive vibrations to or eccentric loads on building structure, create a nuisance, damage existing work that will remain, nor endanger either workmen, public, occupants nor adjacent work.
- B. Supervision: Cut and demolish under supervision of a competent foreman, capable of identifying hazardous conditions and authorized to promptly take corrective action to eliminate them.
- C. Precaution: Exercise care to avoid unnecessary damage to work that shall remain or stored for reinstallation.
- D. Hole Cutting: Neatly cut holes where necessary. Keep area and debris covered to minimize creation of dust. Use care and adjust hole locations as required to minimize necessary cutting.
- E. Finishes and Exposed Work: Cut to true and straight lines to permit satisfactory refinishing or connection to new work. Remove items to nearest full piece that is to remain.

3.4 OWNERSHIP OF MATERIALS

- A. Salvaged materials that are to be relocated or remain the property of the Owner shall be carefully removed and stored on the site for reuse or disposition specified. Other materials become the property of Contractor and shall be removed and disposed of off the site.

3.5 SALVAGE OPERATIONS

- A. Salvage existing materials/products identified to be reused or turned over to Owner. Carefully remove, collect, protect, repair, clean or restore to first class condition, relocate and reinstall where and as indicated. After cleaning and repairing salvaged items to be furnished to Owner, place in location on premises designated by Owner's representative.

3.6 REMOVAL

- A. Remove materials/products/equipment which are not to be reused in the work in an orderly and careful manner so as not to endanger or damage adjacent work which is to remain. When removing nails by claw hammer, place a small piece of wood under the hammer head to keep claws at right angle to the nail and prevent damage to the surface.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.7 DISPOSAL

- A. Haul rubbish, debris and unusable material away from the site promptly and dispose of legally. Burning on site is prohibited.

3.8 CLEANING

- A. Clean surfaces as described in specifications.

3.9 CONCRETE

- A. Exercise due caution in cutting and patching, chipping or general concreting so as not to deface that portion of the existing structure which is to remain. Should any such impairment occur, immediately clean or restore to original condition at no cost to Owner.
- B. Do not cut or core existing, concrete slabs, columns, joist and beams.
- C. Patch all existing slab penetrations caused by demolition of mechanical and plumbing with rated and UL listed seal assembly.

3.10 UTILITIES AND RELATED EQUIPMENT, PLUMBING, AND ELECTRICAL WORK

- A. Protect existing utilities, storm, waste, water, fire protection, conduit racks, refrigerant pipes and raceways as indicated and as uncovered by the work and terminate in a manner conforming to the nationally recognized code covering the specific utility and approved by the Engineer. If electrical, communications, fire protection and systems lines are encountered and not shown on drawings, contact the Engineer prior to the start of the work.

3.11 DRYWALL

- A. Within the limits of the work, should any portion of existing drywall surfaces be deemed broken, scratched or unfastened, spackle with drywall compound, refasten or other wise repairs. Where indicated on the drawings for drywall to be removed remove the covering, base, drywall board, vapor barrier, insulation, metal furring and all fasteners.
- B. Within the limits of the work make repairs to drywall partitions. Match adjacent surfaces or as indicated on the drawing.
- C. Within the limits of tile work remove drywall ceiling and ceiling suspension system and supports, fasteners complete.

3.12 PATCHING

- A. Where removals leave holes and damaged surfaces exposed in the finished work, patch and repair these holes and damaged surfaces to match adjacent finished surfaces. Where new work is to be applied to existing surfaces, perform removals and patching in a manner to produce surfaces suitable for receiving new work. Finished surfaces of patched area shall flush with the adjacent existing surface and shall match the existing adjacent surface as closely as possible as to texture and finish.
- B. Where patching occurs on rated partition or fireproofed structure repair to match existing UL rated system to match code required hourly rating for assembly.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.13 FIRESTOPPING AND DRAFT STOPPING

- A. Fire stop existing holes at all masonry walls, floor slab & GWB Partitions.
- B. Fire stop existing open ends of conduits:
- C. Fire stop all existing plumbing penetrations at existing rated walls and floors.
- D. Draft stop all penetrations into cavity of walls, ceilings, and attics. They include all penetrations created by new work or penetrations left by removal of existing proposed for replacement.

3.14. ACOUSTICAL LAY-IN CEILING

- A. Remove and re-install existing acoustical ceiling and suspension system as required by the work U.O.N. on the drawings. If any portion of the existing ceiling is damaged by the G.C. it shall be replaced to match existing.

END OF SECTION 02 41 13

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 07 84 13
PENETRATION FIRESTOPPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes through-penetration firestop systems for penetrations through the fire-resistance-rated assemblies, including both new and existing empty openings and new and existing openings containing penetrating items.
- B. Firestopping shall be designed and constructed in accordance with the Florida Building Code, Florida Fire Code and Uniform Fire Safety Standards as adopted by the State Fire Marshall and latest addendums

1.3 PERFORMANCE REQUIREMENTS

- A. General: For the following constructions, provide through-penetration firestop systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of assembly penetrated.
1. Fire-resistance-rated load-bearing walls, including partitions, with fire-protection-rated openings.
 2. Fire-resistance-rated non-load-bearing walls, including partitions, with fire-protection-rated openings.
 3. Fire-resistance-rated roof assemblies.
 4. F-Rated Systems: Provide through-penetration firestop systems with F-ratings indicated, as determined per ASTM E 814, but not less than that equaling or exceeding fire-resistance rating of constructions penetrated.
 5. T-Rated Systems: For the following conditions, provide through-penetration firestop systems with T-ratings indicated, as well as F-ratings, as determined per ASTM E 814, where systems protect penetrating items exposed to potential contact with adjacent materials in occupiable floor areas:
 - Penetrations located outside wall cavities.
 - Penetrations located outside fire-resistive shaft enclosures.
 - Penetrations located in construction containing fire-protection-rated openings.
 - Penetrating items larger than 4-inch (100-mm-) diameter nominal pipe or 16 sq. in. (100 sq. cm) in overall cross-sectional area.
 6. For through-penetration firestop systems exposed to view, traffic, moisture, and physical damage, provide products that after curing do not deteriorate when exposed to these conditions both during and after construction.
 7. For piping penetrations for plumbing and wet-pipe sprinkler systems, provide moisture-resistant through-penetration firestop systems.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

8. For floor penetrations with annular spaces exceeding 4 inches (100 mm) in width and exposed to possible loading and traffic, provide firestop systems capable of supporting floor loads involved either by installing floor plates or by other means.
9. For penetrations involving insulated piping, provide through-penetration firestop systems not requiring removal of insulation.
10. For through-penetration firestop systems exposed to view, provide products with flame-spread ratings of less than 25 and smoke-developed ratings of less than 450, as determined per ASTM E 84.

1.4 SUBMITTALS

- A. Product Data: For each type of through-penetration firestop system product indicated.
- B. Shop Drawings: For each through-penetration firestop system, show each kind of construction condition penetrated, relationships to adjoining construction, and kind of penetrating item. Include firestop design designation of testing and inspecting agency acceptable to authorities having jurisdiction that evidences compliance with requirements for each condition indicated.
 1. Submit documentation, including illustrations, from a qualified testing and inspecting agency that is applicable to each through-penetration firestop system configuration for construction and penetrating items.
 2. Where Project conditions require modification of qualified testing and inspecting agency's illustration to suit a particular through-penetration firestop condition, submit illustration, with modifications marked, approved by through-penetration firestop system manufacturer's fire-protection engineer.
- C. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
- D. Product Certificates: Signed by manufacturers of through-penetration firestop system products certifying that products furnished comply with requirements.
- E. Product Test Reports: From a qualified testing agency indicating through-penetration firestop system complies with requirements, based on comprehensive testing of current products.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has completed through-penetration firestop systems similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- B. Installer Qualifications: An experienced installer who is qualified by having the necessary experience, staff, and training to install manufacturer's products per specified requirements. A manufacturer's willingness to sell its through-penetration firestop system products to Contractor or to an installer engaged by Contractor does not in itself confer qualification on buyer.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- C. Source Limitations: Obtain through-penetration firestop systems, for each kind of penetration and construction condition indicated, from a single manufacturer.
- D. Fire-Test-Response Characteristics: Provide through-penetration firestop systems that comply with the following requirements and those specified in "Performance Requirements" Article:
 - 1. Firestopping tests are performed by a qualified testing and inspecting agency. A qualified testing and inspecting agency is UL, or another agency performing testing and follow-up inspection services for firestop systems acceptable to authorities having jurisdiction.
 - 2. Through-penetration firestop systems are identical to those tested per ASTM E 814. Provide rated systems complying with the following requirements:
 - a. Through-penetration firestop system products bear classification marking of qualified testing and inspecting agency.
 - b. Through-penetration firestop systems correspond to those indicated by reference to through-penetration firestop system designations listed by the following:

UL in "Fire Resistance Directory."
- E. Preinstallation Conference: Conduct conference at Project site.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver through-penetration firestop system products to Project site in original, unopened containers or packages with intact and legible manufacturers' labels identifying product and manufacturer; date of manufacture; lot number; shelf life, if applicable; qualified testing and inspecting agency's classification marking applicable to Project; curing time; and mixing instructions for multicomponent materials.
- B. Store and handle materials for through-penetration firestop systems to prevent their deterioration or damage due to moisture, temperature changes, contaminants, or other causes.

1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install through-penetration firestop systems when ambient or substrate temperatures are outside limits permitted by through-penetration firestop system manufacturers or when substrates are wet due to rain, frost, condensation, or other causes.
- B. Ventilate through-penetration firestop systems per manufacturer's written instructions by natural means or, where this is inadequate, forced-air circulation.

1.8 COORDINATION

- A. Coordinate construction of openings and penetrating items to ensure that through-penetration firestop systems are installed according to specified requirements.
- B. Coordinate sizing of sleeves, openings, core-drilled holes, or cut openings to accommodate through-penetration firestop systems.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- C. Notify Owner's inspecting agency at least seven days in advance of through-penetration firestop system installations; confirm dates and times on days preceding each series of installations.
- D. Do not cover up through-penetration firestop system installations that will become concealed behind other construction until Owner's inspecting agency and building inspector, if required by authorities having jurisdiction, have examined each installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

Hilti Construction Chemicals, Inc.
Nelson Firestop Products.
3M Fire Protection Products.

2.2 FIRESTOPPING

- A. General: Where UL-classified systems are indicated, they refer to the alpha-alpha-numeric designations listed in UL's "Fire Resistance Directory" under product Category XHEZ.
- B. Compatibility: Provide through-penetration firestop systems that are compatible with one another, with the substrates forming openings, and with the items, if any, penetrating through-penetration firestop systems, under conditions of service and application, as demonstrated by through-penetration firestop system manufacturer based on testing and field experience.
- C. Accessories: Provide components for each through-penetration firestop system that are needed to install fill materials and to comply with "Performance Requirements" Article. Use only components specified by through-penetration firestop system manufacturer and approved by the qualified testing and inspecting agency for firestop systems indicated. Accessories include, but are not limited to, the following items:
 - 1. Permanent forming/damming/backing materials, including the following:
 - Slag-/rock-wool-fiber insulation.
 - Sealants used in combination with other forming/damming/backing materials to prevent leakage of fill materials in liquid state.
 - Fire-rated form board.
 - Fillers for sealants.
 - 2. Temporary forming materials.
 - 3. Substrate primers.
 - 4. Collars.
 - 5. Steel sleeves.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2.3 FILL MATERIALS

- A. General: Fill materials are those referred to in directories of the referenced testing and inspecting agencies as fill, void, or cavity materials.
- B. Cast-in-Place Firestop Devices: Factory-assembled devices for use in cast-in-place concrete floors and consisting of an outer metallic sleeve lined with an intumescent strip, a radial extended flange attached to one end of the sleeve for fastening to concrete formwork, and a neoprene gasket.
- C. Latex Sealants: Single-component latex formulations that after cure do not re-emulsify during exposure to moisture.
- D. Firestop Devices: Factory-assembled collars formed from galvanized steel and lined with intumescent material sized to fit specific diameter of penetrant.
- E. Intumescent Composite Sheets: Rigid panels consisting of aluminum-foil-faced elastomeric sheet bonded to galvanized steel sheet.
- F. Intumescent Putties: Nonhardening dielectric, water-resistant putties containing no solvents, inorganic fibers, or silicone compounds.
- G. Intumescent Wrap Strips: Single-component intumescent elastomeric sheets with aluminum foil on one side.
- H. Mortars: Prepackaged, dry mixes consisting of a blend of inorganic binders, hydraulic cement, fillers, and lightweight aggregate formulated for mixing with water at Project site to form a nonshrinking, homogeneous mortar.
- I. Pillows/Bags: Reusable, heat-expanding pillows/bags consisting of glass-fiber cloth cases filled with a combination of mineral-fiber, water-insoluble expansion agents and fire-retardant additives.
- J. Silicone Foams: Multicomponent, silicone-based liquid elastomers that, when mixed, expand and cure in place to produce a flexible, nonshrinking foam.
- K. Silicone Sealants: Moisture-curing, single-component, silicone-based, neutral-curing elastomeric sealants of grade indicated below:
 - 1. Grade: Pourable (self-leveling) formulation for openings in floors and other horizontal surfaces and nonsag formulation for openings in vertical and other surfaces requiring a nonslumping, gunnable sealant, unless indicated firestop system limits use to nonsag grade for both opening conditions.
 - 2. Grade for Horizontal Surfaces: Pourable (self-leveling) formulation for openings in floors and other horizontal surfaces.
 - 3. Grade for Vertical Surfaces: Nonsag formulation for openings in vertical and other surfaces.

2.4 MIXING

- A. For those products requiring mixing before application, comply with through-penetration firestop system manufacturer's written instructions for accurate proportioning of materials, water (if required), type of mixing equipment, selection of mixer speeds, mixing

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

containers, mixing time, and other items or procedures needed to produce products of uniform quality with optimum performance characteristics for application indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for opening configurations, penetrating items, substrates, and other conditions affecting performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning: Clean out openings immediately before installing through-penetration firestop systems to comply with written recommendations of firestop system manufacturer and the following requirements:
 - 1. Remove from surfaces of opening substrates and from penetrating items foreign materials that could interfere with adhesion of through-penetration firestop systems.
 - 2. Clean opening substrates and penetrating items to produce clean, sound surfaces capable of developing optimum bond with through-penetration firestop systems. Remove loose particles remaining from cleaning operation.
 - 3. Remove laitance and form-release agents from concrete.
- B. Priming: Prime substrates where recommended in writing by through-penetration firestop system manufacturer using that manufacturer's recommended products and methods. Confine primers to areas of bond; do not allow spillage and migration onto exposed surfaces.
- C. Masking Tape: Use masking tape to prevent through-penetration firestop systems from contacting adjoining surfaces that will remain exposed on completion of Work and that would otherwise be permanently stained or damaged by such contact or by cleaning methods used to remove smears from firestop system materials. Remove tape as soon as possible without disturbing firestop system's seal with substrates.

3.3 THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLATION

- A. General: Install through-penetration firestop systems to comply with "Performance Requirements" Article and firestop system manufacturer's written installation instructions and published drawings for products and applications indicated.
- B. Install forming/damming/backing materials and other accessories of types required to support fill materials during their application and in the position needed to produce cross-sectional shapes and depths required to achieve fire ratings indicated.
 - 1. After installing fill materials, remove combustible forming materials and other accessories not indicated as permanent components of firestop systems.
 - 2. Install fill materials for firestop systems by proven techniques to produce the following results:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Fill voids and cavities formed by openings, forming materials, accessories, and penetrating items as required to achieve fire-resistance ratings indicated.
4. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.
5. For fill materials that will remain exposed after completing Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

3.4 FIELD QUALITY CONTROL

- A. Inspecting Agency: The Contractor shall engage a qualified independent inspecting agency to inspect through-penetration firestop systems and to prepare test reports.
- B. Inspecting agency will state in each report whether inspected through-penetration firestop systems comply with or deviate from requirements.
- C. Proceed with enclosing through-penetration firestop systems with other construction only after inspection reports are issued.
- D. Where deficiencies are found, repair or replace through-penetration firestop systems so they comply with requirements.

3.5 IDENTIFICATION

- A. Identify through-penetration firestop systems with pressure-sensitive, self-adhesive, preprinted vinyl labels. Attach labels permanently to surfaces of penetrated construction on both sides of each firestop system installation where labels will be visible to anyone seeking to remove penetrating items or firestop systems. Labels shall be installed above ceilings and in concealed spaces. Include the following information on labels:
 1. The words: "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS".
Contractor's name, address, and phone number.
Through-penetration firestop system designation of applicable testing and inspecting agency.
Date of installation.
Through-penetration firestop system manufacturer's name.
Installer's name.

3.6 CLEANING AND PROTECTION

- A. Clean off excess fill materials adjacent to openings as Work progresses by methods and with cleaning materials that are approved in writing by through-penetration firestop system manufacturers and that do not damage materials in which openings occur.
- B. Provide final protection and maintain conditions during and after installation that ensure through-penetration firestop systems are without damage or deterioration at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated through-penetration firestop systems immediately and install new materials to produce through-penetration firestop systems complying with specified requirements.

END OF SECTION 07 84 13

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 09 51 13
ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of Contract, including General and Supplementary conditions and Division 01 Specification sections apply to work of this section.

1.2 SCOPE

- A. Selectively remove existing acoustical ceiling tile and suspension system as required by the HVAC work and store for reinstallation. Provide new acoustical ceiling tile and suspension system as required to replace all damaged ceiling tile and suspension system which cannot be reused and reinstalled.
- B. At a minimum, contractor shall include 120 replacement acoustical ceiling tiles within their scope or work prior to bid, or the pre-bid estimated amount necessary for replacements, whichever is greater.
- C. Replace components as required or if damaged by the work.

1.3 SUBMITTALS

- A. Product Data: Provide 6 copies of manufacturer's product specifications and installation instructions for each acoustical ceiling material required, and for each suspension system, including certified laboratory test reports and other data as required to show compliance with these specifications.

1.4 JOB CONDITIONS

- A. Space Enclosure: Do not install interior acoustical ceilings until wet-work in space completed and nominally dry, and until work above ceilings completed, and until ambient conditions of temperature and humidity will be continuously maintained at values near those indicated for final occupancy.

PART 2 - PRODUCTS

2.1 CEILING UNITS

A. Acoustical Panels:

1. General:

- a.) Provide lay-in panels with fissured textured to match existing ceiling tile.

2. Products/Manufacturer:

- a.) To match existing.

2.2 CEILING SUSPENSION MATERIALS

A. General:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Comply with ASTM C-635 for dimensional tolerances, coatings and finishes, as applicable to type of suspension system required for type of ceiling units indicated. Coordinate with other work supported by or penetrating through ceilings, including light fixtures, HVAC equipment, soffits, fans and partition system (if any).
 2. Structural Class: Intermediate-duty system. Individual component deflection shall not exceed 1/360 of the span.
 3. Hanger Wires: Galvanized carbon steel, ASTM A-641, soft temper, prestretched, yield-stress load of at least 3 times design load, but not less than 9-gauge. install wire hanger at each corner of grid at light fixtures.
 4. Type of System: Indirect-hung suspension system. Provide under the work of this Section, supplemental framing as required for proper spacing of hanger wires and other items suspended such as fans, and electric fixtures.
- B. System Manufacturer:
1. To match existing.
- C. Edge Moldings: Manufacturer's standard channel molding for edges and penetrations of ceiling, with single flange of molding exposed, white baked enamel finish unless otherwise indicated.
- D. Exposed Suspension System: Manufacturer's standard exposed runners, cross-runners and accessories, of types and profiles indicated, with exposed cross runners coped to lay flush with main runners.
- E. Finish of Exposed Members: Provide uniform factory-applied finish on exposed surfaces of ceiling suspension system, including moldings, trim, and accessories. Finish to match existing.
- F. Finish: Provide hot-dipped galvanized finish (G-30 minimum on all ceiling suspension components. Exposed surfaces of suspension system component will receive a white baked on enamel paint. Color to match existing.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less-than-half width units at borders, and comply with reflected ceiling plans wherever possible.
- B. When removing the system exercise care so as not to damage system.
- C. Coordinate with Owner's representative for an interior air-conditioned space for storage of all removed components.

3.2 INSTALLATION

A. General

1. Install materials in accordance with manufacturer's printed instructions, and comply with governing regulations, fire resistance rating requirements as indicated, and industry standards applicable to work.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Arrange acoustical units and orient directionally-patterned units (if any) in manner shown by reflected ceiling plans.
3. Install tile with pattern running in one direction.
4. Install suspension systems to comply with ASTM C-636, with hangers supported only from building structural members or supplemental framing supported by building structural members. Locate hangers near each end and spaced 4'-0" along each carrying channel or direct-hung runner, unless otherwise indicated, leveling to tolerance of 1/8" in 12'-0".
5. Secure wire hangers by looping and wire-tying, either directly to structures or supplemental framing.
6. Install edge moldings to type indicated at perimeter of acoustical ceiling area and at locations where necessary to conceal edges of acoustical units.
7. Screw-attach moldings to substrate at intervals not over 16" o.c. and not more than 3" from ends, leveling with ceiling suspension system to tolerance of 1/8" in 12'-0". Miter corners accurately and connect securely.
8. Install acoustical panels in coordination with suspension system instructions, with edges concealed by support of suspension members.
9. Scribe and cut panels to fit accurately at borders and at penetrations.
10. Do not use or install pop rivets in tracks.
11. Do not staple tracks to wall.
12. Install four support hangers at each corner of light fixtures and HVAC grille and diffusers.
13. Store material in HVAC space to acclimate following the manufacturer's instruction for temperature and humidity.

3.2 ADJUST AND CLEAN

- A. Clean exposed surfaces of acoustical ceilings including trim, edge moldings, and suspension members; comply with manufacturer's instructions for cleaning and touch-up of minor finish damage. Remove and replace work which cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.
- B. Replace damaged tiles or suspension system to match existing.

END SECTION – 09 51 13

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 00 10
HVAC DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Heating, Ventilation and Air Conditioning: Remove all existing heating, ventilating and air conditioning equipment including as shown on the Contract Documents.

PART 2 – PRODUCTS (Not applicable)

PART 3 - EXECUTION

3.1 GENERAL

- A. The Contractor shall obtain the permission of the Owners Representative and coordinate with other trades prior to commencement of demolition of the existing installations.
- B. The Contractor shall provide for safe conduct of the work, protection of property, and coordination with other work in progress. The spread of dust and flying particles shall be minimized.
- C. Existing construction to remain shall be protected from damage. Work damaged by the Contractor shall be repaired to match existing work.
- D. When indicated, the contractor shall remove specific equipment in a careful manner so as to maintain the equipment in proper operating order. This equipment will be turned over to the owner and transported to a storage area as directed by the owner and further described herein.
- E. Material demolished under this section shall become the property of the Contractor and shall be promptly removed and disposed of off the site.
- F. Debris and rubbish shall not accumulate on the site, and shall be disposed of periodically by the Contractor.
- G. All necessary precautions shall be taken by the Contractor to prevent spillage during removal activities. Pavement and areas adjacent to the demolition areas shall be kept clean and free from mud, dirt and debris at all times.
- H. Existing utilities and mechanical systems including related equipment shall be disconnected by the Contractor to the extent shown on the contract drawings or specified and as required to perform the work in accordance with Division 23 of the specifications.
- I. The Contractor shall exercise care during the progress of the work under this section so as not to damage or displace the work of the other trades performed under other sections. He shall coordinate work under this section with work under other sections, as necessary for the proper execution of the entire work.
- J. When the contract documents indicate the removal of existing equipment to be

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

temporarily stored and to be re-used, the contractor shall provide adequate protection for the stored equipment including the proper capping of several pipe connections, protection of power and control wiring and devices, and draining of coils to prevent freezing damage.

- K. Equipment which contains refrigerants shall be pumped down prior to demolition. The refrigerant shall be properly contained and disposed of in accordance with the accepted local procedures.

END OF SECTION 23 00 10

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 00
COMMON WORK RESULTS FOR HVAC SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.1 ARTICLES INCLUDED

- A. Definitions.
- B. Permits, Fees and Notices.
- C. Applicable Publications.
- D. Code Compliance.
- E. Scope of Work.
- F. Record Drawings.
- G. Intent of Drawings and Specifications.
- H. Quality Assurance
- I. Submittals.
- J. Product Requirements, Equals and Substitutions.
- K. Manufacturers Instructions.
- L. Transportation and Handling.
- M. Storage and Protection.
- N. Cutting, Patching and Demolition.
- O. Cleaning Up/Removal of Debris.
- P. Starting of Mechanical Systems.
- Q. Operating and Maintenance Manuals.
- R. Training of Owners Operators.
- S. Guarantee of Work.
- T. System Testing.

1.2 ARTICLES

- A. Definitions:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. The term "As indicated" means as shown on drawings by notes, graphics or schedules, or written into other portions of contract documents. Terms such as "shown", "noted", "scheduled" and "specified" have same meaning as "indicated", and are used to assist the reader in locating particular information.
 2. The term "Provide", means furnish and install as part of the work covered in Division 23.
 3. The term "Furnish" means furnish only, for installation, as part of this contract, by other Divisions.
 4. The term "Install only" means to install under the work of Division 23 equipment furnished by other Divisions, or by the Owner.
 5. The term "Owner's Representative" when referenced herein shall be the Architect or the Engineer acting as his designated representative unless otherwise noted.
 6. The term "design" as it pertains to the work of this division shall describe the basic intent, component sizing, component relationships and overall architecture of the plumbing system. The design is generally schematic in nature and will require specific detailing after the accepted products are determined.
 7. The term "detail" as it pertains to the work of this division shall describe the work required by the contractor to assure a fully coordinated installation of the material and equipment supplied. When requested, the contractor shall produce detailed shop drawings or sketches indicating the actual placement of the equipment or material supplied; also including how the equipment or material interfaces with work of other sections or divisions within the contract documents.
 8. The term "workman-like manner" as it pertains to the work of this division shall describe a neat well organized high quality installation system (duct, pipe, control wire or tube, conduit, etc.). Routing shall be well thought out providing adequate service clearance and maximum use of space. Equipment placement shall exhibit proper clearances for service. All lines (duct, pipe, control wire or tube, conduit, etc.) shall be run straight and true, parallel or perpendicular to building structure neatly supported.
 9. For additional definitions refer to Division 01 requirements.
- B. Permits, Fees and Notices: Comply with Division 01 requirements.
- C. Applicable Publications:
1. Publications listed in each Section form a part of that Section to the extent referenced.
 2. When a standard is specified by reference, comply with requirements of that standard, except when requirements are modified by the Contract Documents, or applicable codes establish stricter standards.
 3. The Publication or Standard is the publication in effect as of the bid date, except when a specific date is listed.
- D. Code Compliance:
1. Life Safety Code - NFPA 101
 2. Florida Building Code, 2010
 3. Florida Mechanical Code, 2010
 4. Florida Accessibility Code, 2010
 5. NFPA.
 6. 2010 The Florida Accessibility Code for Building Construction
- E. Scope of Work: The work to be performed under this Division consists of the satisfactory completion of all HVAC as indicated in the Contract Documents.
- F. Record Drawings: Comply with Division 01 requirements.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

G. Intent of Drawings and Specifications:

1. The intent of the drawings and specifications is to establish minimum acceptable quality standards for materials, equipment and workmanship, and to provide operable mechanical systems complete in every respect.
2. Existing conditions, dimensions, etcetera, depicted on the drawings are taken from the "as-built" drawings of the original construction supplemented by field observation. The contractor is cautioned to field verify all existing conditions, dimensions, etcetera, notifying the Owner's Representative of any discrepancies other than those minor in nature, for direction, prior to ordering or fabricating equipment or materials. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawing and specifications, the more stringent shall govern, unless the discrepancy conflicts with applicable codes, wherein the code shall govern.
3. The drawings are diagrammatic, intending to show general arrangement, capacity and location of system components, and are not intended to be rigid in detail. Final placement of equipment, other system components, and coordination of all related trades shall be the contractor's responsibility.
4. Due to the small scale of the drawings, and to unforeseen job conditions, all required offsets and fittings may not be shown but shall be provided at no additional change in contract cost.
5. In the event of a conflict, the Owner's Representative will render an interpretation in accordance with the Division 01 requirements..

H. Quality Assurance:

1. All equipment furnished under this Division shall be listed and labeled by U.L., ETL or a nationally recognized testing laboratory (NRTL).
2. Material furnished under this Division shall be standard catalogued products of recognized manufacturers regularly engaged in the production of such material and shall be the latest design.
3. Materials shall be the best of their respective kinds. Materials shall be new except where the specifications permit reuse of certain existing materials.
4. Work provided for in these specifications shall be constructed and finished in every part in a workmanlike manner.
5. All items necessary for the completion of the work and the successful operation of a product shall be provided even though not fully specified or indicated on the drawings.
6. All work to be performed by qualified and experienced personnel specifically trained in their respective field.
7. All work of this division shall be carefully interfaced with the work of other divisions to assure a complete, functioning system or systems.

I. Submittals: Comply with the Division 01 Requirements.

J. Product Requirements, Equals and Substitutions: Comply with the Division 01 requirements.

K. Manufacturer's Instructions:

1. Installation of work shall comply with manufacturer's printed instructions.
2. Should job conditions or specified requirements conflict with manufacturer's instructions, consult with Owner's Representative for clarification. Do not

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

proceed with work without clear instructions.

- L. Transportation and Handling: Comply with the Division 01 requirements.
- M. Storage and Protection:
 - 1. Store products in accord with manufacturer's instructions, with seals and labels intact and legible.
 - 2. Store products to prevent damage by the elements. Space temperature shall be controlled as required to prevent condensation and metal corrosion or damage to electrical or electronic parts are the result of condensation.
 - 3. Arrange storage in a manner to provide easy access for inspection. Make periodic inspections of stored products to assure that products are maintained under specified conditions, and free from damage or deterioration.
 - 4. Provide protection as necessary to prevent damage after installation.
 - 5. Products which suffer damage due to improper storage shall not be installed and if found in place, shall be removed and replaced at the contractors expense.
- N. Cutting and Patching: Comply with the Division 01 requirements.
- O. Cleaning Up/Removal of Debris:
 - 1. Maintain a clean work area. Construction debris shall be immediately removed from all newly erected work.
- P. Starting of Mechanical Systems:
 - 1. Provide material and labor to perform start-up of each respective item of equipment and system prior to beginning of test, adjust and balance procedures.
 - 2. Provide labor to assist the Owner's Representative in acceptance review.
 - 3. Provide point by point system check-out. Submit results in tabulated form by system. Include this data as part of Operation and Maintenance Manuals.
 - 4. Provide information and assistance and cooperate with test, adjust and balance services.
 - 5. Comply strictly with manufacturer's recommended procedures in starting up mechanical systems.
 - 6. Provide such periodic continuing adjustment services as necessary to ensure proper functioning of mechanical systems until acceptance and up to 1 full year after date of Owner acceptance.
- Q. Operating and Maintenance Manuals: Comply with the Division 01 requirements.
- R. Training of Owners Operators:
 - 1. The owners shall be given comprehensive training in the understanding of the systems and the operation and maintenance of each major piece of equipment.
 - 2. The contractor shall be responsible for scheduling the training which shall start with classroom sessions followed by hands on training on each piece of equipment. Hands on training shall include start-up, operation in all modes possible, shut-down and any emergency procedures.
 - 3. The manufacturer's representative shall provide the instructions on each major piece of equipment. These sessions shall use the printed installation, operation and maintenance instruction material included in the O&M manuals and shall emphasize safe and proper operating requirements and preventative maintenance.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

S. Guarantee of Work:

1. Where applicable, furnish manufacturer's written warranty for materials and equipment.
2. Insert warranties in appropriate locations in operating and maintenance manuals.
3. Materials and equipment having seasonal operation limitations, shall be guaranteed for a minimum of one year from date of seasonally appropriate test, and acceptance in writing by the Owner, unless specific Division 23 specifications specify a longer period.

T. System Testing:

1. Provide all necessary labor, materials and equipment to successfully complete all system testing necessary for building occupancy and owner acceptance.
2. Provide all necessary labor, materials and equipment to assist contractors of other division to complete system testing necessary for building occupancy and owner acceptance, wherever an inter-relationship between Division 23 and the work of other divisions exists.
3. Tests shall be repeated as necessary until all occupancy and operation permits are granted and the owner accepts the project.

PART 2 – PRODUCTS (Not Applicable)

PART 3 – EXECUTION (Not Applicable)

END OF SECTION 23 05 00

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 10
BASIC MATERIALS AND METHODS OF HVAC SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. Provisions of Division 07 for Fire and Smoke Stopping requirements.

1.2 WORK INCLUDED

- A. Access doors.
- B. Fire and smoke stopping. (Refer to Division 07)
- C. Electrical requirements.
- D. Fabricated steel supports.
- E. Placing of equipment.

1.3 APPLICABLE PUBLICATIONS

- A. The publications listed below form a part of this Section to the extent referenced.
 - 1. American Institute of Steel Construction (AISC) Publications
 - 2. American National Standards Institute (ANSI) Standards
 - 3. American Society for Testing and Materials (ASTM) Publications
 - 4. American Welding Society (AWS) Publications
 - 5. Underwriters Laboratories, Inc. (UL) Standards

1.4 SUBMITTALS

- A. General: Where submittals are required, comply with Division 01 requirements.
- B. Shop Drawings: Submit drawings of fabricated steel supports where proposed supports are not in accordance with details on drawings, or where drawings do not detail supports. Submittal for acceptance is required.
- C. Product Data: Submittal for other than fabricated steel supports is not required. Product data for the following shall be included in the operation and maintenance manuals. Submittal for acceptance is not required.
 - 1. Access doors.
 - 2. Fire and smoke stopping material.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Access Doors:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Acudor
2. Elmodor Manufacturing, Co.
3. Karp Metal Associates, Inc.
4. Larsen's Manufacturing Co.
5. Milcor

C. Fire and Smoke Stopping Material: (Refer to Division 7 for requirements).

2.2 FABRICATION

A. Access doors:

1. Access doors: UL labeled where installed in fire rated walls, partitions, and ceilings. Door rating shall be not less than wall, partition, or ceiling rating.
2. Frames: 16 gauge steel, flush trim, with corners welded and ground smooth, masonry anchor strap for masonry walls, bolt holes for mounting in framed openings.
3. Non-fire rated doors: 13 gauge steel, concealed continuous piano hinge with dust flap, flush screwdriver operated lock with stainless steel cam and studs.
4. Fire rated doors: 20 gauge steel welded pan type, concealed continuous piano hinge with stainless steel pins, key-operated latch bolt, interior latch release, automatic door closer, automatic door latch when door closes. The door panel shall contain 2- inch thick insulation in sandwich type construction.
5. Finish of doors and frames: Prime coat of rust inhibitive baked enamel, except as specified otherwise.
6. Finish of doors and frames in wet areas, and in areas with surfaces subject to wet cleaning: No. 4 satin stainless steel.

B. Fire and Smoke Stopping: All work is provided under Division 07.

C. Electrical Requirements: Product description not applicable to this Section.

D. Fabricated Steel Supports:

1. Steel angles, channels, and plate shall be in accordance with ASTM A36.
2. Steel members, including fasteners, exposed to weather shall be galvanized.

E. Placing of Equipment: Product description not applicable.

PART 3 - EXECUTION

3.1 GENERAL

A. Installation of materials and equipment shall be in accord with the manufacturer's written instructions, except as specified.

3.2 INSTALLATION

A. Access Doors:

1. Furnish access doors for installation under Division 09 - FINISHES.
2. Deliver access doors to the appropriate trade well in advance of the time they are needed so as to avoid unnecessary delay of the work.
3. Access doors shall be sized as indicated on drawings. If no size is given, provide access door of size suitable for servicing equipment or valve. Unless otherwise noted, the minimum size for a access door shall be 12" x 12".
4. Access doors shall be provided where indicated and if not indicated, where required.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. Access doors shall be installed so as to allow full door swing.
 6. Where full swing and access is not possible, removable doors shall be provided.
 7. Access doors not required in lay-in-tile ceilings.
- B. Fire and Smoke Stopping: Fire and smoke stopping shall be provided in Division 07.
- C. Electrical Requirements: Refer to Division 26 for electrical requirements.
- D. Fabricated Steel Supports:
1. Because of the small scale of the drawings, details of equipment support are not always shown. It shall be the responsibility of the contractor to provide supports as required for safe and adequate support.
 2. Fabricated steel supports and ladders may be shop or field-fabricated, and shall be in accord with details on drawings.
 3. When details are not indicated, the contractor shall submit proposed support detail for review. The contractor shall bear all cost in producing this detail in the bid. This includes but is not limited to structural engineering support.
 4. Steel members shall be saw cut, with corners ground smooth, and shall be assembled with welded or bolted connections at Contractor's option. Connections shall be in accord with specified AISC Publications.
- E. Placing of Equipment:
1. Coordinate setting of equipment with the requirements of other trades so as to avoid conflicts and to insure compatibility. Equipment shall not block access for installation of other equipment.
 2. All air handling units shall have code required and manufacturer required clearances around all equipment.
 3. Set base mounted equipment on permanent and finished supports. Temporary support, if any, shall be removed prior to making final pipe, duct, or electrical connections to equipment.
 4. Adjust suspended equipment to final elevation prior to making pipe, duct or electrical connections.
 5. Exercise caution during equipment placing operations to insure that structure is not overloaded.
 6. Do not move heavy equipment across floor or roof of insufficient load bearing capacity to support such equipment. Provide bracing or shoring as required, or use crane to place equipment directly on permanent and finished support.
 7. Secure all roof mounted equipment to the structure adequately to resist overturning, uplift and sliding forces for basic wind speeds indicated for this location in 2010 Figure 1609B of the Florida Building Code, Latest Edition.
 8. Guards shall be provided where appliances, equipment, fans or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fan or component and the top of the guard shall be located not less than 42 inches above the elevated surface adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter sphere and shall comply with the loading requirements for guards specified in the Florida Building Code.

END OF SECTION 23 05 10

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 13
MOTOR REQUIREMENTS FOR HVAC EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Motors for equipment furnished under this Section.

1.3 SUBMITTALS

- A. Motors:
 1. Submission for acceptance is required. All three phase motors are based on NEMA Premium™ efficiency motors as described below by the minimum allowable efficiency. As a result, all motor starting codes are based on Code letter F or greater as defined by NEC Article 430. In the event that a manufacturer provides a motor with a code letter less than F, the overcurrent protection of the motor shall be coordinated with the Electrical Contractor to comply with NEC Article 430.
 2. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Motors:
 1. A.O. Smith/Century E-Plus
 2. Baldor Electric Company, Premium Efficiency.
 3. Emerson Electric Company, U.S. Electrical Motors Div., Premium Efficiency Type 'DE' & 'RE'.
 4. The Louis Allis Company, High Efficiency.
 5. General Electric Company, Premium Efficiency Energy Saver®
 6. Reliance Electric Manufacturing Company, XE™ Premium Efficiency Motors.

2.3 FABRICATION – MOTORS

- A. 3/4 HP and Larger Horsepower Motors:
 1. NEMA Premium™ efficiency type having the following minimum efficiencies:

Minimum Nominal Full-Load Motor Efficiency (%)						
	Open Motors			Totally Enclosed		
Number of Poles	2-Pole	4-Pole	6-Pole	2-Pole	4-Pole	6-Pole
Speed (RPM)	3600 RPM	1800 RPM	1200 RPM	3600 RPM	1800 RPM	1200 RPM
HP						

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

0.75	---	85.5	---	---	85.5	---
1	82.5	85.5	82.5	77.0	85.5	82.5
1.5	84	86.5	86.5	84.0	86.5	87.5
2	85.5	86.5	87.5	85.5	86.5	88.5
3	85.5	89.5	88.5	86.5	89.5	89.5
5	86.5	89.5	89.5	88.5	89.5	89.5
7.5	88.5	91	90.2	89.5	91.7	91.0
10	89.5	91.7	91.7	90.2	91.7	91.0
15	90.2	93	91.7	91.0	92.4	91.7
20	91	93	92.4	91.0	93.0	91.7
25	91.7	93.6	93	91.7	93.6	93.0
30	91.7	94.1	93.6	91.7	93.6	93.0
40	92.4	94.1	94.1	92.4	94.1	94.1
50	93	94.7	94.1	93.0	94.5	94.1
60	93.6	95	94.5	93.6	95.0	94.5
75	93.6	95	94.5	93.6	95.4	94.5
100	93.6	95.4	95	94.1	95.4	95.0
125	94.1	95.4	95	95.0	95.4	95.0
150	94.1	95.8	95.4	95.0	95.8	95.8
200	95	95.8	95.4	95.4	96.2	95.8
250	95	95.8	95.4	95.4	96.2	95.8
300	95	95.8	95.4	95.4	96.2	95.8

2. Drip proof, except motors located outdoors to be TEFC or as otherwise specified.
3. Continuous duty, 40°C ambient.
4. Regreasable ball bearing design.
5. Speed/Torque curves shall be NEMA Design B so that overload protection provided by standard motor starters will be adequate to prevent over-heating during stall or slightly prolonged motor acceleration.
6. Class B insulation, except motors for variable speed drive application to be specially built for Adjustable Frequency Drive (AFD) duty and include Class F insulation and be suitable for operation down to 10% on fan and pump applications.
7. Assembly to meet application.
8. 1.15 service factor.
9. Suitable for starter type as scheduled on drawings.
10. Slide bases as required.
11. 60 Hz. terminal box large enough to accommodate the required conduit and wiring.
12. 200, 208, 230 or 460 volt, 3 phase as scheduled.
13. Provide shaft grounding rings on all motors driven by a VFD. Typically to an AEGIS – SGR model.

B. Fractional Horsepower Motors:

1. Permanent split capacitor.
2. 115 volt, 1 phase, 60 Hz.
3. Thermally protected.
4. Other features of motors supplied as an integral part of a factory assembly shall be acceptable as the manufacturers standard based on acceptance of the assembly as a whole.

PART 3 - EXECUTION

3.1 INSTALLATION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

A. Motors:

1. Install in accordance with requirements of the duty.
2. Lugs to be provided under this Division.
3. All motors shall have overload protection as required by NEC. Any motor without integral protection shall have a starter that provides overload protection furnished by Division 23.

END OF SECTION 23 05 13

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 17
ADJUSTABLE FREQUENCY DRIVES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Adjustable frequency drive units (AFD) for all motors identified as operating at variable speed.

1.3 QUALITY ASSURANCE

- A. All adjustable frequency drives and bypass assemblies and control panel enclosures must be the product of a single manufacturer.
- B. AFD shall be UL or ETL listed. Components used in all options shall be UL listed. The entire AFD and bypass assembly shall be U.L. marked with a short circuit current rating of at least 100,000 amperes. The VFD short circuit rating shall be posted in the operating instructions or on the product label. This shall be in compliance with the UL listing and rating requirement.
- C. The AFD shall be designed to meet the power line transient conditions defined within ANSI/IEEE C62.41-2002 and shall have a voltage withstand rating of 6 KV in accordance with UL 1449.
- D. AFD shall be in certified for with FCC emission limits for Class A computing devices. If required to meet these limits, isolation transformers, and/or line filters shall be provided.
- E. Ambient noise generated by the AFD shall be limited to an amount equal to 3 dBa greater than the fan or pump system noise level at design rpm. If acoustic enclosures are required to meet these limitations provide same with the AFD.
- F. AFD manufacturer shall submit an analysis to certify that the drive, when installed in the electrical distribution system shown on the Contract Documents is in compliance with the requirements of IEEE 519 - 1992. The Point of Common Coupling (PCC) shall be defined as the secondary lugs of the Utility Company Transformer. The transformer impedance shall be 5.75% with the appropriate short circuit current based on this value.
- G. AFD and option design and construction thereof shall comply with all applicable provisions of the latest National Electrical Code.
- H. Power components shall undergo burn in to ensure product function. Circuit boards shall be tested under thermal cycling and the complete unit shall be tested under full load conditions to ensure maximum product reliability.
- I. A Factory Authorized Service Engineer is to be provided for start up which shall include verification of proper installation and wiring. Inspect all components, circuit boards and control wiring. Ensure proper power source and control signal. Apply power and provide full operational testing and calibration. Also provide training for owner's operators.
- J. Provide full three year on-site parts and labor warranty including travel time and expense.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Warranty period shall begin at date of substantial completion.

- K. AFD's shall be fully protected during the duration of construction of the project. Units shall be covered to protect from all dirt, dust and debris. Contractor will be responsible for replacing any unit that has dirt, dust or debris infiltration into the unit.
- L. The supplier shall offer a service support group which shall be able to provide the following additional services; not included in this contract:
 - 1. Emergency service calls.
 - 2. Overnight service parts.
 - 3. Service contracts.
 - 4. In-plant training of client personnel in basic troubleshooting.
 - 5. Coordinate enrollment of client personnel in factory-held service schools.

1.4 SUBMITTALS

- A. Submission for acceptance is required. Submittal shall show compliance with all paragraphs and statements listed in part 2 below.
- B. A complete harmonic analysis showing compliance with IEEE 519 - 1992 shall be provided with the submittal as defined in paragraph 1.3 above.
- C. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS:

- A. Adjustable Frequency Drive Units:
 - 1. ASEA Brown Bovari (ABB)
 - 2. Century (MagnaTek)
 - 3. Cutler Hammer
 - 4. Danfoss
 - 5. Hitachi
 - 6. Reliance Electric
 - 7. Square D
 - 8. SSD Drives, Inc.
 - 9. Trane
 - 10. Toshiba
 - 11. Yaskawa

2.2 EQUIPMENT REQUIREMENTS

- A. Adjustable Frequency Drive:
 - 1. The adjustable frequency drive shall convert either 208/230 or 460 volt $\pm 10\%$, three phase, 60 HZ (± 2 HZ) utility power to adjustable voltage/frequency, three phase, AC power for stepless motor control from 5% to 105% of base speed.
 - 2. The adjustable frequency drive (AFD) shall produce an adjustable AC voltage/frequency output for complete motor speed control using transistorized sinecoded PWM technology, and an input power factor near unity over the entire speed range. The AFD shall not produce excessive or objectionable motor acoustical noise. The AFD shall not induce voltage line notching back to the

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

utility line and total harmonic distortion (THD) shall not exceed the limits set in IEEE Std. 519 -1992 when installed in the electrical distribution system shown on the Contract Documents. The AFD shall be automatically controlled by a grounded electronic control signal.

3. The AFD shall be self contained, totally enclosed in a NEMA 1 ventilated cabinet and capable of operation between 0° and 40°C except where located outdoors enclosure to be NEMA 3R or 4X watertight and dust-tight enclosure, depending on the manufacturers offering. The entire AFD assembly shall be mounted in a common enclosure requiring only a power in and a power out connection.
4. The AFD maximum output current rating shall be as follows:

<u>Horsepower (HP)</u>	<u>FLA @ 208 V</u>	<u>FLA @ 460 V</u>
5	16.7	7.6
7-1/2	24.2	11.0
10	28.0	14.0
15	46.2	21.0
20	59.4	27.0
25	----	34.0
30	----	40.0
40	----	52.0
50	----	65.0
60	----	77.0
75	----	99.0
100	----	124.0

5. AFD shall be a minimum of 97% efficient at 100% rated output power, 60 HZ.
6. The AFD shall have the following basic features:
 - a. Operator control interface.
 - (1) Hand/Off/Auto operator switch.
 - (2) Panel mounted digital display capable of indicating unit status, frequency and fault diagnostics, including overcurrent, overvoltage, overheating, ground fault or short circuit.
 - b. Electronic control follower board, 0-5 VDC, 0-10 VDC or 4-20 mA or 0-135 ohms (coordinate requirement with controls contractor).
 - c. Minimum/maximum adjustable speeds (Minimum speed factory set at 12 HZ, maximum speed factory set at 60 HZ, may vary based on application).
 - d. Manual speed potentiometer control for use when AFD is in manual control mode.
 - e. Adjustable linear timed acceleration and deceleration for soft starting/stopping (adjustable from 1-300 sec) recommended range 20-60 seconds depending on inertial load. Factory set at 60 seconds.
 - f. 3-80 HZ controlled speed range (factory set at maximum frequency of 60 HZ).
 - g. Output terminals for remote frequency meter and ammeter.
 - h. RFI/EMI filter.
 - i. Manual bypass circuit with three contactors to provide full speed starter operation for motors 100 HP and less and an electronic, solid state, full-wave, soft-start controller for all motors 125 HP and larger for operation in the event of AFD electronics failure complete with disconnect and overload protection in all three phases. Provide a three-phase power monitor as manufactured by Time Mark Corporation Model 258 or equal, providing solid state protection by opening starter for loss of any phase,

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- low voltage or any or all phases, and phase reversal. Monitor shall be field adjustable for drop-out voltage. Monitor shall be UL recognized.
- j. Line circuit breaker disconnect (door-interlocked) with current limiting fuses on the line side of the circuit breaker having a minimum AIC rating of 200,000 Amps. The disconnect switch shall have a minimum short circuit rating of 100,000 amps.
 - k. Provide line impedance reactors to the power line to reduce the total harmonic distortion (THD) level to that allowed by IEEE 519-1992. If the harmonic distortion level required by IEEE 519-1992 can be met without these devices, they may be omitted.
 - l. Isolation transformer with electrostatic shields for optimum noise protection and phase shifting capability shall be provided where the addition of line impedance reactors will not lower the total harmonic distortion (THD) level to that allowed by IEEE 519 - 1992. If the harmonic distortion level required by IEEE 519 - 1992 can be met with only line reactors, then phase shifting isolation transformers may be omitted.
7. The AFD controller shall include the following protective circuits/features:
- a. Current limit shall be provided at 100% of the motor FLA. If current exceeds 100% of the motor current, the AFD will slow down the motor. If the current continues to rise the AFD shall shutdown on overcurrent. Current limit will be adjustable by qualified service personnel for application of AFD to smaller than nameplate motors.
 - b. Current limit/soft stall feature - current limit/soft stall allows continuous operation while in an overload condition. It limits the current by slowing down the frequency. The soft stall feature will be field set and the current limit adjusted to 100% of the motor FLA or drive FLA whichever is smaller.
 - c. Instantaneous electronic trip - automatically safely shutdown motor if:
 - (1) Current exceeds 200% of design.
 - (2) Phase-to-phase output short circuit occurs.
 - (3) Phase-to-ground output short circuit occurs.
 - (4) Phase loss occurs.
 - d. The AFD shall be programmable to provide restart automatically, if desired, when input line returns to normal in the event of:
 - (1) Intermittent power outage.
 - (2) Phase loss.
 - (3) Overvoltage shutdown.
 - (4) Intermittent voltage spike.
 - e. Insensitive to incoming power phase.
 - f. Line-to-line fault protection.
 - g. Line-to-ground short circuiting and accidental motor grounding protection.
 - h. Electronic overload protection.
 - i. Over-temperature protection.
8. The AFD shall be designed and constructed to operate within the following service conditions:
- a. Elevation up to 3300 feet without derating.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. Ambient temperature range - 0°C to 40°C.
- c. Atmosphere - non-condensing relative humidity to 90%.
- d. A-C line voltage variation - 10% to +10%.
- e. A-C line frequency variation ± 2 HZ.

9. Bases of Design: Danfoss FC102 or Trane TR200.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Adjustable Frequency Drive:

- 1. Furnish adjustable frequency drive for each motor identified as requiring an adjustable frequency drive or variable speed operation.
- 2. Receive, unload and deliver drives to electrical contractor on job-site for storage, uncrating and installation by Division 26.
- 3. Furnish all necessary wiring diagrams to electrical contractor for installation and power wiring.
- 4. Coordinate the purchased equipment with the motor served and with the automatic temperature control system, paying specific attention to the signal sent and received and the ground source.
- 5. Start-up shall be by a factory trained field service engineer. Start-up shall be done with the cooperation of the controls contractor. The minimum speed shall be set for 20% at the AFD. The control signal shall be full scale so that the minimum speed will be 20% (adjustable).
- 6. AFD to be mounted where indicated on the drawings or within sight of the motor controlled.
- 7. Where a remote disconnect is provided for a motor controlled by an adjustable frequency drive, coordinate with the supplier of the disconnects to ensure that a late make, early break auxiliary contact rated for ten amps continuous duty is provided on the disconnect. This auxiliary contact must be wired into the AFD start circuit to ensure shut-down of the AFD in the event of the disconnect being opened.
- 8. AFD may be mounted directly to masonry, CMU or concrete walls using appropriate fastening methods, including back plates. When the wall is an exterior wall or any wall where condensation may occur, provide appropriate stand-off, i.e., (Uni-strut channel).
- 9. AFD may be mounted directly to equipment such as factory or field built AHU. In this case, through bolts and backing plates along with an appropriate stand-off shall be used. Seal all holes. Self-tapping screws with exposed ends will not be acceptable.
- 10. When AFD is required to be located in areas where walls are not available, provide a Unistrut type frame securely mounted to floor adequately braced to form a rigid mounting surface.
- 11. AFD shall be generally mounted with the center of the unit at 60" above the finished floor. Service clearance shall be provided in accordance with the National Electric Code and under no circumstances less than the following:

<u>Voltage to Ground</u>	<u>Minimum Clearance Distance</u>
110V or 120V	3'-0"
208V, 220V, 240V or 277V	3'-6"
460V or 480V	4'-0"
Greater than 480V	5'-0"

- 12. Adjustable frequency drives shall be accessible.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

13. Provide housekeeping pad for all floor mounted adjustable frequency drives.

END OF SECTION 23 05 17

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 18
CONTROL WIRING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. Refer to Division 26 for electrical wiring requirements.

1.2 WORK INCLUDED

- A. Building Control System Wiring.
- B. Interior & Exterior Lighting Control Wiring

1.3 DEFINITIONS

- A. Control Wiring: All wiring, high or low voltage other than power wiring, required for the proper operation of the mechanical systems.
- B. Power Wiring: All line voltage wiring to the mechanical equipment. Line voltage which also serves as a control circuit, such as a line voltage thermostat, or involves interlocking with a damper, shall be considered control wiring.

1.4 QUALITY ASSURANCE

- A. All work will be in accordance with the requirements of the National Electrical Code.

1.5 SUBMITTALS

- A. Submittals are not required.

PART 2 – PRODUCTS

2.1 MATERIALS

- A. All material used in the completion of the wiring under this section will comply with the requirements of Division 26 Electrical and Section 23 09 00 – Building Automation System.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Cooperate completely with the contractor for Division 26.
- B. Provide all conduit, wire and accessories necessary to complete the control wiring as specified under WORK INCLUDED.
- C. Because of variations in requirements from manufacturer to manufacturer, all details may not be included in the Contract Documents. This sub-contractor must obtain approved coordinated wiring diagrams before proceeding with the control wiring.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- D. All control wiring shall be properly installed in an approved raceway system or when allowed, run exposed in concealed spaces. All control wiring run in exposed areas shall be in an approved raceway unless otherwise noted.
- E. Control wire run exposed shall be neatly bundled and routed parallel and/or perpendicular to building structure or equipment casing. Routing of wire shall be so that it does not interfere, chafe or obstruct service or maintenance of the equipment served.
- F. Exposed control wire shall be properly secured and/or supported within equipment enclosures. Cable shall be secured on no greater than 18" centers.
- G. All openings made for the passing of control wire shall be properly bushed to prevent chafing. Hole size shall be suitable for the quantity of wires or tubing passing through while allowing for ease of pulling and future expansion. Oversized holes beyond these requirements are not allowed.
- H. Holes made within air handling equipment which may allow the transfer or bypassing of air shall be properly sealed after wire is pulled. Expanding foam sealant and proper backing material will be acceptable. Seal shall be suitable for maximum unit operating pressures.
- I. Attachments of control devices, raceway and cable supports shall be made with proper attachments. Self-drilling screws which result in exposed end will not be acceptable. Bolts and nuts shall be used with bolt head exposed to view. All fasteners located where exposed to weather or moisture shall be stainless steel or cadmium plated.
- J. Any opening, holes or cuts in equipment enclosures or building structure not used shall be neatly sealed. On equipment, the seal or patch shall be of similar material sealed and painted to match.
- K. The control contractor shall clean all unused or scrap material from the equipment enclosure.
- L. All control wire shall be identified by proper cable identification methods. Verify how cables shall be labeled with the Owner's Representative prior to the start of work. All termination shall be labeled and labels clearly visible.
- M. All control devices, cabinets, equipment and raceways shall be labeled. Verify how the hardware shall be labeled with the Owner's Representative prior to the start of work.
- N. Splices in control wire are not allowed unless the length of run is too great to allow for a continuous run. When splices become necessary, they shall be solder connected with heat shrink tubing. When raceway is used, all splices shall be in junction boxes.
- O. Control devices (i.e., flow switches), connected to cold equipment where the possibility of condensation may occur shall be vaporproof type. The connecting conduit shall be properly sealed with spray type foam after the wires are pulled through. If this is not possible, a weatherproof junction box shall be close mounted to the device to allow for proper moisture sealing. Conduit connections shall be sealed with a silicon type caulk/sealant.
- P. All control devices or wiring located exposed to weather or moisture shall be in an approved raceway system. This system shall be properly supported and sealed to prohibit moisture convection or transfer. Provide flexible conduit similar to seal tight for connection to all equipment. EMT and set screw fittings are not acceptable. All exterior raceway shall be IMC (Intermediate Metallic Conduit) or better with threaded fittings.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- Q. Where a disconnect switch is mounted between an adjustable frequency drive and the motor, the disconnect must have a late make, early break auxiliary contact. This contact shall be wired into the AFD control circuit so that the control circuit is disconnected before the power circuit it broken.

- R. BCS Contractor to fully review the electrical drawings for interlock wiring required for exterior and interior lighting control. BCS contractor to coordinate with the electrical contractor all relays, contactors, programming and wiring required.

END OF SECTION 23 05 18

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 19
METERS, GAGES AND ACCESSORIES FOR HVAC PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Strainers.
- B. Thermometers and Accessories.
- C. Pressure Gauges and Accessories.
- D. Pressure and Temperature Test Ports.
- E. Install Miscellaneous Control Devices.

1.3 SUBMITTALS

- A. Submit schedule of all products used. Include make, model and size. When multiple products will be used, generic size and flow range will be acceptable.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Strainers:
 - 1. Crane
 - 2. ITT Grinnell
 - 3. O.C. Keckley
 - 4. Mueller Steam Specialty Co. (MUESSCO).
 - 5. RP&C Division, Conbraco Industries, Inc.
 - 6. Victaulic Co. of America
 - 7. Wheatley Gaso, Inc.
- B. Thermometers and Accessories:
 - 1. Duro Instrument Corp.
 - 2. Taylor
 - 3. H.O. Trerice
 - 4. Weiss
 - 5. Weksler
 - 6. Winter's ThermoGauges
- C. Pressure Gauges and Accessories:
 - 1. Ashcroft

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Duro Instrument Corp.
3. H.O. Trerice
4. Weiss
5. Weksler
6. Winter's Thermogauges

D. Pressure and Temperature Test Ports:

1. Peterson Equipment Co., Inc.
2. Sisco P/T Plugs
3. Or equal

2.2 FABRICATION

A. Strainers:

1. "Y" Pattern:

a. HVAC Water Service:

- (1) Size 1/4" thru 2": Cast iron body, threaded connection, threaded blow-off cover, removable stainless steel screen .045" perforations, rated at 450 PSIG. Based on Mueller Steam Specialty Co. (MUESSCO) #11M or Approved Equal.
- (2) Size 2-1/2" and up: Cast iron body, flanged connection, flanged blow-off cover. Blow-off cover tapped for blow-off valve, removable stainless steel screen .045" perforations, rated at 125 PSIGG. If grooved mechanical system is in use a "T" type grooved end, ductile iron body, available with blow off, 304 SS removable screen, choice of mesh size. Based on Victaulic Style 730 (grooved T type) Mueller Steam Specialty Co. (MUESSCO) #751 or Approved Equal..

B. Thermometers and Accessories:

1. Industrial Reading Non-Mercury Type:

- a. Construction: Adjust angle, 9" scale with lagging extension brass well, of the blue or red reading spirit (organic) fill type and guaranteed accurate to \pm one scale division. Thermometer shall have glass front to exclude dirt and dust. Thermometers containing mercury are not acceptable. Thermometers installed outdoors shall be specifically designed and weatherproofed for this application.

b. Stem Length:

- | | | |
|-----|---------------------|--------|
| (1) | 6" pipe and smaller | 3-1/2" |
| (2) | 8" to 12" pipe | 6" |
| (3) | For storage tanks | 9" |

c. Ranges:

- | | | |
|-----|------------------------------|--|
| (1) | Chilled and condenser water | 0 to 120°F or 0 to 100°F as available. |
| (2) | Domestic & heating hot water | 30 to 240°F |

- d. Based on Weksler Type EG5H-9 or Approved Equal..

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Thermometer Well: Construction - Brass or ductile iron body, with lagging extension, length to accommodate thermometer stem length. Based on Weksler or Approved Equal..
- C. Pressure Gauges and Accessories:
1. Pressure Gauges:
 - a. Construction: 4-1/2" dial, high impact polypropylene case, 1/4" bottom connection, 1/2% accuracy in accordance with ANSI B40.1 - 1974 Grade A. Stainless steel rotary with stainless steel pinion gear; stainless steel sector gear; stainless steel link. Stainless steel bourdon tube, 316 stainless steel socket and slotted adjustable pointer.
 - b. Case of black high impact polypropylene suitable for surface or direct mounting and with bottom connection. For outdoor locations, provide glycerine filled gauges.
 - c. Range: Ranges shall be so selected to indicate pressure reading in midpoint of scale selected.
 2. Ball Valve Shut-Off: Refer to Section 23 05 23.
- D. Pressure and Temperature Test Ports:
1. Brass or stainless steel body with threaded cap and gasket, length to extend past insulation.
 2. Two self closing valves with intermediate pocket for added pressure protection. Sized for standard 1/8" probe.
 3. Range: 20°F to 230°F.
 4. Rating: 250 PSIG water.
 5. Based on Peterson Equipment Co., Inc. "Pete's Plug" Model 110 or 110XL or Approved Equal.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install in accordance with manufacturers written installation instructions.

3.2 INSTALLATION

A. Strainers:

1. "Y" Patterns:
 - a. All non-steam "Y" pattern strainers shall be installed with the strainer branch in the downward vertical position.
 - b. For all "Y" pattern strainers, provide blow-off valve assembly consisting of ball-type drain valve with hose end cap and pipe nipple.

B. Thermometers and Accessories:

1. Install and adjust thermometers for optimum visibility.
2. Provide thermometers where indicated on schematic flow diagram or schematic equipment details.
3. Install thermometers in compatible thermometer wells.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- C. Pressure Gauges and Accessories:
 - 1. Install and adjust gauge for optimum visibility.
 - 2. Provide ball valve shut-off for all hydronic gauges.
 - 3. Provide filter type snubbers for all other fluid services.
 - 4. Open shut-off valve only enough to obtain accurate reading. Valve to gauge to be closed at all other times.

- D. Pressure and Temperature Test Ports:
 - 1. Install in upright or vertical position as indicated on schematic flow diagram or schematic equipment details.
 - 2. Install in tee or welded outlet.

- E. Install miscellaneous control devices such as thermometer wells, tees for flow measuring stations, connections for differential pressure sensors, etc.

END OF SECTION 23 05 19

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 23
VALVES FOR HVAC PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Ball valves.
- B. Butterfly valves.
- C. Automatic Flow Control Valves.
- D. Combination Automatic Flow Control and Shutoff Valves.
- E. Valves for Mechanical Joint Systems.

1.3 APPLICABLE PUBLICATIONS

- A. The publications listed below form a part of this Section to the extent referenced. The publications are referenced to in the text by the basic designation only.
 - 1. American National Standards Institute (ANSI).
 - 2. American Society for Testing and Materials (ASTM).

1.4 SUBMITTALS

- A. Submit schedule and cut-sheets indicating service, make and model number, pressure class, end type and usage (i.e., balance, shut-off).
- B. Product data shall be included in the operation for maintenance instruction manuals along with installation, operation and maintenance instructions.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Ball Valves:
 - 1. Apollo
 - 2. Crane Company
 - 3. Hammond Valve
 - 4. Milwaukee Valve.
 - 5. Nibco, Inc.
 - 6. Stockham
 - 7. Victaulic Co. of America.
 - 8. Watts
- B. Butterfly Valves:
 - 1. API International, Inc.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Bray International, Inc.
3. Crane Company
4. Demco
5. DeZurik
6. Grinnell
7. Hammond Valve
8. Keystone Valve Co., U.S.A.
9. Milwaukee Valve
10. Mueller Steam Specialty, Co. (MUESSCO)
11. Nibco, Inc.
12. Stockham
13. Victaulic Co. of America.

C. Automatic Flow Control Valves: (NO SUBSTITUTIONS)

1. Flow Design, Inc.
2. Nexus Controls
3. Owner Approved Equal

D. Combination Automatic Flow Control and Shutoff Valves: (NO SUBSTITUTIONS)

1. Flow Design, Inc.
2. Nexus Controls
3. Owner Approved Equal

E. Valves for Mechanical Joint Systems: Where a mechanical joint system is proposed, valves shall be furnished by the system supplier where appropriate and shall be equal to those specified.

2.2 FABRICATION

A. Ball Valves:

1. HVAC water service:
 - a. Size 1/4" thru 2". Two piece, adapter loaded, full port type with brass body, threaded or sweat connection, stainless steel stem, stainless steel ball, teflon or silicone bronze seat, steel lever handle, indicator stop, 150 lb. 600 WOG.
 - b. Size 1/2" thru 2". Two piece, standard port type with brass body, Vic Press 304™ connection, brass ball and stem, Teflon seat, carbon steel handle, 300 CWP. Victaulic Series 589 or Approved Equal.
 - c. Valves installed in insulated piping to have extended handles to clear insulation. Stem extension shall be made of a non-thermal conducting material with a sleeve to form an insulated vapor seal after the valve is insulated. Based on Nibco T-585-70-66 or Approved Equal.

B. Butterfly Valves:

1. HVAC water service – Above Ground Use:
 - a. Size 2-1/2" thru 4": 416 stainless steel stem, lug wafer body drilled and tapped for isolation and removal of downstream piping, cast iron or ductile iron body, long neck body extended to allow for a minimum of 2" insulation, aluminum bronze or stainless steel disc, bubble tight EPDM seat, infinite position, memory stop handle. Class 150, 20°F to 210°F

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- range. Based on Nibco LD-2000-3.
 - b. Size 6" and up: As described above with totally enclosed weatherproof gear actuator with indicator and memory stop. Based on Nibco LD-2000-5 or Approved Equal for sizes 6" to 12". Based on Nibco LD-1000-5 or Approved Equal for sizes 14" to 36".
 - c. Size 2-1/2" - 12" grooved end: Ductile iron body to ASTM A-536 with electroless nickel plated ductile iron disc to ASTM A-536, offset stainless steel stem, full 360° seating. EPDM pressure responsive seat. 2-1/2" - 4" to have infinitely variable memory stop handle. Valves 6" and above to have gear operator. Valve has bubble tight shut off up to 300 psi and 230°. Valve will have extended neck allowing up to 2" insulation. Based on Victaulic Vic®-300 MasterSeal™ or Approved Equal.
 - d. Valves installed in insulated piping to have extended handles to clear insulation.
 - 2. HVAC water service – Below Ground Use:
 - a. Size 2-1/2" and above: 416 stainless steel stem, lug wafer body drilled and tapped for isolation and removal of downstream piping, cast iron or ductile iron body, long neck body extended to allow for a minimum of 2" insulation, aluminum bronze or stainless steel disc, bubble tight EPDM seat. Totally enclosed weatherproof, permanently lubricated gear actuator with operating not complying with ASWWA C504. Valve based on Nibco LD-2000 or Approved Equal for sizes up to 12". Valve based on Nibco LD-1000 or Approved Equal for sizes 14" to 36". Operator based on Mastergear USA, Dynatongue or Approved Equal.
- C. Automatic Flow Control Valves:
 - 1. HVAC Water Service:
 - a. Size ½" thru 2-1/2": Brass wye body design, thread or sweat connection, ground joint union, dual temperature and pressure test ports extended to clear required insulation, range 20°F to 230°F rated at 400 psi water. Stainless steel or nickel plated piston brass orifice and spring, replaceable without removing from installation, factory set to control the flow rate within 5% of the tagged rating over an operating pressure differential of at least 10 times the minimum required for full flow condition. GPM and direction of flow shall be clearly marked on flow control valves. Wide open pressure drop shall not exceed 10 ft. Valves shall be calibrated for the fluid being pumped. Based on Flow Design, Inc. AutoFlow Model YR or Approved Equal.
 - b. Size 2-1/2" thru 12": Ductile iron body, wafer style connection, dual temperature and pressure test ports, range 20°F to 230°F rated at 150 psi. Stainless steel or nickel plated piston brass orifice and spring, factory set to control the flow rate within 5% of the tagged rating over an operating pressure differential of at least 10 times the minimum required for full flow condition. GPM and direction of flow shall be clearly marked on flow control valves. Wide open pressure drop shall not exceed 10 ft. Valves shall be calibrated for the fluid being pumped. Based on Flow Design, Inc. AutoFlow Model WS or Approved Equal.
- D. Combination Automatic Flow Control and Shutoff Valves:
 - 1. HVAC Water Service:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. Size ½" thru 2: Brass wye body thread or sweat connection, union, two-temperature and pressure test port extended to clear require insulation, brass or bronze ball valve with stainless steel ball and stem, non-thermal conductive material type actuator extended to clear required insulation for chilled water applications, steel lever type for heating applications. Range 20°F to 230°F rating 400 psi water. Stainless steel or nickel plated piston brass orifice and spring, replaceable without removing from installation, factory set to control the flow rate within 5% of the tagged rating over an operating pressure differential of at least 10 times the minimum required for full flow condition. GPM and direction of flow shall be clearly marked on flow control valves. Wide open pressure drop shall not exceed 10 ft. Valves shall be calibrated for the fluid being pumped. Based on Flow Design, Inc. AutoFlow Model AC or Approved Equal.
- E. Valves for Mechanical Joint Systems: Valves shall be constructed as described above for the type used.

PART 3 - EXECUTION

3.1 GENERAL

- A. Provide shut-off valves on the inlet and outlet of each piece of equipment at the take-off of each major branch from a header and at the base of each pipe riser in order to facilitate service.
- B. Provide drain valves at the base of each pipe riser and at each piece of equipment to facilitate service.
- C. Provide locking device on handle of the expansion tank isolation valve to prevent accidental closing.

3.2 INSTALLATION

- A. Ball Valves:
 - 1. Install valves with adequate access to lever actuator.
 - 2. Provide adequate space for actuator handle in the open and closed position and for packing replacement.
 - 3. Provide infinite position handle with memory stop on the outlet of all heat exchangers for balancing purposes.
- B. Butterfly Valves:
 - 1. Install valve between face of 125# or 150 standard ANSI flanges or standard grooved couplings.
 - 2. Assure unrestricted valve movement after installation. Valves should be installed with stem of valve parallel to floor.
- C. Flow Control Valves:
 - 1. Install with taps in upright or vertical position.
 - 2. Tag valve for:
 - a. Type of service.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. Flow in GPM.
 - 3. The contractor shall assume the responsibility to obtain the necessary gauges and thermometers to properly take the differential pressure and temperature readings from the flow control valves.
 - 4. All flows shall be verified.
- D. Combination Flow Control and Shutoff Valves:
 - 1. Install with taps in upright position in a manner that will allow all the tap to be used as an air vent.
 - 2. Tag valve for:
 - a. Type of service.
 - b. Flow in GPM.
 - 3. Obtain the necessary gauges and thermometers to properly take the differential pressure and temperature readings from the flow control valve.
 - 4. All flows shall be verified.
- E. Valves for Mechanical Joint Systems: Valves shall be installed as described above for the type used.

END OF SECTION 23 05 23

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 29
HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Inserts, Shells and Upper Attachments.
- B. Pipe Hangers, Rods, Supports and Accessories.
- C. Duct Hangers and Supports.

1.3 QUALITY ASSURANCE

- A. Design of pipe supporting elements shall be in accordance with ANSI B31.1.
- B. Fabrication and installation of pipe hangers and supports shall be in accordance with the following Manufacturers Standardization Society (MSS) Standards.
 - 1. SP-58 Pipe Hangers and Supports: Materials, Design and Manufacture.
 - 2. SP-69 Pipe Hangers and Supports: Selection and Application.
 - 3. SP-89 Pipe Hangers and Supports: Fabrication and Installation Practices.
- C. Steel angles, channels and plate shall be in accordance with ASTM A36, red primed or hot dipped galvanized for interior applications, and hot galvanized for exterior applications.
- D. Bolts, including nuts and washers, used for fabricating steel members shall be in accordance with ASTM A325 and shall be stainless steel or plated for corrosion protection. Plain steel components are unacceptable.
- E. Welding of steel members shall be in accordance with AWS D1.1.
- F. Duct hangers and supports shall be in accordance with SMACNA HVAC Duct Construction Standards – Metal and Flexible as applicable.
- G. Steel supports for ducts, pipe anchors, pipe guides, and piping supported from below shall be fabricated in accordance with AISC Specification for the Design, Fabrication and Erection of Structural Steel for buildings. If required, the contractor shall include the cost of the services of a structural engineer to design or review the system.

1.4 APPLICABLE PUBLICATIONS

- A. Applicable sections of the publications listed below form a part of this Section. The publications are referenced to in the text by the basic designation only.
 - 1. American Institute of Steel Construction (AISC)
 - 2. American National Standards Institute (ANSI)
 - 3. American Society for Testing and Materials (ASTM)
 - 4. American Welding Society (AWS)

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. The Manufacturer's Standardization Society of the Valve and Fittings Industry (MSS)
6. Sheet Metal and Air Conditioning Contractor's National Association, Inc. (SMACNA)

1.5 SUBMITTALS

- A. Submit schedule indicating type of hanger to be used by system and pipe size. Include rod size for each hanger size.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Inserts, Shells and Upper Attachments:
 1. Anvil International, Inc.
 2. Carpenter Paterson, Inc.
 3. Cooper B-Line®, Inc.
 4. Elcen Metal Products
 5. Hilti
 6. Michigan Hanger Company
 7. PHD Manufacturing, Inc.
 8. Unistrut®
- B. Pipe Hangers, Rods, Supports and Accessories:
 1. Anvil International, Inc.
 2. Carpenter Paterson, Inc.
 3. Cooper B-Line®, Inc.
 4. Elcen Metal Products
 5. Hilti
 6. Michigan Hanger Company
 7. PHD Manufacturing, Inc.
 8. Unistrut®
- C. Duct Hangers and Supports: Fabricated per Specifications

2.2 FABRICATION

- A. Inserts, Shells and Upper Attachments:
 1. Inserts; MSS Type 18; malleable iron body and nut, galvanized finish, opening in top of insert for reinforcing rod, lateral adjustable. Rated for 1,140 lbs. Based on Anvil Fig. 282 or Approved Equal.
 2. Shells: Steel shell and expander plug, snap off end fastener. Based on Phillips Concrete Fasteners Red Head or Approved Equal.
 3. Upper Attachments:
 - a. Top beam clamps; MSS Type 19: Malleable iron galvanized finish clamp, hardened steel cup point set screw and locknut. Rating is contingent on rod and bolt size. Based on Anvil Fig. 94 or Approved Equal.
 - b. Bottom Beam Clamp; MSS Type 23: Malleable iron galvanized finish

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

clamp, hardened steel cup point set screw and locknut, and retaining clip. Rating is contingent on rod and bolt size. Based on Anvil Fig. 86 Clamp and Fig. 89 Retaining Clip (or Fig. 87) or Approved Equal.

- c. Welded Beam Attachment; MSS Type 22: Carbon steel suitable for eye rod or rod and locknut, rating is contingent on rod and bolt size. Based on Anvil Fig. 66 or Approved Equal.
- d. Center Beam Clamp; MSS Type 21: Malleable iron jaw and square head bolt and nut with galvanized finish. Rating is contingent on rod and bolt size. Based on Anvil Fig. 134 or Approved Equal.
- e. Center Beam clamp; MSS Type 29: Forged steel, weldless eye nut, tie rod to secure clamp to beam all with galvanized finish, rating is contingent on rod and bolt size. Based on Anvil Fig. 292 or 292L or Approved Equal.

B. Pipe Hangers, Rods, Supports and Accessories:

1. Pipe Hangers:

- a. Clevis Hanger; MSS Type 1: Carbon steel, galvanized for interior and exterior use, sized to accommodate required insulation. Rating is contingent on rod and bolt size. Based on Anvil Fig. 260 or 300 or Approved Equal.
- b. Pipe Rings; MSS Type 10: Carbon steel, galvanized for black steel and insulated pipe copper or copper plated or rubber coated for copper pipe. Threaded swivel, sized to accommodate required insulation. Rating is contingent on rod and bolt size. Based on Anvil Fig. 69 or Fig. 97C for copper pipe or Approved Equal.
- c. Adjustable Roller Hanger; MSS Type 43: Cast iron roll, carbon steel yoke rod roll and hex nut with galvanized finish. Sized to accommodate insulation. Rating is contingent on rod and bolt size. Based on Anvil Fig. 181 or Approved Equal.

2. Rods:

- a. Size 3/8" and up: All thread steel rod electro galvanized. Sizing for pipe or equipment support as follows:

<u>Copper Tube, Plastic Fiberglass Reinforced Pipe Size</u>	<u>Steel, Cast Iron or Glass Pipe Size</u>	<u>Rod Size</u>	<u>Max Equip. Load</u>
1/4" to 2"	1/4" to 2"	3/8"	730 lbs.
2-1/2" to 5"	2-1/2" to 3"	1/2"	1350 lbs.
6"	4" to 5"	5/8"	2160 lbs.
8" to 12"	6"	3/4"	3230 lbs.
14"	8" to 12"	7/8"	4480 lbs.
16"	14" to 16"	1"	5900 lbs.
18" to 20"	18" to 20"	1-1/4"	9500 lbs.
22" to 42"	22" to 42"	1-1/2"	13,800 lbs.

- b. Rods may be reduced one size for double rod hangers with 3/8" minimum diameter, or when other paragraphs require a minimum of 2 hangers per section provided the minimum diameter of 3/8" is maintained. Based on Anvil Fig. 146 or Approved Equal.

3. Supports:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. Pipe Saddle; MSS Type 38: Cast iron saddle, black steel lock nut nipple, cast iron reducer all with galvanized finish. Suitable for standard field cut and threaded galvanized steel pipe. Cast iron floor flange. Based on Anvil Fig. 264 Saddle, Fig. 63 Floor Flange or Approved Equal.
 - b. Pipe Saddle Cold Piping; MSS Type 40. Single bonded unit consisting of a galvanized metal shield and a molded section of rigid polyurethane foam insulation. Rigid urethane foam shall have a density of 4 pounds per cubic foot, a thermal conductivity of 0.13 Btu.in/sq.ft./hr.°F at 75°F mean temperature. Insulation thickness to be equal to thickness specified for pipe being supported.
 - c. Adjustable Pipe Roll and Base; MSS Type 46: Cast iron base plate steel stand and roll, adjusting screws with galvanized finish. Based on Anvil Fig. 274 or Approved Equal.
 - d. Welded Steel Bracket; MSS Type 32: Welded carbon steel rate for 1500 lbs., with galvanized finish. Rating is contingent on rod and bolt size. Based on Anvil Fig. 195 or Approved Equal.
 - e. Riser Clamps; MSS Type 8: Carbon steel, galvanized finish for black steel or galvanized pipe, plastic coated for cold steel, copper, glass or brass pipe rated for a minimum of 220 lbs. at 3/4" size. Based on Anvil Fig. 261 or Approved Equal.
4. Accessories:
- a. Protective Shields; MSS Type 40: Carbon steel, galvanized minimum of 12" length sized for required insulation. Based on Anvil Fig. 167 or Approved Equal.
 - b. Protective Saddles; MSS Type 39: Carbon steel plate, minimum of 12" length, sized for required insulation. Based on Anvil Fig. 160 thru 165 or Approved Equal.
 - c. Steel Turnbuckle; MSS Type 13: Forged steel, galvanized finish with locknuts. Rated at a minimum of 730 lbs. at 3/8" size. Based on Anvil Fig. 230 or Approved Equal.
 - d. Steel Clevis; MSS Type 14: Forged steel, galvanized finish with steel pin and cotter pin. Rated for a minimum of 730 lbs. at 3/8" size. Based on Anvil Fig. 299 or Approved Equal.
 - e. Weldless Eye Nut; MSS Type 17: Forged steel, galvanized finish. Rated for a minimum of 730 lbs. at 3/8" size. Based on Anvil Fig. 290 or 290L or Approved Equal.
- C. Duct Hangers and Supports: Fabrication and application of duct hangers and supports shall be in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible, Latest Edition, as applicable.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

- A. Where applicable install in accordance with the manufacturers written installation instructions.
- B. Where supports are in contact with copper pipe provide copper plated support, or wrap pipe with sheet lead.
- C. Where supports are in contact with glass, aluminum or brass pipe provide plastic coating on supports, or wrap pipe with sheet plastic.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- D. General interior supports, including attachments and pipe supports that are plain steel shall be cleaned of all rust, primed and painted black within one week of installation. At substantial completion all supports shall be free of rust and in a "like new condition".
- E. Hangers and supports, including attachments & pipe supports, exposed to weather or located in utility tunnels or accessible utility trenches or subject to spillage shall be hot dip galvanized after fabrication. At substantial completion all supports shall be free of rust and in a "like new condition".

3.2 INSTALLATION

A. Inserts, Shells and Upper Attachments:

1. Inserts:

- a. Contractor shall have inserts at site and dimensioned location drawings ready at the beginning of the involved concrete work.
- b. Install inserts by securing to concrete forms and inserting reinforcing rod thru the opening provided in the insert in accordance with shop drawings.
- c. Provide necessary supervision while concrete is being poured to correct any misalignment caused by the concrete.

2. Shells: Size shell length to assure a minimum of 1" solid concrete remaining from shell end to concrete face.

3. Upper Attachment:

- a. Select proper attachment for building construction.
- b. For plain steel devices, prime with black paint prior to installation.
- c. Adjust attachment location for proper alignment and no more than 4 deg. offset from a perpendicular alignment.
- d. If proper alignment cannot be achieved from the existing building structure provide a trapeze type support size to handle the design load with a minimum safety factor of 5.

B. Pipe Hanger, Rods, Supports and Accessories:

- 1. Select proper hanger for piping systems.
- 2. The location of hangers and supports shall be coordinated with the structural work to ensure that the structural members will support the intended load.
- 3. Provide hex head nut on rod at top and bottom of clevis hanger yoke, and at each rod connection to intermediate and upper attachment. Rod nuts shall be securely locked in place.
- 4. Hanger rods shall be subject to tensile loading only. Where lateral or axial movement is anticipated, use suitable linkage in hanger rod to permit swing.
- 5. Hangers shall be fabricated to permit adequate adjustment after erection while still supporting the load. Turnbuckles shall be provided where required for vertical adjustment of the piping.
- 6. For vibration isolation hanger intermediate attachment requirements for isolated equipment refer to Section 23 05 48 – Vibration and Seismic Controls for HVAC Piping and Equipment.
- 7. Supports for vertical piping shall be located at each floor or at intervals of not more than 15 feet and at intervals of not more than 8 feet from end of risers. Where supports are provided on intermediate floors spaced 15 feet or less between floors, no additional supports are required other than those specified for end of risers.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

8. A hanger or support shall be provided adjacent to each piece of equipment to ensure that none of the pipe weight is supported from the equipment.
9. The maximum spacing between pipe supports for straight runs shall be in accordance with the following chart. If any deviation from the table exists within the manufacturers written installation instructions, whichever spacing reflecting the smaller centerline to centerline dimension shall be used.

MAXIMUM HORIZONTAL PIPE HANGER AND SUPPORT
SPACING TABLE

a. Steel Pipe (Schedule 40 & 80):

Up to 1":	7 ft. on center
1-1/4" and larger:	10 ft. on center

b. Copper Pipe (Types L, K and M):

Up to 1" size:	5 ft. on center
1-1/4" and larger:	7 ft. on center

c. Ductile Iron and Cast Iron: Two hangers per section length.

d. Polyvinyl Chloride (PVC):

Up to 1-1/2":	3 ft. on center
2" and larger:	4 ft. on center

10. Hanger centerline spacing shall be reduced by 50% in areas of concentrated valves and/or fittings, also no more than a maximum distance of 12 inches from valves, fittings and/or couplings, or 24 inches from a change in direction.
11. Parallel piping may be supported by trapeze hangers consisting of steel angle, channel, or beam suspended by steel rods attached to upper structure. Piping may be supported above, or suspended below, the angle, channel, or beam.
12. Provide protective shields on all cold and dual temperature piping required to be insulated.
13. Provide protective saddles sized to match insulation thickness on all hot piping required to be insulated. Fill void between saddle and pipe with insulation as specified.
14. Provide turnbuckles on all hangers which require leveling or aligning.
15. Provide steel clevis where detailed and/or required.
16. Provide weldless eye nuts on hanger terminations where disassembly or swing may be required. Use in combination with steel clevis.

- C. Duct Hanger and Supports: Installation of duct hangers and supports shall be in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible, Latest Edition, as applicable.

END OF SECTION 23 05 29

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 48
VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Vibration isolators.
- B. Braided Flexible pipe connectors.

1.3 QUALITY ASSURANCE

- A. The vibration isolation materials manufacturer shall be responsible for the proper selection of spring rates to accomplish the specified minimum static deflections for all spring and pad type isolators based on the weight distribution of equipment to be isolated.
- B. The vibration isolation materials manufacturer shall be responsible for the structural design of steel beam bases and concrete inertia bases to support mechanical equipment scheduled to receive a supplementary base.
- C. Vibration isolation shop drawings shall show isolator locations, and load on each isolator, deflection, compressed spring height, solid spring height, spring diameters and color coding.
- D. Where grooved-joint flexible pipe connectors are specified, manufacturer shall design the isolation system and include drawings showing all supports, restraints, etc. as required to ensure performance.

1.4 SUBMITTALS

- A. Submit a schedule indicating make, model, type and deflection for each system or weight range.
- B. Product data and shop drawings, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.
- C. Submit manufacturer's certification of installation quality.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Vibration Isolators:
 - 1. Amber/Booth Company
 - 2. Mason Industries, Inc.
 - 3. Peabody Noise Control, Inc. - Kinetics.
 - 4. Vibration Mountings and Controls, Inc.
- B. Braided Flexible Pipe Connectors:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Flexonics
2. Keflex, Inc.
3. Mason Industries, Inc.
4. Metraflex Co.
5. Proco Products, Inc.
6. Unisource Manufacturing Inc.
7. Wheatley Gaso, Inc.

2.2 MATERIALS

A. Vibration Isolators:

1. Type D: Vibration Hangers: Vibration hangers shall contain a steel spring and 0.3" deflection neoprene element in series. The neoprene element shall be molded with a rod isolation bushing that passes through the hanger box. Spring diameters and hanger box lower hole sizes shall be large enough to permit the hanger rod to swing thru a 30° arc before contacting the hole and short circuiting the spring. Springs shall have a minimum additional travel to solid equal to 50% of the rated deflection. Based on Mason Model 30N or Approved Equal.

B. Flexible Pipe Connectors:

1. Braided flexible pipe connectors constructed of stainless steel annular corrugated metal surrounded with a woven braid of high tensile stainless steel. Units capable of absorbing pump vibration and noise accept thermal expansion and reduce piping stress due to minor misalignment and pressure variations. Sizes 1/2" through 2" to have carbon steel male pipe thread connections. Sizes 2-1/2" and larger to have carbon steel plate flanges with ASA #150 bolt hole patterns. Sizes through 8" to be suitable for 150 psig working pressure at 200°F. Based on Keflex KSSPC or Approved Equal.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

- A. All floor mounted equipment shall be installed on a housekeeping pad, in addition to any isolation or inertia base requirement.
- B. Installation of all vibration isolation materials and supplemental equipment bases specified in this section of the specifications shall be accomplished following the manufacturers written instructions.
- C. On completion of installation of all isolation materials and before start up of isolated equipment all debris shall be cleared from areas surrounding and from beneath all isolated equipment, leaving equipment free to move on the isolation supports.
- D. No rigid connections between equipment and building structure shall be made that degrades the noise and vibration isolation system herein specified. Electrical conduit connections to isolated equipment shall be looped to allow free motion of isolated equipment.
- E. Adjust all isolators for uniform support.
- F. Readjust all isolators after system start-up to assure constant support.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.2 INSPECTION

- A. The Contractor shall notify the local representative of the vibration isolation materials manufacturer prior to installing any vibration isolation devices. The Contractor shall seek the representatives guidance in any installation procedures he is unfamiliar with.
- B. The local representative of the vibration isolation materials manufacturer shall conduct periodic inspections of the installation of materials herein specified, and shall report in writing to the Contractor any deviations from good installation practice observed.
- C. On completion of installation of all noise and vibration isolation devices herein specified, the local representative of the isolation materials manufacturer shall inspect the complete system and report in writing any installation errors, improperly selected isolation devices, or other fault in the system that could effect the performance of the system.
- D. The installing Contractor shall submit a report to the Owner's Representative including the manufacturer's representatives final report indicating all isolation reported as properly installed or requiring correction, and include a report by the Contractor on steps taken to properly complete the isolation work.

3.3 VIBRATION ISOLATION SCHEDULE:

A. Fan Terminal Boxes:

- 1. Base type: None required.
- 2. Isolator Type: "D"
- 3. Deflection: .75"
- 4. Accessories: Flexible pipe connector.

B. Packaged Air Handling Units:

- 1. Base type: None required.
- 2. Isolator Type: Internal spring type provided with AHU.
- 3. Deflection: 2"
- 4. Accessories: Flexible duct connectors (internal fan isolation and Section 23 33 00 – Flexible duct connectors).

END OF SECTION 23 05 48

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 53
IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Piping and equipment identification.

1.3 SUBMITTALS

- A. Shop Drawings: Submit drawings of fabricated steel supports where proposed supports are not in accordance with details on drawings, or where drawings do not detail supports. Submittal for acceptance is required.
- B. Product Data: Submittal for other than fabricated steel supports is not required. Product data for the following shall be included in the operation and maintenance manuals. Submittal for acceptance is not required.
 - 1. Piping and equipment identification.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Piping and Equipment Identification:
 - 1. Communications Technology Corp.
 - 2. Craftmark Identification Systems, Inc.
 - 3. EMED Co., Inc.
 - 4. Florida Marking Products, Inc.
 - 5. Marking Services, Inc.
 - 6. Seton Name Plate Corp.
 - 7. W.H. Brady Co., Signmark Division

2.2 FABRICATION

- A. Piping and Equipment Identification:
 - 1. Pipe markers: Sub-surface printed plastic, with protective undercoating. Markers shall be permanently curled for snap-on installation for pipe sizes (including insulation) up to 6" diameter. For external diameters above 8". Marker shall be secured using cable ties for indoor use and stainless steel banding or ultraviolet resistant plastic for exterior use. Markers for outdoor installation shall be overlaminated with Tedlar™ on polyester to prevent ultraviolet to avoid damage and fading. Markers shall identify the pipe contents and direction of flow through 360 degree visibility range. Marker size, letter size, letter color, wording and background color shall be in accord with ANSI A13.1 – Scheme for the Identification of Piping Systems. Based on Marking Services Inc. Model MS-970 Coiled Plastic Markers for indoor use and Model MS-995 Maxilar Marker for exterior use or Approved Equal.
 - 2. The marker shall be 1/16 inch thick plastic with a satin surface and white core. Color

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

of the marker shall match color of piping identification system. Lettering shall be engraved through the surface color to expose the core color. Plate size shall be $\frac{3}{4}$ inch by 2-1/2 inch, with $\frac{3}{16}$ inch high lettering for ceiling grid labeling. Plate manufacturer shall furnish suitable adhesive for permanently attaching plate to ceiling grid.

3. Valve tags: Contractors Option:
 - a. Indoor:
 - 1) 19 gauge brass, 1-1/2 inch round, with 1/4 inch high black pipe service letter abbreviation above 1/2 inch high black valve number. Pipe service letter abbreviation shall be in accord with legend on drawings. Valve tag attachment shall be 4 ply 0.018 copper wire meter seal or #6 solid brass bead chain with locking link. Based on Marking Services Inc or Approved Equal.
 - 2) 1/16 inch thick plastic, 1-1/2" round, with $\frac{1}{4}$ inch high black pipe service abbreviation above 1/2 inch high black valve number. Pipe service letter abbreviation shall be in accord with legend on drawings. Color of valve tag shall match pipe marker color. Valve tag attachment shall be 4 ply 0.018 copper wire meter seal or #6 solid brass bead chain with locking link. Based on Marking Services Inc or Approved Equal.
 - b. Outdoor Service:
 - 1) 19 gauge brass, 1-1/2 inch round, with 1/4 inch high black pipe service letter abbreviation above 1/2 inch high black valve number. Pipe service letter abbreviation shall be in accord with legend on drawings. Valve tag attachment shall be 4 ply 0.018 copper wire meter seal or #6 solid brass bead chain with locking link. Based on Marking Services Inc or Approved Equal.
 - 2) 19 gauge Type 304 stainless steel, 1-1/2" round, with $\frac{1}{4}$ inch high pipe service abbreviation above 1/2 inch high black valve number. Pipe service letter abbreviation shall be in accord with legend on drawings. Color of valve tag shall match pipe marker color. Valve tag attachment shall be 4 ply 0.018 stainless wire meter seal or #6 Type 304 stainless steel bead chain with locking link. Based on Marking Services, Inc or Approved Equal.
4. Valve chart frame: Self-closing, satin-finished, extruded aluminum with glass window, 8-1/2 inch by 11 inch chart size.
5. Equipment nameplates:
 - a. Indoor: Shall be 1/16 inch thick plastic with black satin surface and white core. Lettering shall be engraved through the surface color to expose the core color. Plate size shall be a minimum of 2-1/2 inch by 4 inch, with $\frac{3}{4}$ inch high lettering for equipment and $\frac{3}{4}$ inch by 2-1/2 inch, with $\frac{3}{16}$ inch high lettering for ceiling grid labeling. Equipment identifying name and number shall be in accord with schedules on the Contract Documents. Plate manufacturer shall furnish pre-drilled hole locations for pop riveting. Where pop riveting is not suitable, a suitable adhesive for permanently attaching plate to equipment shall be provided.
 - b. Outdoor: Shall be 125 Mil rigid plastic constructed of printed legend sealed between two layers of chemically-resistant plastic to resist ultraviolet damage. Plate size shall be a minimum of 2-1/2 inch by 4 inch, with $\frac{3}{4}$ inch high lettering for equipment. Equipment identifying name and number shall

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

be in accord with schedules on the Contract Documents. Plate manufacturer shall furnish pre-drilled hole locations for pop riveting. Where pop riveting is not suitable, a suitable adhesive for permanently attaching plate to equipment shall be provided.

- c. Based on Marking Services Inc. Model MS-215 Max-Tex or Approved Equal.

PART 3 - EXECUTION

3.1 GENERAL

- A. Installation of materials and equipment shall be in accord with the manufacturer's written instructions, except as specified.

3.2 INSTALLATION

- A. Piping and Equipment Identification:

1. Install pipe markers adjacent to each valve and fitting, at each branch connection, on each side of wall, floor, and ceiling penetrations, where entering and leaving underground areas, and at minimum 40 foot spacing on horizontal and vertical pipe runs. Markers shall be arranged for easy reading at eye level.
2. Provide valve tags on all valves exposed or concealed unless otherwise noted.
3. Attach valve tag to stem of each valve to be tagged. Valve numbers shall follow in sequence the Owner's existing valve numbers, where applicable.
4. Provide a marker for each valve and equipment to be tagged, located above lift-out tile ceilings.
5. Provide a minimum of 4 valve charts. Chart information shall indicate job name, Contractor name, date of installation, valve number, valve location, valve type, valve purpose, and system in which installed. Mount framed chart in equipment room, and insert copy of chart in each operating and maintenance manual under separate tabbed section labeled "Valve Chart". Where project drawings include a piping flow schematic, request AutoCad file from Engineer and label all of the valves according to the valve chart and frame in an 18" x 24" frame in main mechanical or pump room.
6. Provide air and water flow diagrams installed in waterproof, laminated frames on the wall in each Mechanical Room. Air flow diagrams shall show locations of dampers, sensors, and exhaust fans associated with the air handling unit. Water flow diagrams shall show shut-off valves and control valve locations.
7. Permanently affix nameplate to each item of equipment using stainless steel pop rivets. Where irregular surface impede direct attachment of plates, affix plate to sheet metal bracket and attach bracket to equipment with screws, bolts or suitable adhesive from nameplate manufacturer.
8. Refrigeration System - Additional Requirements:

- a. Marking and Signage:

- (1) Provide a permanent sign containing the following information:

- (a) Name and address of installer.
- (b) Kind of refrigerant.
- (c) Lbs. of refrigerant.
- (d) Field test pressure applied.

- (2) Provide a permanent sign: Main electrical supply, i.e., main compr. disc.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- (3) Provide metal tags with 0.5" letters:
 - (a) Shut-off valves to each vessel, i.e., L.P. receiver shut-off.
 - (b) Relief valve.

- (4) Piping shall be marked as either:
 - (a) Refrigerant - High Pressure - Liquid or Hot Gas.
 - (b) Refrigerant - Low Pressure - Suction, Pumped Liquid Supply or Pumped Liquid Return.

END OF SECTION 23 05 53

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 80
AIR CONTROL AND ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Automatic Air Vent

1.3 QUALITY ASSURANCE

- A. Expansion tanks shall be constructed with materials and standards which comply with the following standards:
 - 1. American Society of Mechanical Engineers (ASME) Codes:
 - 2. Boiler and Pressure Vessel Code: Section VIII Pressure Vessels, Division 1.

1.4 SUBMITTALS

- A. Submit schedule indicating make, model, size, etc. by system.
- B. Submit statement of Code compliance where applicable.
- C. Submit manufacturer's installation instructions.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURE

- A. Automatic Air Vent:
 - 1. Armstrong Pump Company
 - 2. Bell & Gossett. Inc.
 - 3. Taco, Inc.

2.2 FABRICATION

- A. Automatic Air Vent: Non-ferrous, automatic air vent rated for 240°F and 150 PSIG. Based on Bell and Gossett Model 87 or Approved Equal.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install in accordance with manufacturers written instructions.
- B. Install air vents at all high points of system to facilitate air removal for proper flow and heat transfer.

3.2 INSTALLATION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

A. Automatic Air Vent:

1. Install where shown on drawings or standard details.
2. Install 1/2" ball valve and nipple between automatic air vent and system.
3. Provide proper access.
4. Do not install automatic air vent in concealed or non-accessible areas or where leakage may cause damage.
5. Pipe discharge to nearest floor drain.

END OF SECTION 23 05 80

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 05 93
TESTING, ADJUSTING AND BALANCING FOR HVAC SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Checking installation for conformity to design.
- B. Checking each piece of equipment for proper installation and operation.
- C. Balancing air and water distribution systems to provide design fluid quantities.
- D. Measuring and recording of fluid quantities.
- E. Electrical measurement.
- F. Verification of performance of all equipment and sequence of operation of automatic controls.
- G. Checking sound levels and vibration isolators for proper function and measurement and correction where a problem or question of acceptability exists.
- H. Recording and reporting results on sub-contractors standard report forms and on commissioning data sheets where these have been provided.

1.3 REFERENCES

- A. Air Diffusion Council (ADC) 1062R3 Equipment Test Code
- B. Associated Air Balance Council (AABC)
National Standards for Field Measurements and Instrumentation, Total Balance System Balance, Air Distribution - Hydronic Systems, Volume 1.

1.4 SUBMITTALS

- A. Submit complete description of procedures, instrument calibration and qualifications of personnel actually doing testing and balancing on this project prior to beginning of any balancing.
- B. Submit schedules of test data readings in organized, schematic, tabulated format. Include schematic drawing showing location of all readings.
- C. Submit as-built drawings showing locations of all readings.

1.5 QUALITY ASSURANCE

- A. Adjusting, balancing and testing procedures and compilation of test data shall be performed by a Certified Test and Balance Engineer or by personnel trained and supervised by a Certified Test and Balance Engineer.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. Test and balance personnel shall be qualified to perform testing and balancing in accordance with AABC or NEBB procedures.

1.6 TOLERANCES

- A. Balance final flow (air and/or water) to within plus or minus 5 percent of specified quantities. Caution is urged on systems where diversity has been taken and the total flow exceeds the equipment capacity. In this case, the system must be sectioned as necessary to get proper terminal flow.

1.7 GENERAL COMMENTS

- A. Water Balance: Readings from venturi flow meters, or automatic pressure independent flow control devices will be given highest priority as to accuracy. Where neither is specified pump curves and chiller or boiler pressure drops are to be correlated to establish flow. Pressure drop across coils or chillers is to be used to proportion flow. Volt and ampere readings will be used as checks. Temperature data will be used only as a performance check and not for balancing.
- B. Air Balance: Readings from a pitot tube traverse will be given highest priority as to accuracy. Terminal flow shall be as taken from the terminal DDC flow readings. Outlet flow as established by flow hood will be used to pro-rate air flow. Pressure readings as well as voltage and ampere readings will be used for check purposes only. Temperature readings will be used as a check against performance.
- C. All readings shall be cross-checked for accuracy. These cross-checks shall be tabulated within the report.

PART 2 – PRODUCTS (Not applicable)

PART 3 – EXECUTION

3.1 INTENT OF DRAWINGS AND SPECIFICATIONS

- A. Review drawings and specifications with regard to adjusting and balancing.
- B. Additional balancing devices which, in the opinion of the TAB sub-contractor, would aid in the adjusting and balancing of the systems shall be brought to the attention of the contractor prior to bid time so that the contractor may make allowances to cover the provision of these additional devices in the original bid.
- C. Minor modifications in system design which, in the opinion of the Contractor, would aid in the adjusting and balancing of the systems may be provided subject to approval of the Owner's Representative at no additional cost to the Owner. Design modifications shall not lessen the operating efficiency of the systems.

3.2 WATER BALANCE

- A. Ascertain that piping systems have been cleaned, flushed, drained and properly refilled and that all strainer baskets have been removed, cleaned and properly reinstalled prior to beginning water balancing procedure.
- B. In the event that TAB work is started prior to the completion of the water treatment portion of work, the TAB contractor shall make a random recheck as directed by the Owner's Representative. The results of this re-check shall be included in the final report.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- C. Variable flow pumping systems having two way control valves and using automatic pressure independent system of flow control for secondary hot water heating and chilled water systems.
 - 1. With one pump running and all manual and automatic control valves open, record GPM stamped on each automatic flow control device and read and record the pressure drop across those which have dual pressure taps, as well as across each coil and applicable equipment.

3.3 AIR BALANCE

- A. Check system visually and audibly for leakage and proceed with balancing as outlined by AABC or NEBB.
- B. Balance for full flow shall be based on dirty friction loss across the filters. Artificially blank-off sections on a uniform pattern as required to simulate this condition.
- C. Variable Volume Systems:
 - 1. With supply fan running at 100% speed and all terminals calling for full air flow, read and record flow and fan suction and discharge static pressure readings. Pressure readings shall be obtained using procedures outlined in AMCA Publication 203-90 Field Performance Measurement of Fan Systems. Plot on submitted fan curve.
 - 2. Set flow at each terminal for maximum values as indicated in terminal schedule using hand held operators terminal (HHOT) furnished with the terminal controls. Provide actual measured outlet flow to temperature controls sub-contractor for setting calibration constants in DDC controls. Normally diversity is taken in the fan selection. Close other terminals as required to get full flow as required for balancing. Pro-rate terminal flow to diffusers.
 - 3. Set minimum flow to values as indicated in terminal schedule.
 - 4. Where applicable, adjust return fan for specified differential flow. Record fan signal fan speed and other data at full flow and at minimum flow.
 - 5. Record all data on terminals and supply and return fan including voltage and amperage on primary air fans and return fans at full flow.
- D. Fan Powered Terminals for Cold Air Distribution System:
 - 1. Series Fan Powered Terminals:
 - a. The terminals have been selected so that the fans operate continually during occupied operation. Because the primary air is colder than normal, the fan CFM has been selected for greater flow than the primary air CFM. The fans have been specified with manual solid state speed controllers.
 - b. The primary air flow may be determined by one of two methods:
 - (1) Pitot tube traverse of the primary air supply duct to the terminal.
 - (2) Set the fan speed as required so that the fan CFM is equal to the primary air CFM, i.e., no flow from fan plenum to or from the ceiling. Measure CFM delivered from grilles or diffusers with flow hood. Enter constant in DDC control program so that CFM from DDC is equal to flow hood measurement.
 - c. If method b.2. is used for primary air measurement, after balancing primary air, reset fan speed so as to deliver proper scheduled total

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

supply air to diffusers with the primary air set at full design air flow.

3.4 AIR HANDLING UNIT PERFORMANCE TESTING

- A. Recognizing that it will be unlikely that the performance testing will be done on a design day, cooling and heating coil performance shall be recorded as follows.
 - 1. With fan delivering design air flow and control valves open to deliver design water flow, read and record entering and leaving drybulb and wetbulb temperatures, air and waterside flow, pressure loss values and water temperatures.
 - 2. Through the contractor, request performance data from the equipment supplier based on the measured air flow and entering air temperatures and measured water flow and entering water temperature. Submit this data with test data for review.

3.5 CONTROLS ADJUSTMENT

- A. Check the automatic temperature controls to ascertain that the specified sequence of operation is occurring. Record thermostat set point and room conditions in each space. This includes checking each terminal box to ensure that supply air goes to minimum position before heat comes on.
- B. Compare temperature of space (taken with test instrument) to temperature read by thermostat or temperature sensor. Tabulate results.
- C. In cooperation with the controls contractor, set adjustments of automatically operated dampers to operate as specified, indicated, and / or noted.
- D. Check all controls for proper calibrations, and list all controls requiring adjustment by control installers.

3.6 CONTRACTOR'S RESPONSIBILITIES

- A. Final testing and balancing of the HVAC systems shall be performed as specified in this section. It is the responsibility of the Contractor to be completely familiar with all the provisions and responsibilities of the Balancer, and to provide such certification, cooperation, and support required.
- B. The Contractor shall repair all deficiencies noted by the Balancer in a timely manner. The Balancer will notify the contractor in writing, on a daily basis, of any deficiencies discovered and Contractor will notify the Balancer immediately, in writing, upon completion of the repairs. The cost for extra re-testing by the Balancer due to un-repaired items that were certified as repaired, will be the responsibility of the Contractor. The final testing and balancing report will contain no punch list items. All deficiencies will have been corrected prior to submission of the final report. Preliminary reports are not to be submitted to the Owner.
- C. The Contractor shall:
 - 1. Allow adequate time in the construction schedule to perform the Testing and Balancing work.
 - 2. Notify the Balancer upon commencement of work related to the HVAC system.
 - 3. Provide required shop drawings and equipment data.
 - 4. Provide test openings as required for testing and balancing HVAC systems.
 - 5. Provide updated job schedule and timely notice prior to scheduled events.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

6. Provide test openings and temporary end caps or otherwise seal off ends of ductwork to permit leakage testing prior to installation of diffusers, grilles, and similar devices.
 7. Make preliminary tests to establish adequacy, quality, safety, completed status, and satisfactory operation of HVAC systems and components. The systems shall be free of electrical grounds and short circuits.
 8. Perform duct leakage tests, in the presence of the Balancer, on all supply, return, outside air make-up, and exhaust air systems.
 9. Within the intent of the contract documents, provide, at the request of the Balancer, all equipment, material, supplies, workmen, and supervisions necessary to provide a satisfactory, operating system.
 10. During the test and balance period, operate all HVAC equipment as necessary to permit systems to be tested and balanced as fully operating, functional systems.
 11. Work harmoniously with the Balancer, providing all courtesies normally extended to professional consultants.
 12. Perform all work necessary to make ceiling plenums air-tight and functional.
 13. Remove and replace ceilings as necessary to permit test and balance operations.
 14. Remove and replace equipment, lights, or other items which obstruct testing and balancing operations. Where equipment, lights, or other items will interfere with future adjustments of the HVAC system, such equipment, lights, or other items shall be relocated by the Contractor, as directed by the Architect.
 15. Provide completed start-up forms on each piece of equipment.
 16. Replace belts and drives as required for proper balancing. Drives shall be adjusted and aligned by the Contractor to prevent abnormal belt wear and vibration.
 17. Adjust fan speed as required not to exceed RFLA of motor.
 18. Open all manually adjustable dampers and test dampers for smooth, vibration-free operation.
 19. Verify that all controls are installed and operating in accordance with the sequence of operation.
 20. Before requesting final testing and balancing, submit signed statement that HVAC systems are installed, adjusted, fully lubricated, operating satisfactorily, and are ready for use.
- D. Duct Leakage Report: The Contractor shall make all the supply, return, outside air, and exhaust duct systems (limited to 1,500 cfm and greater) operationally air-tight, with no more than 2% leakage for duct systems rated at 2" w.c. pressure class, and 1% leakage for systems exceeding 2" w.c. pressure class. Leakage test to be performed by Contractor with all air device openings and fan connections sealed airtight. Test the systems prior to applying any insulation or concealing in soffits or chases. Use a portable fan capable of producing a static pressure equal or greater than the duct test pressure. This fan to have a flow measuring assembly consisting of a straight section of duct with an orifice plate, pressure taps, and a calibrated performance curve for determining leakage rates.
1. Test each section equal to the external static pressure indicated for that fan or air handler with the portable fan assembly. After the fan achieves that steady state design pressure, record the air flow quantity across the orifice and the percent of design air flow. If the test fails, the Contractor shall reseal and retest at no additional cost to the Owner.
 2. Repair all duct leaks that can be heard or felt, even if the system has passed the leakage test.
 3. Submit duct leakage reports to the Balancer and the Engineer for their review and approval.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.7 TEST DATA SCHEDULES

- A. Submit typewritten schedules of test data readings.
- B. Schedules shall record the specified reading, the first reading taken and the final balanced reading for the following items.
- C. Where Commissioning Forms are provided, equipment data shall be recorded on these forms for comparison with submitted design data.
- D. Witness and record the testing of the ductwork for leakage to insure proper sealing. The Balancer shall randomly select sections of the completed duct system for testing. The sections selected shall not exceed more than 20% of the measured linear footage of supply, return, exhaust or plenum duct length. All selected ductwork shall be leak tested in accordance with SMACNA. Maximum allowable leakage at any tested section shall not exceed 2% of the total air. If any of the selected duct sections exceed the specific leakage allowance, those sections shall be repaired by the Contractor and retested by the Balancer. If initial testing exceeds specification allowance, testing of all remaining duct ductwork shall be required at the Contractor's expense. All additional costs for duct leak repair and retesting shall be the responsibility of the Contractor.
- E. Advise Contractor in writing of all ductwork that shall be repaired to reduce air leakage. Retest to confirm minimum allowable leakage. The cost of retest of failed systems will be the responsibility of the Contractor.
- F. In the case of off season performance testing of air handling equipment and refrigeration equipment, include manufacturer's projected performance for comparison.
 - 1. Motors:
 - a. Designation.
 - b. Nameplate HP, voltage and full load amperes.
 - c. RPM.
 - d. Motor amperes and voltage under operating conditions.
 - e. For belt drive applications, motor amperes and voltage under no load condition.
 - 2. Fans:
 - a. Designation.
 - b. Nameplate data.
 - c. RPM.
 - d. Static pressure, inlet and discharge.
 - e. CFM from pitot tube traverse of discharge duct.
 - f. Final pitot tube traverse sheets showing all readings.
 - 3. Main and Sub-main Ducts:
 - a. Designation and location.
 - b. CFM from pitot tube traverse.
 - c. Final pitot tube traverse sheets showing all readings.
 - 4. Variable or Constant Volume Boxes:
 - a. Designation.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. Nameplate data.
 - c. Static pressure, entering and leaving air.
 - d. CFM, maximum setting on regulator.
 - e. CFM, minimum setting on regulator. Note: If there is no minimum flow shown on the schedule on the drawing then the unit is to go to full shut-off at the minimum setting.
 - f. CFM, maximum as measured by flow hood readings on air outlets and CFM maximum and minimum measured by pitot tube traverse of discharge duct on 10% of boxes. Note: if these readings are not within $\pm 10\%$ of setting on boxes advise contractor and engineer so that a decision can be made on how to proceed with the air balance.
 - g. Final pitot tube traverse sheets showing all readings.
5. Air Outlets and Inlets:
- a. Room designation.
 - b. Type of outlet.
 - c. Design CFM.
 - d. Measured CFM.
 - e. Method of measurement.
 - f. All final measurement readings.
6. Coils - Water:
- a. Designation.
 - b. Nameplate data (if available).
 - c. Pressure entering strainer valve and leaving flow control device.
 - d. Pressure entering and leaving flow control device where two taps are provided.
 - e. Temperature entering and leaving water.
 - f. Static pressure, entering and leaving air.
 - g. Dry bulb and wet bulb temperature, entering and leaving air (4 readings at quarter points where coils are over 20 sq.ft. F.A.)
 - h. CFM over coil including all final readings used to obtain cfm.
 - i. GPM from flow regulator nameplate.

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 07 00
HVAC INSULATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Duct Systems Insulation.
- B. Piping Systems Insulation.
- C. Cold Pipe Hanger Support Blocks.
- D. Accessories.

1.3 QUALITY ASSURANCE

- A. All products within the conditioned air stream or active plenums shall comply with the NFPA 90A Flame/Smoke rating of 25/50 and comply with UL 181 erosion limitations. Fire hazard ratings shall be as determined by NFPA-255, "Method of Test of Surface Burning Characteristics of Building Materials" - ASTM E84 or UL 723.
- B. All adhesives, cements, finishes, jackets, etc., shall be UL listed or labeled for use as applied to insulation and designed specifically for use in the installation.
- C. All insulation shall be installed in accordance with National Commercial & Industrial Insulation Standards (NCIA).

1.4 SUBMITTALS

- A. Submit schedule indicating type of insulation, thickness, vapor barrier or coating by system and size.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.
- C. Submit details of insulated removable covers using the actual equipment dimensions, concrete base sizes and piping arrangements.

1.5 GENERAL REQUIREMENTS

- A. Factory-applied insulation is specified under the applicable equipment Section of these specifications. It is listed here for reference only.
- B. Packages and standard containers of materials shall be delivered unopened to job site and shall have the manufacturer's label attached giving a complete description of the material.

1.6 DEFINITIONS

- A. The term "exposed" means exposed to view in finished spaces, in equipment rooms, in fan rooms, in closets, in utility corridors, in tunnels, on roof, in storage rooms, and in other

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

spaces as indicated.

- B. The term "concealed" means concealed from view, and includes all spaces not defined as exposed.
- C. The term "unconditioned" space shall mean all places where the temperature surrounding the pipe has not been conditioned consistent with conditioned spaces, and shall include mechanical equipment rooms, non-active ceiling plenums, and non-accessible chases. This term shall also include conditioned spaces where the humidity levels are allowed to rise above 70% RH.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Fiberglass Insulation:
 - 1. Owens-Corning Fiberglas
 - 2. Knauf Fiberglass
 - 3. CertainTeed
 - 4. Johns Manville
- B. Closed Cell Elastomeric Insulation:
 - 1. Armacell LLC
 - 2. Johns Manville
 - 3. K-Flex
- C. Jackets:
 - 1. Southern Asbestos Company
 - 2. John Mansville
 - 3. Owens-Corning Fiberglas
- D. Foamglass Insulation:
 - 1. Pittsburgh Corning
 - 2. Cell-U-Foam Corp.
 - 3. Owner Approved Equal
- E. Insulation Coatings, Mastics, Adhesives, and Sealants
 - 1. Foster
 - 2. Childers
 - 3. Pittsburgh Corning
 - 4. Armacell

2.2 DUCT INSULATION AND FIREPROOFING REQUIREMENTS – Refer to Construction Documents.

2.3 MATERIALS

- A. Duct Insulation:
 - 1. Rigid Fiberglass: Resin bonded fibrous glass, flame retardant, factory applied all service jacket (ASJ) vapor barrier, maximum vapor permeance of .02 perm/in and puncture resistance of 50 units, minimum density 3.0 lb/cf, maximum conductivity

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- per 1" thickness of .23 at 75°F mean temperature. Based on Knauf Insulation Board or Approved Equal.
2. Blanket Fiberglass: Flexible fibrous glass, flame retardant factory laminated foil-skrim-kraft (FSK) vapor barrier, 2" stapling flange, maximum vapor permeance of .02 perm/in., minimum density of 1.5 lb/cf, maximum conductivity per 1" thickness of .28 at 75°F mean temperature. Based on Knauf Duct Wrap or Approved Equal.
- B. Pipe Insulation (to 450F):
1. Rigid Fiberglass: Resin bonded fibrous glass, flame retardant, factory applied all service jacket vapor barrier with self sealing pressure sensitive lap joints, molded to accommodate pipe, maximum vapor permeance of .02 perm/in. and a puncture resistance of 50 units, minimum density 4.0 lb/cf, maximum conductivity per 1" thickness of .23 at 75°F, .29 at 200°F and .43 at 400°F mean temperature. Based on Knauf Pipe Insulation or Approved Equal.
 2. Closed Cell Elastomeric (Small Pipe Sizes up to 5 Inches): Flexible, elastomeric, closed cellular, tubular molded to accommodate piping, smooth outer surface suitable for painting with vinyl lacquer type coating, water resistant, non absorbent, ozone resistant, minimum density of 4 lb/cf, maximum conductivity per 1" thickness of .27 at 75°F mean temperature. Based on Armacell LLC AP Armaflex and Self-seal Armaflex 2000 or Approved Equal.
 3. Foamglas: Rigid, preformed sections of 100% rigid cellular glass complying with ASTM C552 standards, non-absorptive of moisture after immersion, water vapor permeability 0.00 perm/in. impervious to common acids (except hydrofluoric), non-combustible, 90 PSI compressive strength when capped with hot asphalt, 7.5 #/cu.ft. density, thermal conductivity 0.28 BTU-In./Hr./Sq.Ft./F @ 50°F. Based on Pittsburgh Corning Foamglas or Approved Equal.
- C. Insulation Accessories:
1. Aluminum Pipe Jacket and Fitting Covers: Jacket shall be 0.016" thick (26 gauge) embossed aluminum, sized to provide a 2" (min.) lap joint both longitudinally and circumferentially, with 3/4" min. wide x 0.015" min. (30 gauge) thick draw bands. Fitting covers shall be aluminum, 0.025" (22 gauge), min., thickness.
- D. Cold Pipe Hanger Support Blocks: Lightweight, rigid, closed cell material having 100 lb/sq.in. compressive strength when capped with hot asphalt according to ASTM C240. Based on Pittsburgh Corning Foamglas or Approved Equal.
- E. Accessories:
1. Aluminum Pipe Jacket and Fitting Covers: Jacket .016" thick (28 ga.) embossed aluminum sized to provide a minimum 2" lap joint both longitudinal and circumferentially, minimum 3/4 inch x .015 inch thick (30 ga) draw bands. Covers .024 inch thick.
 2. PVC pipe jacket and fitting covers used with insulation for pipe, elbows, tees, couplings, 25/50 flame/smoke ratings, suitable for temperatures to 500°F.
 3. Glass Cloth Pipe, Duct and Equipment Jacket: Glass lagging cloth, 8 oz/sy treated weight. Secure with elastomeric insulating adhesive on elastomeric insulation, for fiberglass insulation use Childers CP-50AMV1 or Foster 30-36 lagging adhesive.
 4. Corner angles shall be minimum 28 gauge, 1 inch by 1 inch aluminum adhered to 2 inch by 2 inch heavy kraft paper.
 5. Glass tape shall be a minimum density of 1.6 ounces per square yard, 4 inch wide with a 10 x 10 thread count per inch of width. Glass cloth shall be untreated.
 6. Staples shall be outward clinching type, Type 304 or 316 stainless steel in accord

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- with ASTM A 167 or Monel® coated.
7. Wire shall be soft annealed galvanized, or copper, 16 gauge, or nickel copper alloy.
 8. Closed cell elastomeric insulated finish shall be a white water based flexible, acrylic latex enamel equal to WB Armaflex or Foster 30-64 elastomeric finish or Approved Equal.
 9. Insulation Tape: Closed cell elastomeric insulation: 2" wide x 1/8" thick.
 10. Elastomeric Insulation Adhesive: Air drying contact adhesive for securing sheets to flat or curved metal surfaces and joining seams and butt joints of elastomeric insulation. Suitable for temperatures to 180F, dried film not to exceed 25 for flame spread and 50 for smoke development when tested per ASTM E 84-84A method. Foster 85-75, Childers CP-82 or Armaflex 520 adhesive or Approved Equal.
 11. Vapor Barrier Coating: Air drying flexible water based coating used for applying a vapor barrier coating with reinforcing mesh at all below ambient piping/equipment insulated elbows, fittings, and valves. All vapor retarder film (ASJ) seams on below ambient piping/equipment shall also be vapor sealed with vapor barrier coating. Suitable for temperatures to -20F and 180°F, dried film not to exceed 25 for flame spread and 50 for smoke development when tested per ASTM E 84-84A method. Maximum Perm rating of 0.08 as tested by ASTM E96, Procedure A at 45 mils dry. Childers CP-34 Vapor Retardant coating, Foster 30-65 Vapor Fas® Coating, Marathon Industries, Inc. 590 LO-PERM, Vimasco Corp. 749 Vapor-Blok, or Approved Equal.
 12. Acrylic Finish and Vapor Barrier Coatings:
 - a. Elastomeric Insulations: acrylic coating, air drying flexible water based finish used for finishing flexible elastomeric insulation. Suitable for coating temperatures to 200°F, dried film not to exceed 25 for flame spread and 50 for smoke development when tested per ASTM E 84-84A method. Armacell LLC WB Armaflex or Foster 30-64 elastomeric finish or Approved Equal.
 - b. Foamglass Insulation: Air drying flexible water based coating used for applying a vapor barrier seal over microscopic cracks that develop in the insulation. Suitable for temperatures to 180°F, wet and dried film not to exceed 25 for flame spread and 50 for smoke development when tested per ASTM E 84-84A method. Maximum Perm rating of 0.08 as tested by ASTM E96, Procedure A at 45 mils dry. Childers CP-34 Vapor Retardant coating, Foster 30-65 Vapor Fas® Coating, Marathon Industries, Inc. 590 LO-PERM, Vimasco Corp. 749 Vapor-Blok, or Equal.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

- A. Install all insulation in strict accordance with the manufacturers written installation instructions.
- B. All insulation work shall be performed by skilled mechanics regularly engaged in the insulation trade.
- C. Properly coordinate the insulation work with the other trades so that installation is performed with a minimum of conflict.
- D. Insulation shall not be applied on any piping or duct system requiring testing until testing is completed and approved by Owner's Representative.
- E. Insulation shall not be applied until all systems are clean, dry, free of dirt, dust or grease.
- F. The finished installation shall present a neat and acceptable appearance which includes but

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

is not limited to: all jackets smooth, all vapor barriers sealed properly, no evidence of "ballooning" of the jackets, or sagging insulation, all valves, dampers, gauges, unions, etc. accessible. The Owner's Representative shall be the final judge of acceptance of workmanship.

- G. All equipment nameplates on hot equipment shall be left uncovered. All equipment nameplates on cold equipment shall have a removable section sized to expose the nameplate. This section shall be clearly marked "NAMEPLATE".
- H. If proper maintenance procedures require access to the insulated equipment removable panels, sections or covers shall be provided to accomplish this. These access devices shall be constructed in a manner to assure easy access and sturdy construction. The contractor shall assume the responsibility to coordinate all equipment requiring insulation to be either factory or field insulated.
- I. Insulation and accessories shall be applied only at suitable application temperature and conditions as recommended by the manufacturer. Do not apply insulation to any surface while it is wet.
- J. Insulation shall be protected from moisture and weather during storage and installation.
- K. Insulation which has sustained moisture damage, torn jackets, or other damage due to improper storage or other reasons shall not be used. If evidence of this is sighted the Owner's representative reserves the right to require the insulating contractor to remove any and/or all insulation until the Owner's Representative is satisfied that there is no longer any inferior insulation installed on this project.
- L. Insulation, fabric and jacketing shall be protected from damage during construction. Damage by the insulator shall be repaired without cost to the Owner. Damage by others shall be reported in writing to the contractor.
- M. The insulation subcontractor is responsible for proper material storage at the work site.
- N. Work performed prior to receipt of approved documents or submittals, which later proves to be incorrect or inappropriate, shall be promptly replaced by the contractor without cost to the purchaser.
- O. Insulation shall not be installed until adequate access and clearances at control mechanisms, dampers, sleeves, columns and walls have been provided.
- P. All insulation at handholes, access doors or other openings, and adjacent to flanges and valves shall be neatly finished where exposed to view.
- Q. Where an insulated pipe or ductwork passes through a sleeve or opening in a non-rated partition, the full specified thickness of the insulation shall pass through the sleeve or opening. Where an insulated pipe or ductwork passes through a rated partition, the insulation shall be stopped at the partition. The void between the pipe and the sleeve shall be sealed with an approved fire-stopping material, and the insulation trimmed and sealed to the partition sufficient to cover the sleeve.
- R. All materials, accessories and methods of installation and fabrication are subject to the Owner's Representatives inspection and approval during any phase of the work.
- S. The insulation subcontractor shall prevent the accumulation of insulation debris in the buildings and on the premises of the Owner.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- T. The insulation subcontractor shall be responsible for his own safety program at the work site, and shall provide instruction on safe practices for his workers assigned to the project. All employees are subject to the work rules at the job site.
- U. The insulation subcontractor shall familiarize himself with the progress and execution of the job and notify the proper parties of interferences and any problems with the proper installation of his materials.

3.2 INSTALLATION

A. Duct Insulation:

1. General:

- a. Insulate or internally line all flexible duct connectors equal to or greater than adjacent insulation thickness.
- b. The tops of all diffusers shall be insulated same as connecting ductwork to prevent condensation.
- c. Duct insulation at fire dampers shall be extended over supporting angle iron and sealed to wall.

2. Rigid Fiberglass Insulation:

- a. Use boards in largest possible size to minimize seams. Do not use "scraps".
- b. Shall be installed in all non-public exposed areas up to 10'-0" above finished floor.
- c. Provide corner angles where insulation is subject to harm.
- d. All fasteners shall be non corroding.
- e. The insulation shall be applied by use of cup head weld pins. Such fasteners shall be spaced in accordance with NCIA recommendations, where NCIA standards do not address exact dimensions, cup head weld pins shall be spaced on 12" centers. Pin caps shall be covered with a round vapor seal patch that matches the jacket on the ASJ board. On cold ducts, these shall be coated so as to not cause condensation.
- f. Ducts having sharp bends shall have the insulation scored as required to conform to the curved surfaces to provide a neat and acceptable appearance when finished.
- g. Insulation edges and joints shall be finished with two coats of an approved vapor barrier coating, reinforced with reinforcing mesh extending 2 inches onto adjacent insulation. One coat of coating shall be applied to the insulation prior to the application of the reinforcing mesh, which shall be embedded in the coating to ensure complete adhesion of the mesh.
- h. Generally, rigid fiberglass material will only be used in finished or exposed areas, and it is intended that the finish present a neat and uniform appearance as to color and workmanship.
- i. In finished areas, molded glass fiber insulation shall be used to insulate round ducts where commercially available sizes can be used.
- j. Fittings on round ducts in finished areas shall be covered with premolded fiberglass fitting insulators equal to Insul-Coustic where sizes are available. For sizes where premolded fittings are not available use miter-cut segments of molded pipe insulation, wired in place, with all joints sealed with adhesive and smoothed out with a coat of insulating cement.
- k. On cold ducts, the fittings shall be finished with two coats of an approved vapor barrier coating, reinforced with reinforcing mesh extending 2 inches onto adjacent insulation. One coat of coating shall be applied to the

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

insulation prior to the application of the reinforcing mesh, which shall be embedded in the coating to ensure complete adhesion of the mesh. Hot ducts shall be finished in a similar manner, except the mastic need be of the weather barrier breather mastic type. Foster 46-50 Weatherite and Childers CP-10 Vi Cryl or Pittsburgh Corning 404.

3. Blanket Fiberglass Insulation:

- a. Insulation shall be tightly wrapped on the ductwork with all circumferential joints butted and longitudinal joints lapped 2 inches and stapled. Joints shall be finished with two coats of an approved vapor barrier coating, reinforced with reinforcing mesh extending 2 inches onto adjacent insulation. One coat of coating shall be applied to the insulation prior to the application of the reinforcing mesh, which shall be embedded in the coating to ensure complete adhesion of the mesh. Additionally secure insulation to bottom of rectangular ducts over 24 inches wide with weld pins at no more than 18 inches on center.
- b. Insulation shall be butted with facing overlapping all joints shall be finished with two coats of an approved vapor barrier coating, reinforced with reinforcing mesh extending 2 inches onto adjacent insulation. One coat of coating shall be applied to the insulation prior to the application of the reinforcing mesh, which shall be embedded in the coating to ensure complete adhesion of the mesh. Breaks, punctures, pin penetrations in facing shall be sealed with vapor barrier tape and vapor barrier coating.

B. Pipe Insulation:

1. General:

- a. All locations where the insulated surface is supported by hangers, the insulation shall be protected by shields or saddles properly skimmed to maintain a smooth outer surface, and proper insulation thickness. Chilled water piping, 3" and over shall have a section of foamglas insulation installed between the pipe and shield. 3 and 4" to be 12" long, 5" and 6" to be 18" long and 8" and over, 24" long. If the possibility exists that the hanger may conduct the temperature of the conveyed medium and thus cause condensation or personal injury due to high temperature, the hanger shall also be insulated. Joints between foamglas and pipe insulation shall be properly sealed with insulation joint sealant on all longitudinal and butt joints.
- b. All devices connected to or in line with the piping system shall be insulated greater than or equal to the connecting piping. This includes but is not limited to valves, air separators, expansion tanks, control valves, control devices, gauge connections, thermometer stems, chemical feed equipment, piping flexible connectors, etc. This is particularly important on ice water and refrigerant lines.
- c. The insulation at threaded unions in steam and hot water piping shall be tapered and terminated with cement and glass lagging cloth and lagging adhesives. Foster 30-36 or Childers CP-50AMV1.
- d. Insulate exterior surfaces of all anchors and guides for chilled water and dual temperature piping systems.
- e. A complete moisture and vapor barrier shall be installed wherever insulation is penetrated by hangers or other projections through insulation and in contact with cold surfaces for which a vapor seal is specified.
- f. Cover fittings, flanges, unions, valves, anchors, and accessories with premolded or segmented insulation of the same thickness and material as

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

the adjoining pipe insulation. Apply vapor barrier coating and reinforcing mesh in two coats to a minimum dry thickness of 32 mils on all below ambient piping. Where nesting size insulation is used overlap pipe insulation 2 inches or one pipe diameter. Fill voids with insulating cement and trowel smooth. Elbows shall have not less than 3 segments per elbow. Secure insulation with wire or tape until finish is applied. Blanket inserts in lieu of premolded or segmented insulation is not allowed. Cover fittings with preformed PVC fitting covers.

- g. Wrap all pressure gauge taps, thermometer wells and all other penetrations through insulation with closed cell insulation tape so as to prevent condensation.
- h. Seal all raw edges of insulation with vapor barrier coating or lagging adhesive.
- i. For piping supported by hangers outdoors, apply a rainshield to prevent water entry.

2. Rigid Fiberglass:

- a. Provide PVC fitting covers for all fittings.
- b. Align all jacket seams.
- c. Assure all vapor barriers are properly sealed with vapor barrier coating.
- d. Provide PVC jacket over all exposed insulation in the equipment room.
- e. All corner angles below 6'-10" shall have padded insulation and be marked with yellow stripes.

3. Closed Cell Elastomeric:

- a. All joints shall be sealed with adhesives.
- b. Where the thickness is to be obtained by use of two layers of insulation, install with staggered joints.
- c. Finish:
 - 1) Concealed Indoors: No additional finish.
 - 2) Exposed Indoors: Provide PVC jacket over all insulation.
 - 3) Concealed Indoors: Provide PVC jacket over fittings fabricated from insulation sections or sheet.
 - 4) Outdoors: Provide aluminum pipe jacket.

4. Foamglas:

- a. All joints, both longitudinal and circumferential shall be sealed with an insulation joint sealant.
- b. Thickness shown for refrigeration pipe to be obtained by use of two layers of insulation with staggered joints.
- c. Finish:
 - 1) Exposed Indoors: Provide PVC jacket over all insulation that shall be sealed with an acrylic latex finish.
 - 2) Concealed: Provide PVC jacket over fittings fabricated from insulation sections or sheet. Provide ASJ over all other. Vapor seal ASJ with vapor barrier coating.
 - 3) Exposed Outdoors: Provide acrylic latex finish and aluminum pipe jacket.

C. Weatherproof Duct Jacket:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Locate joints and seams to shed water.
2. All joints shall be sealed.
3. Securing shall be by non-corrosive wire banding. Maximum banding spacing 9" on center.
4. Finishing shall be with a minimum of 1/4" coat of insulating weatherproofing.
5. Provide on all ducts exposed to the weather.

D. Aluminum Pipe Jacket:

1. Provide aluminum jacket over all exposed pipe insulation located outdoors.
2. Align all seams.
3. Securing shall be with 3/4" wide draw bands. Maximum band spacing 18" on center.
4. All openings and voids shall be sealed air and water tight with metal jacketing sealant Foster 95-44 Elastolar or Childers CP-76 Chil Byl.

E. PVC Jacket:

1. Provide PVC sheet jacket over all exposed, indoor piping or insulation.
2. Provide PVC pipe jacket over all exposed, indoor foamglas or elastomeric pipe insulation.
3. Provide PVC fitting covers over all fittings fabricated from insulation sections or sheet material.
4. PVC pipe jacket shall be applied with special attention given to achieving positive seal at all longitudinal and circumferential joints using a welding solvent on the longitudinal joint as recommended by the manufacturer. Slip joints to have 4" minimum lap and no welding solvent.

F. Self Adhesive Indoor/Outdoor Jacket (Non Asphaltic):

1. Vapor barrier and waterproofing jacketing for installation over insulation located aboveground outdoors or indoors.
2. Specialized jacket with five layers of laminated aluminum and polyester film with low temperature, acrylic, pressure sensitive adhesive; outer aluminum surface coated with UV resistant coating for protection from environmental contaminants.
3. Permeance: 0.00 perm as tested by ASTM F 1249.
4. Flame Spread <25, Smoke Developed <50 tested by ASTM E-84. Aluminum finish. Embossed.
5. Foster Vapor Fas 62-05, Ideal Tape 777, Ventureclad 1577CW.

G. Glass Cloth Jacket:

1. Provide where specified.
2. Provide acrylic latex finish.

H. Flexible Acrylic Latex:

1. Apply two coats to glass cloth jacket, concealed foamglas and closed cell elastomeric insulation.
2. Refer to Division 09 for color to be used. If no instructions are given, provide a white finish.

3.3 MISCELLANEOUS ITEMS

- A. General: Provide insulation of any portion of a system or piece of equipment not previously discussed where ambient operating conditions will allow condensation to occur or whose surface temperature exceeds 115°F. Insulation materials and method shall be as directed

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

by the Designer.

- B. Final Inspection: At final inspection, the finished surfaces of all exposed insulation shall be clean and without stains or blemishes. Repair and clean the insulation surfaces and, if necessary, to obtain a new appearance, shall coat discolored surfaces with off-white latex water-base semi-gloss paint or lagging adhesive, without a change in the contract price.

END OF SECTION 23 07 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 09 00
BUILDING AUTOMATION SYSTEMS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All work of this Division shall be coordinated and provided by the single Building Automation System (BAS) Contractor.
- B. The work of this Division shall be scheduled, coordinated, and interfaced with the associated work of other trades. Reference the Division 23 Sections for details.
- C. The work of this Division shall be as required by the Specifications, Point Schedules and Drawings.
- D. If the BAS Contractor believes there are conflicts or missing information in the project documents, the Contractor shall promptly request clarification and instruction from the design team.
- E. Refer to attached requirements from the Orange County Information Systems and Services (ISS) division for all Orange County hardware, software, and network requirements.

1.2 DEFINITIONS

- A. Analog: A continuously variable system or value not having discrete levels. Typically exists within a defined range of limiting values.
- B. Binary: A two-state system where an "ON" condition is represented by one discrete signal level and an "OFF" condition is represented by a second discrete signal level.
- C. Building Automation System (BAS): The total integrated system of fully operational and functional elements, including equipment, software, programming, and associated materials, to be provided by this Division BAS Contractor and to be interfaced to the associated work of other related trades.
- D. BAS Contractor: The single Contractor to provide the work of this Division. This Contractor shall be the primary manufacturer, installer and ongoing service provider for the BAS work.
- E. Control Sequence: An BAS pre-programmed arrangement of software algorithms, logical computation, target values and limits as required to attain the defined operational control objectives.
- F. Direct Digital Control: The digital algorithms and pre-defined arrangements included in the BAS software to provide direct closed-loop control for the designated equipment and controlled variables. Inclusive of Proportional, Derivative and Integral control algorithms together with target values, limits, logical functions, arithmetic functions, constant values, timing considerations and the like.
- G. BAS Network: The total digital on-line real-time interconnected configuration of BAS digital processing units, workstations, panels, sub-panels, controllers, devices and associated elements individually known as network nodes. May exist as one or more fully interfaced and integrated sub-networks, LAN, WAN or the like.
- H. Node: A digitally programmable entity existing on the BAS network.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- I. BAS Integration: The complete functional and operational interconnection and interfacing of all BAS work elements and nodes in compliance with all applicable codes, standards and ordinances so as to provide a single coherent BAS as required by this Division.
- J. Provide: The term "Provide" and its derivatives when used in this Division shall mean to furnish, install in place, connect, calibrate, test, commission, warrant, document and supply the associated required services ready for operation.
- K. Furnish: The term "Furnish" and its derivatives when used in this Division shall mean supply at the BAS Contractor's cost to the designated third party trade contractor for installation. BAS Contractor shall connect furnished items to the BAS, calibrate, test, commission, warrant and document.
- L. Wiring: The term "Wiring" and its derivatives when used in this Division shall mean provide the BAS wiring and terminations.
- M. Install: The term "Install" and its derivatives when used in this Division shall mean receive at the jobsite and mount.
- N. Protocol: The term "protocol" and its derivatives when used in this Division shall mean a defined set of rules and standards governing the on-line exchange of data between BAS network nodes.
- O. Software: The term "software" and its derivatives when used in this Division shall mean all of programmed digital processor software, preprogrammed firmware and project specific digital process programming and database entries and definitions as generally understood in the BAS industry for real-time, on-line, integrated BAS configurations.
- P. The use of words in the singular in these Division documents shall not be considered as limiting when other indications in these documents denote that more than one such item is being referenced.
- Q. Headings, paragraph numbers, titles, shading, bolding, underscores, clouds and other symbolic interpretation aids included in the Division documents are for general information only and are to assist in the reading and interpretation of these Documents.
- R. The following abbreviations and acronyms may be used in describing the work of this Division:
- | | | |
|--------|---|---|
| ADC | - | Analog to Digital Converter |
| AI | - | Analog Input |
| AN | - | Application Node |
| ANSI | - | American National Standards Institute |
| AO | - | Analog Output |
| ASCII | - | American Standard Code for Information Interchange |
| ASHRAE | | American Society of Heating, Refrigeration and Air Conditioning Engineers |
| AWG | - | American Wire Gauge |
| CPU | - | Central Processing Unit |
| CRT | - | Cathode Ray Tube |
| DAC | - | Digital to Analog Converter |
| DDC | - | Direct Digital Control |
| DI | - | Digital Input |
| DO | - | Digital Output |
| EEPROM | - | Electronically Erasable Programmable Read Only Memory |
| EMI | - | Electromagnetic Interference |
| FAS | - | Fire Alarm Detection and Annunciation System |
| GUI | - | Graphical User Interface |
| HOA | - | Hand-Off-Auto |

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

ID	-	Identification
IEEE	-	Institute of Electrical and Electronics Engineers
I/O	-	Input/Output
LAN	-	Local Area Network
LCD	-	Liquid Crystal Display
LED	-	Light Emitting Diode
MCC	-	Motor Control Center
NC	-	Normally Closed
NIC	-	Not In Contract
NO	-	Normally Open
OWS	-	Operator Workstation
OAT	-	Outdoor Air Temperature
PC	-	Personal Computer
RAM	-	Random Access Memory
RF	-	Radio Frequency
RFI	-	Radio Frequency Interference
RH	-	Relative Humidity
ROM	-	Read Only Memory
RTD	-	Resistance Temperature Device
SPDT	-	Single Pole Double Throw
SPST	-	Single Pole Single Throw
XVGA	-	Extended Video Graphics Adapter
TBA	-	To Be Advised
TCP/IP	-	Transmission Control Protocol/Internet Protocol
TTD	-	Thermistor Temperature Device
UPS	-	Uninterruptible Power Supply
VAC	-	Volts, Alternating Current
VAV	-	Variable Air Volume
VDC	-	Volts, Direct Current
WAN	-	Wide Area Network

1.3 BAS DESCRIPTION

- A. The Building Automation System (BAS) shall be a complete system designed for use with the enterprise IT systems. This functionality shall extend into the equipment rooms. Devices residing on the automation network located in equipment rooms and similar shall be fully IT compatible devices that mount and communicate directly on the IT infrastructure in the facility. Contractor shall be responsible for coordination with the owner's IT staff to ensure that the BAS will perform in the owner's environment without disruption to any of the other activities taking place on that LAN.
- B. All points of user interface shall be on standard PCs that do not require the purchase of any special software from the BAS manufacturer for use as a building operations terminal. The primary point of interface on these PCs will be a standard Web Browser.
- C. Where necessary and as dictated elsewhere in these Specifications, Servers shall be used for the purpose of providing a location for extensive archiving of system configuration data, and historical data such as trend data and operator transactions. All data stored will be through the use of a standard data base platform Microsoft SQL Server as dictated elsewhere in this specification.
- D. The work of the single BAS Contractor shall be as defined individually and collectively in all Sections of this Division specifications together with the associated Point Sheets and Drawings and the associated interfacing work as referenced in the related documents.
- E. The BAS work shall consist of the provision of all labor, materials, tools, equipment, software, software licenses, software configurations and database entries, interfaces, wiring, tubing, installation, labeling, engineering, calibration, documentation, samples, submittals, testing, training services, permits and licenses, transportation, shipping,

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

handling, administration, supervision, management, insurance, temporary protection, cleaning, cutting and patching, warranties, services, and items, even though these may not be specifically mentioned in these Division documents which are required for the complete, fully functional and commissioned BAS.

- F. Provide a complete, neat and workmanlike installation. Use only manufacturer employees who are skilled, experienced, trained, and familiar with the specific equipment, software, standards and configurations to be provided for this Project.
- G. Manage and coordinate the BAS work in a timely manner in consideration of the Project schedules. Coordinate with the associated work of other trades so as to not impede or delay the work of associated trades.
- H. The BAS as provided shall incorporate, at minimum, the following integrated features, functions and services:
 - 1. Operator information, alarm management and control functions.
 - 2. Enterprise-level information and control access.
 - 3. Information management including monitoring, transmission, archiving, retrieval, and reporting functions.
 - 4. Diagnostic monitoring and reporting of BAS functions.
 - 5. Offsite monitoring and management access by IP address.
 - 6. Energy management
 - 7. Standard applications for terminal HVAC systems.
 - 8. Indoor Air Quality monitoring and control

1.4 QUALITY ASSURANCE

A. General

- 1. The Building Automation System Contractor shall be the primary manufacturer-owned branch office that is regularly engaged in the engineering, programming, installation and service of total integrated Building Automation Systems.
- 2. The BAS Contractor shall be a recognized national manufacturer, installer and service provider of BAS.
- 3. The BAS Contractor shall have a branch facility within a 50-mile radius of the job site supplying complete maintenance and support services on a 24 hour, 7-day-a-week basis. Maximum response time shall be 3 hours.
- 4. As evidence and assurance of the contractor's ability to support the Owner's system with service and parts, the contractor must have been in the BAS business for at least the last ten (10) years and have successfully completed total projects of at least 10 times the value of this contract in each of the preceding five years.
- 5. The Building Automation System architecture shall consist of the products of a manufacturer regularly engaged in the production of Building Automation Systems, and shall be the manufacturer's latest standard of design at the time of bid.
- 6. Single source responsibility of supplier shall be the complete installation and proper operation of the BAS and control system and shall include debugging and proper calibration of each component in the entire system both existing and new.
- 7. The Building Automation System contractor shall provide the Owner with 24 months of future software system upgrades as part of their package. The upgrade period shall begin once the final completion has been signed off by the engineer of record for each project.

B. Workplace Safety And Hazardous Materials

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Provide a safety program in compliance with the Contract Documents.
2. The BAS Contractor shall have a corporately certified comprehensive Safety Certification Manual and a designated Safety Supervisor for the Project.
3. The Contractor and its employees and subtrades shall comply with federal, state and local safety regulations.
4. The Contractor shall ensure that all subcontractors and employees have written safety programs in place that covers their scope of work, and that their employees receive the training required by the OSHA have jurisdiction for at least each topic listed in the Safety Certification Manual.
5. Hazards created by the Contractor or its subcontractors shall be eliminated before any further work proceeds.
6. Hazards observed but not created by the Contractor or its subcontractors shall be reported to either the General Contractor or the Owner within the same day. The Contractor shall be required to avoid the hazard area until the hazard has been eliminated.
7. The Contractor shall sign and date a safety certification form prior to any work being performed, stating that the Contractors' company is in full compliance with the Project safety requirements.
8. The Contractor's safety program shall include written policy and arrangements for the handling, storage and management of all hazardous materials to be used in the work in compliance with the requirements of the AHJ at the Project site.
9. The Contractor's employees and subcontractor's staff shall have received training as applicable in the use of hazardous materials and shall govern their actions accordingly.

C. Quality Management Program

1. Designate a competent and experienced employee to provide BAS Project Management. The designated Project Manger shall be empowered to make technical, scheduling and related decisions on behalf of the BAS Contractor. At a minimum, the Project Manager shall:
 - a. Manage the scheduling of the work to ensure that adequate materials, labor and other resources are available as needed.
 - b. Manage the financial aspects of the BAS Contract.
 - c. Coordinate as necessary with other trades.
 - d. Be responsible for the work and actions of the BAS workforce on site.

1.5 References

- A. All work shall conform to the following Codes and Standards, as applicable:
 1. National Fire Protection Association (NFPA) Standards.
 2. National Electric Code (NEC) and applicable local Electric Code.
 3. Underwriters Laboratories (UL) listing and labels.
 4. UL 864 UUKL Smoke Control
 5. UL 268 Smoke Detectors.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

6. UL 916 Energy Management
 7. NFPA 70 - National Electrical Code.
 8. NFPA 90A - Standard For The Installation Of Air Conditioning And Ventilating Systems.
 9. NFPA 92A and 92B Smoke Purge/Control Equipment.
 10. Factory Mutual (FM).
 11. American National Standards Institute (ANSI).
 12. National Electric Manufacturer's Association (NEMA).
 13. American Society of Mechanical Engineers (ASME).
 14. American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) [user note: add ASHRAE 62 IAQ as applicable].
 15. Air Movement and Control Association (AMCA).
 16. Institute of Electrical and Electronic Engineers (IEEE).
 17. American Standard Code for Information Interchange (ASCII).
 18. Electronics Industries Association (EIA).
 19. Occupational Safety and Health Administration (OSHA).
 20. American Society for Testing and Materials (ASTM).
 21. Federal Communications Commission (FCC) including Part 15, Radio Frequency Devices.
 22. Americans Disability Act (ADA)
 23. ANSI/EIA 909.1-A-1999 (LonWorks)
 24. ANSI/ASHRAE Standard 195-2004 (BACnet)
- B. In the case of conflicts or discrepancies, the more stringent regulation shall apply.
- C. All work shall meet the approval of the Authorities Having Jurisdiction at the project site.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.6 Work By Others

A) The demarcation of work and responsibilities between the BAS Contractor and other related trades shall be as outlined in the BAS RESPONSIBILITY MATRIX

BAS RESPONSIBILITY MATRIX				
WORK	FURNISH	INSTALL	Low Volt. WIRING/TUBE	LINE POWER
BAS low voltage and communication wiring	BAS	BAS	BAS	N/A
BAS conduits and raceway	BAS	BAS	BAS	BAS
Automatic dampers	BAS	23	N/A	N/A
Manual valves	23	23	N/A	N/A
Automatic valves	BAS	23	BAS	N/A
Pipe insertion devices and taps including thermowells, flow and pressure stations.	BAS	23	BAS	N/A
BAS Current Switches.	BAS	BAS	BAS	N/A
BAS Control Relays	BAS	BAS	BAS	N/A
Power distribution system monitoring interfaces	26	26	BAS	26
Smoke Detectors	26	26	28	26
Fire/Smoke Dampers	23	23	28	26
Fire Dampers	23	23	N/A	N/A
VFDs	23	26	BAS	26
Fire Alarm shutdown relay interlock wiring	28	28	28	26
Fire Alarm smoke control relay interlock wiring	28	28	BAS	26
Control damper actuators	BAS	BAS	BAS	26

1.7 Submittals

A. Shop Drawings, Product Data, and Samples

1. The BAS contractor shall submit its qualifications to Orange County's Representative after bidding has been completed but prior to the submittal of shop drawings. These qualifications shall be submitted within 15 days of contract award.
2. Once the BAS contractor receives approval from the Owner for their qualifications, the BAS contractor shall submit a list of all shop drawings with submittals dates within 45 days of contract award.
3. Submittals shall be in defined packages. Each package shall be complete and shall only reference itself and previously submitted packages. The packages shall be as approved by the Architect and Engineer for Contract compliance.
4. Allow 15 working days for the review of each package by the Architect and Engineer in the scheduling of the total BAS work.
5. Equipment and systems requiring approval of local authorities must comply with such regulations and be approved. Filing shall be at the expense of the BAS Contractor where filing is necessary. Provide a copy of all related correspondence and permits to the Owner.
6. Prepare an index of all submittals and shop drawings for the installation. Index shall include a shop drawing identification number, Contract Documents reference and item description.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

7. The BAS Contractor shall correct any errors or omissions noted in the first review.
8. At a minimum, submit the following:
 - a. BAS network architecture diagrams including all nodes and interconnections.
 - b. Systems schematics, sequences and flow diagrams.
 - c. Points schedule for each point in the BAS, including: Point Type, Object Name, Expanded ID, Display Units, Controller type, and Address.
 - d. Samples of Graphic Display screen types and associated menus. Include proposed floor plans for graphical representation.
 - e. Detailed Bill of Material list for each system or application, identifying quantities, part numbers, descriptions, and optional features.
 - f. Control Damper Schedule including a separate line for each damper provided under this section and a column for each of the damper attributes, including: Code Number, Fail Position, Damper Type, Damper Operator, Duct Size, Damper Size, Mounting, and Actuator Type.
 - g. Control Valve Schedules including a separate line for each valve provided under this section and a column for each of the valve attributes: Code Number, Configuration, Fail Position, Pipe Size, Valve Size, Body Configuration, Close off Pressure, Capacity, Valve CV, Design Pressure, and Actuator Type.
 - h. Room Schedule including a separate line for each VAV box and/or terminal unit indicating location and address
 - i. Details of all BAS interfaces and connections to the work of other trades.
 - j. Product data sheets or marked catalog pages including part number, photo and description for all products including software.

1.8 Record Documentation

A. Operation and Maintenance Manuals

1. Three (3) copies of the Operation and Maintenance Manuals shall be provided to the Owner's Representative upon completion of the project. The entire Operation and Maintenance Manual shall be furnished on Compact Disc media, and include the following for the BAS provided:
 - a. Table of contents.
 - b. As-built system record drawings. Computer Aided Drawings (CAD) record drawings on the latest version of AUTOCADD shall represent the as-built condition of the system and incorporate all information supplied with the approved submittal.
 - c. Manufacturers product data sheets or catalog pages for all products including software.
 - d. System Operator's manuals.
 - e. Archive copy of all site-specific databases and sequences.
 - f. BAS network diagrams.
 - g. Interfaces to all third-party products and work by other trades.
2. The Operation and Maintenance Manual CD shall be self-contained, and include all necessary software required to access the product data sheets. A logically organized table of contents shall provide dynamic links to view and print all product data sheets. Viewer software shall provide the ability to display, zoom, and search all documents.

1.9 Warranty

A. Standard Material and Labor Warranty:

1. Provide a two-year labor and material warranty on the BAS.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. If within twenty-four (24) months from the date of acceptance of product, upon written notice from the owner, it is found to be defective in operation, workmanship or materials, it shall be replaced, repaired or adjusted at the cost of the BAS Contractor.
3. Maintain an adequate supply of materials within 50 miles of the Project site such that replacement of key parts and labor support, including programming. Warranty work shall be done during BAS Contractor's normal business hours.

PART 2 - PRODUCTS

2.1 General Description

- A. The Building Automation System (BAS) shall use an open architecture and fully support a multi-vendor environment. To accomplish this effectively, the BAS shall support open communication protocol standards and integrate a wide variety of third-party devices and applications. The system shall be designed for use on the Internet, or intranets using off the shelf, industry standard technology compatible with other owner provided networks. The BAS shall be compatible for use with virtual server technology.
- B. The Building Automation System shall consist of the following:
 1. Standalone System Controller
 2. Equipment Controller(s)
 3. Input/Output Module(s)
 4. Local Display Device(s)
 5. Portable Operator's Terminal(s)
 6. Distributed User Interface(s)
 7. Network processing, data storage and communications equipment
 7. Other components required for a complete and working BAS
- C. The system shall be modular in nature, and shall permit expansion of both capacity and functionality through the addition of sensors, actuators, controllers and operator devices, while re-using existing controls equipment.
- D. System architectural design shall eliminate dependence upon any single device for alarm reporting and control execution.
 1. The failure of any single component or network connection shall not interrupt the execution of control strategies at other operational devices.
 2. The System shall maintain all settings and overrides through a system reboot.
- E. System architectural design shall eliminate dependence upon any single device for alarm reporting and control execution.
- F. Acceptable Manufacturers (NO SUBSTITUTIONS)
 - 1) Johnson Controls. This shall be a continuation of the Johnson Controls, Inc BAS that was previously installed in Phase II.

2.2 BAS Architecture

- A. Automation Network

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. The automation network shall be based on a PC industry standard of Ethernet TCP/IP. Where used, LAN controller cards shall be standard "off the shelf" products available through normal PC vendor channels.
2. The BAS shall network multiple user interface clients, automation engines, system controllers and application-specific controllers.
3. The automation network shall be capable of operating at a communication speed of 100 Mbps, with full peer-to-peer network communication.
4. System controller shall reside on the automation network.
5. The automation network will be compatible with other enterprise-wide networks. Where indicated, the automation network shall be connected to the enterprise network and share resources with it by way of standard networking devices and practices.

B. Control Network

1. System controller shall provide supervisory control over the control network and shall support the following communication protocols:
 - a. BACnet Standard MS/TP Bus Protocol ASHRAE SSPC-135, Clause 9
 - ◇ The system controller shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.
 - ◇ The system controller shall be tested and certified as a BACnet Building Controller (B-BC).
 - b. LonWorks enabled devices using the Free Topology Transceiver (FTT-10a).
2. Control networks shall provide either "Peer-to-Peer," Master-Slave, or Supervised Token Passing communications, and shall operate at a minimum communication speed of 9600 baud.
3. DDC Controllers shall reside on the control network.
4. Control network communication protocol shall be BACnet Standard MS/TP Bus Protocol ASHRAE SSPC-135.
5. A BACnet Protocol Implementation Conformance Statement (PICS) shall be provided for each controller device (master or slave) that will communicate on the BACnet MS/TP Bus.
6. The PICS shall be submitted on award prior to pre-construction meeting.

C. Integration

1. BACnet Protocol Integration - BACnet
 - a. The neutral protocol used between systems will be BACnet over IP and comply with the ASHRAE BACnet standard 135-2003.
 - b. A complete Protocol Implementation Conformance Statement (PICS) shall be provided for all BACnet system devices.
 - c. The ability to command, share point object data, and schedules between the host and BACnet systems shall be provided.

2.3 User Interface

A. User Interface Application Components

1. Operator Interface
 - a. An integrated browser based client application shall be used as the user operator interface program.
 - b. The System shall employ an event-driven rather than a device polling methodology to dynamically capture and present new data to the user.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- c. All Inputs, Outputs, Setpoints, and all other parameters as defined within Part 3, shown on the design drawings, or required as part of the system software, shall be displayed for operator viewing and modification from the operator interface software.
 - d. The user interface software shall provide help menus and instructions for each operation and/or application.
 - e. The system shall support customization of the UI configuration and a home page display for each operator.
 - f. The system shall support user preferences in the following screen presentations:
 - ◇ Alarm
 - ◇ Trend
 - ◇ Display
 - ◇ Applications
 - g. All controller software operating parameters shall be displayed for the operator to view/modify from the user interface. These include: setpoints, alarm limits, time delays, PID tuning constants, run-times, point statistics, schedules, and so forth.
 - h. The Operator Interface shall incorporate comprehensive support for functions including, but not necessarily limited to, the following:
 - ◇ User access for selective information retrieval and control command execution
 - ◇ Monitoring and reporting
 - ◇ Alarm, non-normal, and return to normal condition annunciation
 - ◇ Selective operator override and other control actions
 - ◇ Information archiving, manipulation, formatting, display and reporting
 - ◇ BAS internal performance supervision and diagnostics
 - ◇ On-line access to user HELP menus
 - ◇ On-line access to current BAS as-built records and documentation
 - ◇ Means for the controlled re-programming, re-configuration of BAS operation and for the manipulation of BAS database information in compliance with the prevailing codes, approvals and regulations for individual BAS applications
 - i. The system shall support a list of application programs configured by the users that are called up by the following means:
 - ◇ The Drop Down Menu
 - ◇ Hyperlinks within the graphics displays
 - ◇ Key sequences
 - j. The operation of the control system shall be independent of the user interface, which shall be used for operator communications only. Systems that rely on an operator workstation to provide supervisory control over controller execution of the sequences of operations or system communications shall not be acceptable.
2. Navigation Trees
- a. The system will have the capability to display multiple navigation trees that will aid the operator in navigating throughout all systems and points connected. At minimum provide a tree that identifies all systems on the networks.
 - b. Provide the ability for the operator to add custom trees. The operator will be able to define any logical grouping of systems or points and arrange them on the tree in any order. It shall be possible to nest groups within other groups. Provide at minimum 5 levels of nesting.
3. Alarms

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. Alarms shall be routed directly from System Controllers to PCs and servers. It shall be possible for specific alarms from specific points to be routed to specific PCs and servers. The alarm management portion of the user interface shall, at the minimum, provide the following functions:
 - ◇ Log date and time of alarm occurrence.
 - ◇ Generate a "Pop-Up" window, with audible alarm, informing a user that an alarm has been received.
 - ◇ Allow a user, with the appropriate security level, to acknowledge, temporarily silence, or discard an alarm.
 - ◇ Provide the ability to direct alarms to an e-mail address or telephonic text message. This must be provided in addition to the pop up window described above. Systems that use e-mail and/or text message as the exclusive means of annunciating alarms are not acceptable.
 - b. The BAS shall annunciate diagnostic alarms indicating system failures and non-normal operating conditions.
 - c. The BAS shall annunciate application alarms at minimum, as required by Part 3.
4. Reports and Summaries
- a. Reports and Summaries shall be generated and directed to the user interface displays, with subsequent assignment to printers, or disk. As a minimum, the system shall provide the following reports:
 - ◇ All points in the BAS
 - ◇ All points in each BAS application
 - ◇ All points in a specific controller
 - ◇ All points in a user-defined group of points
 - ◇ All points currently in alarm
 - ◇ All points locked out
 - ◇ All BAS schedules
 - ◇ All user defined and adjustable variables, schedules, interlocks and the like.
 - b. Summaries and Reports shall be accessible via standard UI functions and not dependent upon custom programming or user defined HTML pages.
 - c. Selection of a single menu item, tool bar item, or tool bar button shall print any displayed report or summary on the system printer for use as a building management and diagnostics tool.
 - d. The system shall allow for the creation of custom reports and queries via a standard web services XML interface and commercial off-the-shelf software such as Microsoft Excel or Crystal Reports.
5. Schedules
- a. A graphical display for time-of-day scheduling and override scheduling of building operations shall be provided. At a minimum, the following functions shall be provided:
 - ◇ Weekly schedules
 - ◇ Exception Schedules
 - ◇ Monthly calendars
 - b. Weekly schedules shall be provided for each group of equipment with a specific time use schedule.
 - c. It shall be possible to define one or more exception schedules for each schedule including references to calendars
 - d. Monthly calendars shall be provided that allow for simplified scheduling of holidays and special days for a minimum of five years in advance. Holidays and special days shall be user-selected with the pointing device or

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- keyboard, and shall automatically reschedule equipment operation as previously defined on the exception schedules.
 - e. Changes to graphical schedules made from the User Interface shall directly modify the System Controller schedule database.
 - f. Schedules and Calendars shall comply with ASHRAE SP135/2003 BACnet Standard.
 - g. Selection of a single menu item or tool bar button shall print any displayed schedule on the system printer for use as a building management and diagnostics tool.
6. Password
- a. Multiple-level password access protection shall be provided to allow the user/manager to user interface control, display, and database manipulation capabilities deemed appropriate for each user, based on an assigned password.
 - b. Each user shall have the following: a user name, a password, and access levels.
 - c. The system shall allow each user to change his or her password at will.
 - d. When entering or editing passwords, the system shall not echo the actual characters for display on the monitor.
 - e. A minimum of three levels of access shall be supported individually or in any combination as follows:
 - ◇ Level 1 = View Data
 - ◇ Level 2 = Modify and Control
 - ◇ Level 3 = Administrator
 - f. Operators shall be able to perform only those commands available for their access level. Display of menu selections shall be limited to only those items defined for the access level.
 - g. The system shall automatically generate a report of log-on/log-off and system activity for each user. Any action that results in a change in the operation or configuration of the control system shall be recorded, including: modification of point values, schedules or history collection parameters, and all changes to the alarm management system, including the acknowledgment and deletion of alarms.
7. Screen Manager
- a. The User Interface shall be provided with screen management capabilities that allow the user to activate, close, and simultaneously manipulate a minimum of two (2) active display windows.
8. Dynamic Color Graphics
- a. The graphics application program shall be supplied as an integral part of the User Interface. Browser or Workstation applications that rely only upon HTML pages shall not be acceptable.
 - b. The graphics applications shall include a create/edit function and a runtime function. The system architecture shall support an unlimited number of graphics documents (graphic definition files) to be generated and executed. The graphics shall be able to display and provide animation based on real-time data that is acquired, derived, or entered.
 - c. Graphics runtime functions – A maximum of 16 graphic applications shall be able to execute at any one time on a user interface or workstation with 4 visible to the user. Each graphic application shall be capable of the following functions:
 - ◇ All graphics shall be fully scalable
 - ◇ The graphics shall support a maintained aspect ratio.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- ◇ Multiple fonts shall be supported.
 - ◇ Unique background shall be assignable on a per graphic basis.
 - ◇ The color of all animations and values on displays shall indicate if the status of the object attribute.
 - d. Operation from graphics – It shall be possible to change values (setpoints) and states in system controlled equipment by using drop-down windows accessible via the pointing device
 - e. Graphic editing tool – A graphic editing tool shall be provided that allows for the creation and editing of graphic files. The graphic editor shall be capable of performing/defining all animations, and defining all runtime binding.
 - ◇ The graphic editing tool shall in general provide for the creation and positioning of point objects by dragging from tool bars or drop-downs and positioning where required.
 - ◇ In addition, the graphic editing tool shall be able to add additional content to any graphic by importing backgrounds in the SVG, BMP or JPG file formats.
 - ◇ The graphic editing tool shall be restricted by access level.
 - f. Aliasing – Many graphic displays representing part of a building and various building components are exact duplicates, with the exception that the various variables are bound to different field values. Consequently, it shall be possible to bind the value of a graphic display to aliases, as opposed to the physical field tags.
9. Historical trending and data collection
- a. Each System Controller shall store trend and point history data for all analog and digital inputs and outputs, as follows:
 - ◇ Any point, physical or calculated, may be designated for trending. Three methods of collection shall be allowed:
 - Defined time interval
 - Upon a change of value
 - ◇ Each System Controller shall have the capability to store multiple samples for each physical point and software variable based upon available memory, including an individual sample time/date stamp. Points may be assigned to multiple history trends with different collection parameters.
 - b. Trend and change of value data shall be stored within the controller and uploaded to a dedicated trend database or exported in a selectable data format via a provided data export utility. Uploads to a dedicated database shall occur based upon one of the following: user-defined interval, manual command, or when the trend buffers are full. Exports shall be as requested by the user or on a time scheduled basis.
 - c. The system shall provide a configurable data storage subsystem for the collection of historical data. Data can be stored in SQL database format.
10. Trend data viewing and analysis
- a. Provide a trend viewing utility that shall have access to all database points.
 - b. It shall be possible to retrieve any historical database point for use in displays and reports by specifying the point name and associated trend name.
 - c. The trend viewing utility shall have the capability to define trend study displays to include multiple trends
 - d. Displays shall be able to be single or stacked graphs with on-line selectable display characteristics, such as ranging, color, and plot style.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- e. Display magnitude and units shall both be selectable by the operator at any time without reconfiguring the processing or collection of data. This is a zoom capability.
 - f. Display magnitude shall automatically be scaled to show full graphic resolution of the data being displayed.
 - g. Trend studies shall be capable of calculating and displaying calculated variables including highest value, lowest value and time based accumulation.
 - h. The Display shall support the user's ability to change colors, sample sizes, and types of markers.
11. Database Management – Refer to attached ISS Standards.
- a. Where a separate SQL manufacturers database is utilized for information storage the System shall provide a Database Manager that separates the database monitoring and managing functions by supporting two separate windows.
 - b. Database secure access shall be accomplished using standard SQL authentication including the ability to access data for use outside of the Building Automation application.
 - c. The database managing function shall include summarized information on trend, alarm, event, and audit for the following database management actions:
 - ◇ Backup
 - ◇ Purge
 - ◇ Restore
 - d. The Database Manager shall support four tabs:
 - ◇ Statistics – shall display Database Server information and Trend, Alarm (Event), and Audit information on the Databases.
 - ◇ Maintenance – shall provide an easy method of purging records from the Server trend, alarm (event), and audit databases by supporting separate screens for creating a backup prior to purging, selecting the database, and allowing for the retention of a selected number of day's data.
 - ◇ Backup – Shall provide the means to create a database backup file and select a storage location.
 - ◇ Restore – shall provide a restricted means of restoring a database by requiring the user to log into an Expert Mode in order to view the Restore screen.
 - e. The Status Bar shall appear at the bottom of all Database Manager Tabs and shall provide information on the current database activity. The following icons shall be provided:
 - ◇ Ready
 - ◇ Purging Record from a database
 - ◇ Action Failed
 - ◇ Refreshing Statistics
 - ◇ Restoring database
 - ◇ Shrinking a database
 - ◇ Backing up a database
 - ◇ Resetting internet information Services
 - ◇ Starting the Device Manager
 - ◇ Shutting down the Device Manager
 - ◇ Action successful
 - f. The Database Manager monitoring functions shall be accessed through the Monitoring Settings window and shall continuously read database information once the user has logged in.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- g. The System shall provide user notification via taskbar icons and e-mail messages when a database value has exceeded a warning or alarm limit.
 - h. The Monitoring Settings window shall have the following sections:
 - ◇ General – Shall allow the user to set and review scan intervals and start times.
 - ◇ Email – Shall allow the user to create and review e-mail and phone text messages to be delivered when a Warning or Alarm is generated.
 - ◇ Warning – shall allow the user to define the Warning limit parameters, set the Reminder Frequency, and link the e-mail message.
 - ◇ Alarm – shall allow the user to define the Alarm limit parameters, set the Reminder Frequency, and link the e-mail message.
 - ◇ Database login – Shall protect the system from unauthorized database manipulation by creating a Read Access and a Write Access for each of the Trend, Alarm (Event) and Audit databases as well as an Expert Mode required to restore a database.
 - i. The Monitoring Settings Taskbar shall provide the following informational icons:
 - ◇ Normal – Indicates by color and size that all databases are within their limits.
 - ◇ Warning - Indicates by color and size that one or more databases have exceeded their Warning limit.
 - ◇ Alarm - Indicates by color and size that one or more databases have exceeded their Alarm limit.
 - j. The System shall provide user notification via Taskbar icons and e-mail messages when a database value has exceeded a warning or alarm limit.
- B. Portable Operator Terminal – Refer to attached ISS Standards.
- C. Ready Access Portal User Interface – Refer to attached ISS Standards.

2.4 System Controllers

- A. System Controllers
- 1. The System Controllers shall be a fully user-programmable, supervisory controller. The System Controllers shall monitor the network of distributed application-specific controllers, provide global strategy and direction, and communicate on a peer-to-peer basis with other-System Controllers.
 - 2. Automation network – The System Controllers shall reside on the automation network and shall support a subnet of system controllers.
 - 3. User Interface – Each System Controllers shall have the ability to deliver a web based User Interface (UI) as previously described. All computers connected physically or virtually to the automation network shall have access to the web based UI.
 - a. The web based UI software shall be imbedded in the System Controllers. Systems that require a local copy of the system database on the user's personal computer are not acceptable.
 - b. The System Controllers shall support a minimum of two (2) concurrent users.
 - c. The web based user shall have the capability to access all system data through one System Controllers.
 - d. Remote users connected to the network through an Internet Service Provider (ISP) shall require VPN access with ISS approval and also have total system access through one System Controllers.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- e. Systems that require the user to address more than one System Controllers to access all system information are not acceptable.
 - f. The System Controllers shall have the capability of generating web based UI graphics. The graphics capability shall be imbedded in the System Controllers.
 - g. Systems that support UI Graphics from a central database or require the graphics to reside on the user's personal computer are not acceptable.
 - h. The web based UI shall support the following functions using the latest version of Microsoft Internet Explorer:
 - ◇ Configuration
 - ◇ Commissioning
 - ◇ Data Archiving
 - ◇ Monitoring
 - ◇ Commanding
 - ◇ System Diagnostics
 - i. Systems that require workstation software or modified web browsers are not acceptable.
4. Processor – The System Controllers shall be microprocessor-based with a minimum word size of 32 bits. The System Controllers shall be a multi-tasking, multi-user, and real-time digital control processor. Standard operating systems shall be employed. System Controllers size and capability shall be sufficient to fully meet the requirements of this Specification.
5. Memory – Each System Controllers shall have sufficient memory to support its own operating system, databases, and control programs, and to provide supervisory control for all control level devices.
6. Hardware Real Time Clock – The System Controllers shall include an integrated, hardware-Based, real-time clock.
7. The System Controllers shall include troubleshooting LED indicators to identify the following conditions:
- a. Power - On/Off
 - b. Ethernet Traffic – Ethernet Traffic/No Ethernet Traffic
 - c. Ethernet Connection Speed – 10 Mbps/100 Mbps
 - d. FC Bus – Normal Communications/No Field Communications
 - e. Peer Communication – Data Traffic between System Controllers Devices
 - f. Run – System Controllers Running/System Controllers in Startup/ System Controllers Shutting Down/Software Not Running
 - g. Bat Fault – Battery Defective, Data Protection Battery Not Installed
 - h. Fault – General Fault
8. Communications Ports – The System Controllers shall provide the following ports for operation of operator Input/Output (I/O) devices, such as industry-standard computers and portable operator's terminals.
- a. USB port
 - b. Ethernet port
9. Diagnostics – The System Controllers shall continuously perform self-diagnostics, communication diagnosis, and diagnosis of all panel components. The System Controllers shall provide both local and remote annunciation of any detected component failures, low battery conditions, or repeated failures to establish communication.
10. Power Failure – In the event of the loss of normal power, The System Controllers shall continue to operate for a user adjustable period of up to 10 minutes after

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

which there shall be an orderly shutdown of all programs to prevent the loss of database or operating system software.

- a. During a loss of normal power, the control sequences shall go to the normal system shutdown conditions. All critical configuration data shall be saved into Flash memory.
 - b. Upon restoration of normal power and after a minimum off-time delay, the controller shall automatically resume full operation without manual intervention through a normal soft-start sequence.
11. Certification – The System Controllers shall be listed by Underwriters Laboratories (UL).
12. Controller network – The System Controllers shall support the following communication protocols on the controller network:
- a. The System Controllers shall support BACnet Standard MS/TP Bus Protocol ASHRAE SSPC-135, Clause 9 on the controller network.
 - ◇ The System Controllers shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.
 - ◇ The System Controllers shall be tested and certified as a BACnet Building Controller (B-BC).
 - ◇ A BACnet Protocol Implementation Conformance Statement shall be provided for the System Controllers.
 - ◇ The Conformance Statements shall be submitted 10 days prior to bidding.
 - ◇ The System Controllers shall support a minimum of 50 control devices.
 - b. The System Controllers shall support LonWorks enabled devices using the Free Topology Transceiver FTT10.
 - ◇ All LonWorks controls devices shall be LonMark certified.
 - ◇ The System Controllers shall support a minimum of 64 LonWorks enabled control devices.

2.5 Network Controller

1. The Network Controller shall be a fully user-programmable, supervisory controller. The Network Controller shall monitor the network of distributed application-specific controllers, provide global strategy and direction, and communicate on a peer-to-peer basis with other System Controllers.
2. The Network Controller shall be a fully user-programmable, digital controller that includes a minimum of 33 I/O points.
3. Automation Network – The Network Controller shall reside on the automation network and shall support a subnet of up to 100 Field controllers.
4. User Interface – Each Network Controller shall have the ability to deliver a web based User Interface (UI) as previously described. All computers connected physically or virtually to the automation network shall have access to the web based UI.
 - a. The web based UI software shall be imbedded in the Network Controller. Systems that require a local copy of the system database on the user's personal computer are not acceptable.
 - b. The Network Controller shall support a minimum of two (2) concurrent users.
 - c. The Network Controller shall have the capability of generating web based UI graphics. The graphics capability shall be imbedded in the Network Controller.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- d. Systems that support UI Graphics from a central database or require the graphics to reside on the user's personal computer are not acceptable.
5. The Network Controller shall employ a finite state control engine to eliminate unnecessary conflicts between control functions at crossover points in their operational sequences. Suppliers using non-state based DDC shall provide separate control strategy diagrams for all controlled functions in their submittals.
6. The Network Controller shall be factory programmed with a continuous adaptive tuning algorithm that senses changes in the physical environment and continually adjusts loop tuning parameters appropriately. Controllers that require manual tuning of loops or perform automatic tuning on command only, shall not be acceptable.
7. The Network Controller shall be assembled in a plenum-rated plastic housing with flammability rated to UL94-5VB.
8. The Network Controller shall support the following number and types of inputs and outputs:
 - a. Universal Inputs - shall be configured to monitor any of the following:
 - ◇ Analog Input, Voltage Mode
 - ◇ Analog Input, Current Mode
 - ◇ Analog Input, Resistive Mode
 - ◇ Binary Input, Dry Contact Maintained Mode
 - ◇ Binary Input, Pulse Counter Mode
 - b. Binary Inputs - shall be configured to monitor either of the following:
 - ◇ Dry Contact Maintained Mode
 - ◇ Pulse Counter Mode
 - c. Analog Outputs - shall be configured to output either of the following
 - ◇ Analog Output, Voltage Mode
 - ◇ Analog Output, Current Mode
 - d. Binary Outputs - shall output the following:
 - ◇ 24 VAC Triac
 - e. Configurable Outputs - shall be configured to output either of the following:
 - ◇ Analog Output, Voltage Mode
 - ◇ Binary Output, 24 VAC Triac Mode
9. The Network Controller shall have the ability to monitor and control a network of sensors and actuators over a Sensor-Actuator Bus (SA Bus).
 - a. The SA Bus shall be a Master-Slave/Token-Passing (MS/TP) Bus supporting BACnet Standard protocol SSPC-135, Clause 9.
 - b. The SA Bus shall support a minimum of 10 devices.
 - c. The SA Bus shall operate at a maximum distance of 1,200 Ft. between the Network Controller and the furthest connected device.
10. The Network Controller shall have the capability to execute complex control sequences involving direct wired I/O points as well as input and output devices communicating over the Field Trunk or the SA Bus.
11. The Network Controller shall support, but not be limited to, the following applications:
 - a. Central Equipment including chillers and boilers
 - b. Lighting and electrical distribution
 - c. Built-up air handling units for special applications
 - d. Power generation and energy monitoring equipment
 - e. Interfaces to security and fire detection systems

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- f. The Network Controller shall support a Local Controller Display either as an integral part of the Network Controller or as a remote device communicating over the SA Bus.
12. The Network Controller shall be microprocessor-based with a minimum word size of 32 bits. The System Controllers shall be a multi-tasking, multi-user, and real-time digital control processor. Standard operating systems shall be employed. Network Controller size and capability shall be sufficient to fully meet the requirements of this Specification.
13. The Network Controller shall employ an industrial single board computer.
14. Each Network Controller shall have sufficient memory to support its own operating system, databases, and control programs, and to provide supervisory control for all control level devices.
15. The Network Controller shall include an integrated, hardware-based, real-time clock.
16. The Network Controller shall employ nonvolatile Flash memory to store all programs and data. The Network Controller shall employ a data protection battery to save data and power the real time clock when primary power is interrupted.
17. The Network Controller shall provide removable, color coded, screw terminal blocks for 24 VAC power, communication bus and I/O point field wiring.
18. The Network Controller shall include troubleshooting LED indicators to identify the following conditions:
 - a. Power
 - b. Fault
 - c. SA Bus
 - d. FC Bus
 - e. Battery Fault
 - f. Ethernet
 - g. 10 LNK
 - h. 100 LNK
 - i. Run
 - j. Peer Com
19. Communications Ports – The Network Controller shall provide the following ports for operation of operator Input/Output (I/O) devices, such as industry-standard computers and portable operator's terminals.
 - a. USB port
 - b. RJ-45 Ethernet port
20. Diagnostics – The Network Controller shall continuously perform self-diagnostics, communication diagnosis, and diagnosis of all panel components. The Network Controller shall provide both local and remote annunciation of any detected component failures, low battery conditions, or repeated failures to establish communication.
21. Power Failure – In the event of the loss of normal power, The Network Controller shall continue to operate for a user adjustable period of up to 20 minutes after which there shall be an orderly shutdown of all programs to prevent the loss of database or operating system software.
 - a. During a loss of normal power, the control sequences shall go to the normal system shutdown conditions. All critical configuration data shall be saved into Flash memory.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. Upon restoration of normal power and after a minimum off-time delay, the controller shall automatically resume full operation without manual intervention through a normal soft-start sequence.
- 22. Certification – The Network Controller shall be listed by Underwriters Laboratories (UL).File E107041, CCN PAZX, UL 916, Energy Management Equipment. FCC Compliant to CFR47, Part 15, Subpart B, Class A
- 23. Field Controller Bus – The Network Controller shall support the following communication protocols on the Field Controller Bus:
 - a. The Network Controller shall support BACnet Standard MS/TP Bus Protocol ASHRAE SSPC-135, Clause 9 on the controller network.
 - ◇ The Network Controller shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.
 - ◇ The System Controllers shall be tested and certified as a BACnet Building Controller (B-BC).
 - ◇ A BACnet Protocol Implementation Conformance Statement shall be provided for the NETWORK CONTROLLER.
 - ◇ The Conformance Statements shall be submitted 10 days prior to bidding.
 - ◇ The Network Controller shall support a minimum of 32 control devices.
 - b. The Network Controller shall support LonWorks enabled devices using the Free Topology Transceiver FTT10 on the Field Controller Bus (LonWorks Network).
 - ◇ All LonWorks controls devices shall be LonMark certified.
 - ◇ The Network Controller shall support a minimum of 32 LonWorks enabled control devices.

2.6 DDC System Controllers

A. Equipment Controller

- 1. The Equipment Controller shall be a fully user-programmable, digital controller that communicates via BACnet MS/TP protocol.
 - a. The Equipment Controller shall support BACnet Standard MS/TP Bus Protocol ASHRAE SSPC-135, Clause 9 on the controller network.
 - ◇ The Equipment Controller shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.
 - ◇ The Equipment Controller shall be tested and certified as a BACnet Application Specific Controller (B-ASC).
 - ◇ A BACnet Protocol Implementation Conformance Statement shall be provided for the Equipment Controller.
 - ◇ The Conformance Statement shall be submitted 10 days prior to bidding.
- 2. The Equipment Controller shall employ a finite state control engine to eliminate unnecessary conflicts between control functions at crossover points in their operational sequences. Suppliers using non-state based DDC shall provide separate control strategy diagrams for all controlled functions in their submittals.
- 3. Controllers shall be factory programmed with a continuous adaptive tuning algorithm that senses changes in the physical environment and continually adjusts loop tuning parameters appropriately. Controllers that require manual tuning of loops or perform automatic tuning on command only shall not be acceptable.
- 4. The Equipment Controller shall be assembled in a plenum-rated plastic housing with flammability rated to UL94-5VB.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. The Equipment Controller shall include a removable base to allow pre-wiring without the controller.
6. The Equipment Controller shall include troubleshooting LED indicators to identify the following conditions:
 - a. Power On
 - b. Power Off
 - c. Download or Startup in progress, not ready for normal operation
 - d. No Faults
 - e. Device Fault
 - f. Field Controller Bus - Normal Data Transmission
 - g. Field Controller Bus - No Data Transmission
 - h. Field Controller Bus - No Communication
 - i. Sensor-Actuator Bus - Normal Data Transmission
 - j. Sensor-Actuator Bus - No Data Transmission
 - k. Sensor-Actuator Bus - No Communication
7. The Equipment Controller shall accommodate the direct wiring of analog and binary I/O field points.
8. The Equipment Controller shall support the following types of inputs and outputs:
 - a. Universal Inputs - shall be configured to monitor any of the following:
 - ◇ Analog Input, Voltage Mode
 - ◇ Analog Input, Current Mode
 - ◇ Analog Input, Resistive Mode
 - ◇ Binary Input, Dry Contact Maintained Mode
 - ◇ Binary Input, Pulse Counter Mode
 - b. Binary Inputs - shall be configured to monitor either of the following:
 - ◇ Dry Contact Maintained Mode
 - ◇ Pulse Counter Mode
 - c. Analog Outputs - shall be configured to output either of the following
 - ◇ Analog Output, Voltage Mode
 - ◇ Analog Output, current Mode
 - d. Binary Outputs - shall output the following:
 - ◇ 24 VAC Triac
 - e. Configurable Outputs - shall be capable of the following:
 - ◇ Analog Output, Voltage Mode
 - ◇ Binary Output Mode
9. The Equipment Controller shall have the ability to reside on a Field Controller Bus (FC Bus).
 - a. The FC Bus shall be a Master-Slave/Token-Passing (MS/TP) Bus supporting BACnet Standard protocol SSPC-135, Clause 9.
 - b. The FC Bus shall support communications between the Equipment Controllers and the System Controllers.
 - c. The FC Bus shall also support Input/Output Module (IOM) communications with the Equipment Controller and with the System Controllers.
 - d. The FC Bus shall support a minimum of 100 IOMs and Equipment Controllers in any combination.
 - e. The FC Bus shall operate at a maximum distance of 15,000 Ft. between the Equipment Controller and the furthest connected device.
 - f.
10. The Equipment Controller shall have the ability to monitor and control a network of sensors and actuators over a Sensor-Actuator Bus (SA Bus).

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. The SA Bus shall be a Master-Slave/Token-Passing (MS/TP) Bus supporting BACnet Standard Protocol SSPC-135, Clause 9.
 - b. The SA Bus shall support a minimum of 10 devices per trunk.
 - c. The SA Bus shall operate at a maximum distance of 1,200 Ft. between the Equipment Controller and the furthest connected device.
11. The Equipment Controller shall have the capability to execute complex control sequences involving direct wired I/O points as well as input and output devices communicating over the FC Bus or the SA Bus.
12. The Equipment Controller shall support, but not be limited to, the following:
- a. Hot water, chilled water/central plant applications
 - b. Built-up air handling units for special applications
 - c. Terminal units
 - c. Special programs as required for systems control
13. The Equipment Controller shall support a Local Controller Display or third party device either as an integral part of the Equipment Controller or as a remote device communicating over the SA Bus or BACnet MS/TP link.
- a. The Display shall use a BACnet Standard SSPC-135, clause 9 Master-Slave/Token-Passing protocol.
 - b. The Display shall allow the user to view monitored points without logging into the system.
 - c. The Display shall allow the user to view and change setpoints, modes of operation, and parameters.
 - d. The Display shall provide password protection with user adjustable password timeout.
 - e. The Display shall be menu driven with separate paths for:
 - ◇ Input/Output
 - ◇ Parameter/Setpoint
 - ◇ Overrides
 - f. The Display shall use easy-to-read English text messages.
 - g. The Display shall allow the user to select the points to be shown and in what order.
 - h. The Display shall support a back lit Liquid Crystal Display (LCD) with adjustable contrast and brightness and automatic backlight brightening during user interaction.
 - i. The display shall be a minimum of 4 lines and a minimum of 20 characters per line
 - j. The Display shall have a keypad with no more than 6 keys.
 - k. The Display shall be panel mountable.

2.7 Field Devices

- A. Input/Output Module
 1. The Input/Output Module (IOM) provides additional inputs and outputs for use in the FEC.
 2. The IOM shall communicate with the FEC over the FC Bus or the SA Bus or BACnet MS/TP link.
 3. The IOM shall support BACnet Standard MS/TP Bus Protocol ASHRAE SSPC-135, Clause 9 on the controller network.
 - a. The IOM shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. The IOM shall be tested and certified as a BACnet Application Specific Controller (B-ASC).
 - c. A BACnet Protocol Implementation Conformance Statement shall be provided for the FEC.
 - d. The Conformance Statement shall be submitted 10 days prior to bidding.
 4. The IOM shall be assembled in a plenum-rated plastic housing with flammability rated to UL94-5VB.
 5. The IOM shall have a minimum of 4 points.
 6. The IOM shall support the following types of inputs and outputs:
 - a. Universal Inputs - shall be configured to monitor any of the following:
 - ◇ Analog Input, Voltage Mode
 - ◇ Analog Input, Current Mode
 - ◇ Analog Input, Resistive Mode
 - ◇ Binary Input, Dry Contact Maintained Mode
 - ◇ Binary Input, Pulse Counter Mode
 - b. Binary Inputs - shall be configured to monitor either of the following:
 - ◇ Dry Contact Maintained Mode
 - ◇ Pulse Counter Mode
 - c. Analog Outputs - shall be configured to output either of the following
 - ◇ Analog Output, Voltage Mode
 - ◇ Analog Output, current Mode
 - d. Binary Outputs - shall output the following:
 - ◇ 24 VAC Triac
 - e. Configurable Outputs - shall be capable of the following:
 - ◇ Analog Output, Voltage Mode
 - ◇ Binary Output Mode
 7. The IOM shall include troubleshooting LED indicators to identify the following conditions:
 - a. Power On
 - b. Power Off
 - c. Download or Startup in progress, not ready for normal operation
 - d. No Faults
 - e. Device Fault
 - f. Normal Data Transmission
 - g. No Data Transmission
 - h. No Communication
- B. VAV Modular Assembly
 1. The VAV Modular Assembly shall provide both standalone and networked direct digital control of pressure-independent, variable air volume terminal units. It shall address both single and dual duct applications.
 2. The VMA shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.
 - a. The VMA shall be tested and certified as a BACnet Application Specific Controller (B-ASC).
 - b. A BACnet Protocol Implementation Conformance Statement shall be provided for the VMA.
 - c. The Conformance Statement shall be submitted 10 days prior to bidding.
 3. The VAV Modular Assembly shall communicate over the FC Bus using BACnet Standard protocol SSPC-135, Clause 9.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. The VAV Modular Assembly shall have internal electrical isolation for AC power, DC inputs, and MS/TP communications. An externally mounted isolation transformer shall not be acceptable.
5. The VAV Modular Assembly shall be a configurable digital controller with integral differential pressure transducer and damper actuator. All components shall be connected and mounted as a single assembly that can be removed as one piece.
6. The VAV Modular Assembly shall be assembled in a plenum-rated plastic housing with flammability rated to UL94-5VB.
7. The integral damper actuator shall be a fast response stepper motor capable of stroking 90 degrees in 30 seconds for quick damper positioning to speed commissioning and troubleshooting tasks.
8. The controller shall determine airflow by dynamic pressure measurement using an integral dead-ended differential pressure transducer. The transducer shall be maintenance-free and shall not require air filters.
9. Each controller shall have the ability to automatically calibrate the flow sensor to eliminate pressure transducer offset error due to ambient temperature / humidity effects.
10. The controller shall utilize a proportional plus integration (PI) algorithm for the space temperature control loops.
11. Each controller shall continuously, adaptively tune the control algorithms to improve control and controller reliability through reduced actuator duty cycle. In addition, this tuning reduces commissioning costs, and eliminates the maintenance costs of manually re-tuning loops to compensate for seasonal or other load changes.
12. The controller shall provide the ability to download and upload VMA configuration files, both locally and via the communications network. Controllers shall be able to be loaded individually or as a group using a zone schedule generated spreadsheet of controller parameters.
13. Control setpoint changes initiated over the network shall be written to VMA non-volatile memory to prevent loss of setpoint changes and to provide consistent operation in the event of communication failure.
14. The controller firmware shall be flash-upgradeable remotely via the communications bus to minimize costs of feature enhancements.
15. The controller shall provide fail-safe operation if the airflow signal becomes unreliable, by automatically reverting to a pressure-dependent control mode.
16. The controller shall interface with balancer tools that allow automatic recalculation of box flow pickup gain ("K" factor), and the ability to directly command the airflow control loop to the box minimum and maximum airflow setpoints.
17. Controller performance shall be self-documenting via on-board diagnostics. These diagnostics shall consist of control loop performance measurements executing at each control loop's sample interval, which may be used to continuously monitor and document system performance. The VMA shall calculate exponentially weighted moving averages (EWMA) for each of the following. These metrics shall be available to the end user for efficient management of the VAV terminals.
 - ◇ Absolute temperature loop error
 - ◇ Signed temperature loop error
 - ◇ Absolute airflow loop error
 - ◇ Signed airflow loop error
 - ◇ Average damper actuator duty cycle

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

18. The controller shall detect system error conditions to assist in managing the VAV zones. The error conditions shall consist of:
 - ◇ Unreliable space temperature sensor
 - ◇ Unreliable differential pressure sensor
 - ◇ Starved box
 - ◇ Actuator stall
 - ◇ Insufficient cooling
 - ◇ Insufficient heating

The controller shall provide a flow test function to view damper position vs. flow in a graphical format. The information would alert the user to check damper position. The VMA would also provide a method to calculate actuator duty cycle as an indicator of damper actuator runtime.
19. The controller shall provide a compliant interface for ASHRAE Standard 62 (indoor air quality), and shall be capable of resetting the box minimum airflow Based on the percent of outdoor air in the primary air stream.
20. The controller shall comply with ASHRAE Standard 90.1 (energy efficiency) by preventing simultaneous heating and cooling, and where the control strategy requires reset of airflow while in reheat, by modulating the box reheat device fully open prior to increasing the airflow in the heating sequence.
21. Inputs:
 - a. Analog inputs with user defined ranges shall monitor the following analog signals, without the addition of equipment outside the terminal controller cabinet:
 - ◇ 0-10 VDC Sensors
 - ◇ 1000ohm RTDs
 - ◇ NTC Thermistors
 - b. Binary inputs shall monitor dry contact closures. Input shall provide filtering to eliminate false signals resulting from input "bouncing."
 - c. For noise immunity, the inputs shall be internally isolated from power, communications, and output circuits.
 - d. Provide side loop application for humidity control.
22. Outputs
 - a. Analog outputs shall provide the following control outputs:
 - ◇ 0-10 VDC
 - b. Binary outputs shall provide a SPST Triac output rated for 500mA at 24 VAC.
 - c. For noise immunity, the outputs shall be internally isolated from power, communications, and other output circuits.
23. Application Configuration
 - a. The VAV Modular Assembly shall be configured with a software tool that provides a simple Question/Answer format for developing applications and downloading.
24. Sensor Support
 - a. The VAV Modular Assembly shall communicate over the Sensor-Actuator Bus (SA Bus) with a Network Sensor.
 - b. The VMA shall support an LCD display room sensor.
 - c. The VMA shall also support standard room sensors as defined by analog input requirements.
 - d. The VMA shall support humidity sensors defined by the AI side loop.

C. Network Sensors

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. The Network Sensors (NS) shall have the ability to monitor the following variables as required by the systems sequence of operations:
 - a. Zone Temperature
 - b. Zone Humidity
 - c. Zone Setpoint
 - d. Discharge Air Temperature
2. The NS shall transmit the information back to the controller on the Sensor-Actuator Bus (SA Bus) using BACnet Standard protocol SSPC-135, Clause 9.
3. The NS shall be BACnet Testing Labs (BTL) certified and carry the BTL Label.
 - a. The NS shall be tested and certified as a BACnet Smart Sensors (B-SS).
 - b. A BACnet Protocol Implementation Conformance Statement shall be provided for the NS.
 - c. The Conformance Statement shall be submitted 10 days prior to bidding.
4. The Network Zone Sensors shall include the following items:
 - a. A backlit Liquid Crystal Display (LCD) to indicate the Temperature, Humidity and Setpoint
 - b. An LED to indicate the status of the Override feature
 - c. A button to toggle the temperature display between Fahrenheit and Celsius
 - d. A button to initiate a timed override command
 - e. Available in either surface mount or wall mount
 - f. Available with either screw terminals or phone jack
5. The Network Discharge Air Sensors shall include the following:
 - a. 4 inch or 8 inch duct insertion probe
 - b. 10 foot pigtail lead
 - c. Dip Switches for programmable address selection
 - d. Ability to provide an averaging temperature from multiple locations
 - e. Ability to provide a selectable temperature from multiple locations

2.8 System Software

- A. System Configuration Tool (SCT) – Awarded manufacturer shall use the tools below specific to their controller
 1. The Configuration Tool shall be a software package enabling a computer platform to be used as a stand-alone engineering configuration tool for a System Controller or an Integration Controller.
 2. The configuration tool shall provide an archive database for the configuration and application data.
 3. The configuration tool shall have the same look-and-feel at the User Interface (UI) regardless of whether the configuration is being done online or offline.
 4. The configuration tool shall include the following features:
 - a. Basic system navigation tree for connected networks
 - b. Integration of LonWorks, and BACnet enabled devices
 - c. Customized user navigation trees
 - d. Point naming operating parameter setting
 - e. Graphic diagram configuration
 - f. Alarm and event message routing
 - g. Graphical logic connector tool for custom programming
 - h. Downloading, uploading, and archiving databases

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. The configuration tool shall have the capability to automatically discover field devices on connected buses and networks. Automatic discovery shall be available for the following field devices:
 - a. BACnet Devices
 - b. LonWorks devices
6. The configuration tool shall be capable of programming the Equipment Controllers.
 - a. The configuration tool shall provide the capability to configure, simulate, and commission the Equipment Controllers.
 - b. The configuration tool shall allow the Equipment Controllers to be run in Simulation Mode to verify the applications.
 - c. The configuration tool shall contain a library of standard applications to be used for configuration.
7. The configuration tool shall be capable of programming the field devices.
 - a. The configuration tool shall provide the capability to configure, simulate, and commission the field devices.
 - b. The configuration tool shall allow the field devices to be run in Simulation Mode to verify the applications.
 - c. The configuration tool shall contain a library of standard applications to be used for configuration
8. A wireless access point shall allow a wireless enabled portable PC to make a temporary Ethernet connection to the automation network.
 - a. The wireless connection shall allow the PC to access configuration tool through the web browser using the User Interface (UI).
 - b. The wireless use of configuration tool shall be the same as a wired connection in every respect.
 - c. The wireless connection shall use the Bluetooth Wireless Technology.
 - d. The wireless connection shall be restricted by access level.
9. A copy of the software shall be given to the County either on a CD-ROM or USB flash drive.

B. Wireless MS/TP Converter

- a. The converter shall provide a temporary wireless connection between the SA or FC Bus and a wireless enabled portable PC.
- b. The converter shall support downloading and troubleshooting FEC and field devices from the PC over the wireless connection.
- c. The converter shall employ Bluetooth Wireless Technology.
- d. The converter shall be powered through a connection to either the Sensor-Actuator (SA) or the Field Controller (FC) Bus.
- e. The converter shall operate over a minimum of thirty three (33) feet within a building.
- f. The converter shall have LED indicators to provide information regarding the following conditions:
 - ◇ Power - On/Off
 - ◇ Fault – Fault/No Fault
 - ◇ SA/FC Bus – Bus Activity/ No Bus Activity
 - ◇ Blue – Bluetooth Communication Established/ Bluetooth Communication Not Established
- g. The SWCVT shall comply with FCC Part 15.247 regulations for low-power unlicensed transmitters.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

C. Handheld VAV Balancing Sensor

- a. The sensor shall be a light weight portable device of dimensions not more than 3.2 x 3.2 x 1.0 inches.
- b. The sensor shall be capable of displaying data and setting balancing parameters for VAV control applications.
- c. The sensor shall be powered through a connection to either the Sensor-Actuator (SA) or the Field Controller (FC) Bus.
- d. The sensor shall be a menu driven device that shall modify itself automatically depending upon what type of application resides in the controller.
- e. The sensor shall contain a dial and two buttons to navigate through the menu and to set balancing parameters.
- f. The sensor shall provide an adjustable time-out parameter that will return the controller to normal operation if the balancing operation is aborted or abandoned.
- g. The sensor shall include the following
 - ◇ 5 foot retractable cable
 - ◇ Laminated user guide
 - ◇ Nylon carrying case
- h. The sensor shall be Underwriters Laboratory UL 916 listed and CSA certified C22.2 N. 205, CFR47.

2.9 Input Devices

A. General Requirements

1. Installation, testing, and calibration of all sensors, transmitters, and other input devices shall be provided to meet the system requirements.

B. Temperature Sensors

1. General Requirements:

- a. Sensors and transmitters shall be provided, as outlined in the input/output summary and sequence of operations.
- b. The temperature sensor shall be of the resistance type, and shall be either two-wire 1000 ohm nickel RTD, or two-wire 1000 ohm platinum RTD.
- c. The following point types (and the accuracy of each) are required, and their associated accuracy values include errors associated with the sensor, lead wire, and A to D conversion:

Point Type	Accuracy
Chilled Water	± .5°F.
Room Temp	± .5°F.
Duct Temperature	± .5°F.
All Others	± .75°F.

2. Room Temperature Sensors

- a. Room sensors shall be constructed for either surface or wall box mounting.
- b. Room sensors shall have the following options when specified:
 - ◇ Setpoint reset slide switch providing a ±3 degree (adjustable) range.
 - ◇ Individual heating/cooling setpoint slide switches.
 - ◇ A momentary override request push button for activation of after-hours operation.
 - ◇ Analog thermometer.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Room Temperature Sensors with Integral Display
 - a. Room sensors shall be constructed for either surface or wall box mounting.
 - b. Room sensors shall have an integral LCD display and four button keypad with the following capabilities:
 - ◇ Display room and outside air temperatures.
 - ◇ Display and adjust room comfort setpoint.
 - ◇ Display and adjust fan operation status.
 - ◇ Timed override request push button with LED status for activation of after-hours operation.
 - ◇ Display controller mode.
 - ◇ Password selectable adjustment of setpoint and override modes.
 4. Thermo wells
 - a. When thermo wells are required, the sensor and well shall be supplied as a complete assembly, including wellhead and Greenfield fitting.
 - b. Thermo wells shall be pressure rated and constructed in accordance with the system working pressure.
 - c. Thermo wells and sensors shall be mounted in a threadolet or 1/2" NPT saddle and allow easy access to the sensor for repair or replacement.
 - d. Thermo wells shall be constructed of 316 stainless steel.
 5. Outside Air Sensors
 - a. Outside air sensors shall be designed to withstand the environmental conditions to which they will be exposed. They shall also be provided with a solar shield.
 - b. Sensors exposed to wind velocity pressures shall be shielded by a perforated plate that surrounds the sensor element.
 - c. Temperature transmitters shall be of NEMA 3R construction and rated for ambient temperatures.
 6. Duct Mount Sensors
 - a. Duct mount sensors shall mount in an electrical box through a hole in the duct, and be positioned so as to be easily accessible for repair or replacement.
 - b. Duct sensors shall be insertion type and constructed as a complete assembly, including lock nut and mounting plate.
 - c. For outdoor air duct applications, a weatherproof mounting box with weatherproof cover and gasket shall be used.
 7. Averaging Sensors
 - a. For ductwork greater in any dimension than 48 inches and/or where air temperature stratification exists, an averaging sensor with multiple sensing points shall be used.
 - b. For plenum applications, such as mixed air temperature measurements, a string of sensors mounted across the plenum shall be used to account for stratification and/or air turbulence. The averaging string shall have a minimum of 4 sensing points per 12-foot long segment.
 - c. Capillary supports at the sides of the duct shall be provided to support the sensing string.
 8. Acceptable Manufacturers: Setra or approved equal.
- C. Humidity Sensors
1. The sensor shall be a solid-state type, relative humidity sensor of the Bulk Polymer Design. The sensor element shall resist service contamination.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. The humidity transmitter shall be equipped with non-interactive span and zero adjustments, a 2-wire isolated loop powered, 4-20 mA, 0-100% linear proportional output.
 3. The humidity transmitter shall meet the following overall accuracy, including lead loss and Analog to Digital conversion. 3% between 20% and 80% RH @ 77 Deg F unless specified elsewhere.
 4. Outside air relative humidity sensors shall be installed with a rain proof, perforated cover. The transmitter shall be installed in a NEMA 3R enclosure with sealrite fittings and stainless steel bushings.
 5. A single point humidity calibrator shall be provided, if required, for field calibration. Transmitters shall be shipped factory pre-calibrated.
 6. Duct type sensing probes shall be constructed of 304 stainless steel, and shall be equipped with a neoprene grommet, bushings, and a mounting bracket.
 7. Acceptable Manufacturers: Veris Industries, Mamac or Approved Equal.
- D. Differential Pressure Transmitters
1. General Air and Water Pressure Transmitter Requirements:
 - a. Pressure transmitters shall be constructed to withstand 100% pressure over-range without damage, and to hold calibrated accuracy when subject to a momentary 40% over-range input.
 - b. Pressure transmitters shall transmit a 0 to 5 VDC, 0 to 10 VDC, or 4 to 20 mA output signal.
 - c. Differential pressure transmitters used for flow measurement shall be sized to the flow sensing device, and shall be supplied with Tee fittings and shut-off valves in the high and low sensing pick-up lines to allow the balancing Contractor and Owner permanent, easy-to-use connection.
 - d. A minimum of a NEMA 1 housing shall be provided for the transmitter. Transmitters shall be located in accessible local control panels wherever possible.
 2. Low Differential Water Pressure Applications (0" - 20" w.c.)
 - a. The differential pressure transmitter shall be of industrial quality and transmit a linear, 4 to 20 mA output in response to variation of flow meter differential pressure or water pressure sensing points.
 - b. The differential pressure transmitter shall have non-interactive zero and span adjustments that are adjustable from the outside cover and meet the following performance specifications:
 - ◇ .01-20" w.c. input differential pressure range.
 - ◇ 4-20 mA output.
 - ◇ Maintain accuracy up to 20 to 1 ratio turndown.
 - ◇ Reference Accuracy: +0.2% of full span.
 - c. Acceptable Manufacturers: Setra, Mamac, or approved equal.
 3. Medium to High Differential Water Pressure Applications (Over 21" w.c.)
 - a. The differential pressure transmitter shall meet the low pressure transmitter specifications with the following exceptions:
 - ◇ Differential pressure range 10" w.c. to 300 PSI.
 - ◇ Reference Accuracy: $\pm 1\%$ of full span (includes non-linearity, hysteresis, and repeatability).
 - b. Standalone pressure transmitters shall be mounted in a bypass valve assembly panel. The panel shall be constructed to NEMA 1 standards. The transmitter shall be installed in the panel with high and low connections

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- piped and valved. Air bleed units, bypass valves, and compression fittings shall be provided.
- c. Acceptable Manufacturers: Setra, Mamac, or approved equal.
4. Low Differential Air Pressure Applications (0" to 5" w.c.)
 - a. The differential pressure transmitter shall be of industrial quality and transmit a linear, 4 to 20 mA output in response to variation of differential pressure or air pressure sensing points.
 - b. The differential pressure transmitter shall have non-interactive zero and span adjustments that are adjustable from the outside cover and meet the following performance specifications:
 - ◇ (0.00 - 1.00" to 5.00") w.c. input differential pressure ranges. (Select range appropriate for system application.)
 - ◇ 4-20 mA output.
 - ◇ Maintain accuracy up to 20 to 1 ratio turndown.
 - ◇ Reference Accuracy: +0.2% of full span.
 - c. Acceptable Manufacturers: Setra or approved equal.
 5. Medium Differential Air Pressure Applications (5" to 21" w.c.)
 - a. The pressure transmitter shall be similar to the Low Air Pressure Transmitter, except that the performance specifications are not as severe. Differential pressure transmitters shall be provided that meet the following performance requirements:
 - ◇ Zero & span: (c/o F.S./Deg. F): .04% including linearity, hysteresis and repeatability.
 - ◇ Accuracy: 1% F.S. (best straight line) Static Pressure Effect: 0.5% F.S. (to 100 PSIG.
 - ◇ Thermal Effects: <+.033 F.S./Deg. F. over 40°F. to 100°F. (calibrated at 70°F.).
 - b. Standalone pressure transmitters shall be mounted in a bypass valve assembly panel. The panel shall be constructed to NEMA 1 standards. The transmitter shall be installed in the panel with high and low connections piped and valved. Air bleed units, bypass valves, and compression fittings shall be provided.
 - c. Acceptable manufacturers: Setra or approved equal.
- E. Flow Monitoring
1. Air Flow Monitoring
 - a. Fan Inlet Air Flow Measuring Stations
 - ◇ At the inlet of each fan and near the exit of the inlet sound trap, airflow traverse probes shall be provided that shall continuously monitor the fan air volumes and system velocity pressure.
 - ◇ Each traverse probe shall be of a dual manifolded, cylindrical, type 3003 extruded aluminum configuration, having an anodized finish to eliminate surface pitting and unnecessary air friction. The multiple total pressure manifold shall have sensors located along the stagnation plane of the approaching airflow. The manifold should not have forward projecting sensors into the air stream. The static pressure manifold shall incorporate dual offset static tops on the opposing sides of the averaging manifold so as to be insensitive to flow-angle variations of as much as $\pm 20^\circ$ in the approaching air stream.
 - ◇ The airflow traverse probe shall not induce a measurable pressure drop, nor shall the sound level within the duct be amplified by its singular or multiple presence in the air stream. Each airflow-measuring probe shall contain multiple total and static pressure sensors placed at

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- equal distances along the probe length. The number of sensors on each probe and the quantity of probes utilized at each installation shall comply with the ASHRAE Standards for duct traversing.
- ◇ Airflow measuring stations shall be manufactured by Air Monitor Corp., Tek-Air Systems, Inc., Ebtron, or Dietrich Standard.
- b. Single Probe Air Flow Measuring Sensor
- ◇ The single probe airflow-measuring sensor shall be duct mounted with an adjustable sensor insertion length of up to eight inches. The transmitter shall produce a 4-20 mA or 0-10 VDC signal linear to air velocity. The sensor shall be a hot wire anemometer and utilize two temperature sensors and a heater element temperature. The other sensor shall measure the downstream air temperature. The temperature differential shall be directly related to airflow velocity.
- c. Duct Air Flow Measuring Stations
- ◇ Each device shall be designed and built to comply with, and provide results in accordance with, accepted practice as defined for system testing in the ASHRAE Handbook of fundamentals, as well as in the Industrial Ventilation Handbook.
 - ◇ Airflow measuring stations shall be fabricated of 14-gauge galvanized steel welded casing with 90 Deg. connecting flanges in configuration and size equal to that of the duct into which it is mounted. Each station shall be complete with an air directionalizer and parallel cell profile suppressor (3/4" maximum cell) across the entering air stream and mechanically fastened to the casing in such a way to withstand velocities up to 6000 feet per minute. This air directionalizer and parallel cell honeycomb suppressor shall provide 98% free area, equalize the velocity profile, and eliminate turbulent and rotational flow from the air stream prior to the measuring point.
 - ◇ The total pressure measurement side (high side) will be designed and spaced to the Industrial Ventilation Manual 16th Edition, Page 9-5. The self-averaging manifolding will be manufactured of brass and copper components.
 - ◇ The static pressure sensing probes (low side) shall be bullet-nosed shaped, per detailed radius, as illustrated in Industrial Ventilation Manual 16th Edition, Page 9-5.
 - ◇ The main take-off point from both the total pressure and the static pressure manifolds must be symmetrical.
 - ◇ Total and static pressure manifolds shall terminate with external ports for connection to control tubing. An identification label shall be placed on each unit casing, listing model number, size, area, and specified airflow capacity.
 - ◇ Installation Considerations
 - (i) *The maximum allowable pressure loss through the Flow and Static Pressure elements shall not exceed .065" w.c. at 1000 feet per minute, or .23" w.c. at 2000 feet per minute. Each unit shall measure the airflow rate within an accuracy of plus 2% as determined by U.S. – GSA certification tests, and shall contain a minimum of one total pressure sensor per 36 square inches of unit measuring area.*
 - (ii) *The units shall have a self-generated sound rating of less than NC40, and the sound level within the*

duct shall not be amplified nor shall additional sound be generated.

(iii) *Where the stations are installed in insulated ducts, the airflow passage of the station shall be the same size as the inside airflow dimension of the duct. Station flanges shall be two inch to three inch to facilitate matching connecting ductwork.*

(iv) *Where control dampers are shown as part of the airflow measuring station, opposed blade precision controlled volume dampers integral to the station and complete with actuator, pilot positioner, and linkage shall be provided.*

(v) *Stations shall be installed in strict accordance with the manufacturer's published requirements, and in accordance with ASME Guidelines affecting non-standard approach conditions.*

◇ Acceptable manufacturers: Air Monitor Corp., Tek-Air, Ebtron, and Dietrich Standard.

d. Static Pressure Traverse Probe

◇ Duct static traverse probes shall be provided where required to monitor duct static pressure. The probe shall contain multiple static pressure sensors located along exterior surface of the cylindrical probe.

◇ Acceptable manufacturers: Cleveland Controls or approved equal.

e. Shielded Static Air Probe

◇ A shielded static pressure probe shall be provided at each end of the building. The probe shall have multiple sensing ports, an impulse suppression chamber, and airflow shielding. A suitable probe for indoor and outdoor locations shall be provided.

F. Power Monitoring Devices

1. Current Measurement (Amps)

a. Current measurement shall be by a combination current transformer and a current transducer. The current transformer shall be sized to reduce the full amperage of the monitored circuit to a maximum 5 Amp signal, which will be converted to a 4-20 mA DDC compatible signal for use by the Facility Management System.

b. Current Transformer – A split core current transformer shall be provided to monitor motor amps.

◇ Operating frequency – 50 - 400 Hz.

◇ Insulation – 0.6 Kv class 10Kv BIL.

◇ UL recognized.

◇ Five amp secondary.

◇ Select current ration as appropriate for application.

◇ Acceptable manufacturers: Veris Industries or approved equal

c. Current Transducer – A current to voltage or current to mA transducer shall be provided. The current transducer shall include:

◇ 6X input over amp rating for AC inrushes of up to 120 amps.

◇ Manufactured to UL 1244.

◇ Accuracy: +.5%, Ripple +1%.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- ◇ Minimum load resistance 30kOhm.
- ◇ Input 0-20 Amps.
- ◇ Output 4-20 mA.
- ◇ Transducer shall be powered by a 24VDC regulated power supply (24 VDC +5%).
- ◇ Acceptable manufacturers: Veris Industries or approved equal.

G. Status and Safety Switches

1. General Requirements

- a. Switches shall be provided to monitor equipment status, safety conditions, and generate alarms at the BAS when a failure or abnormal condition occurs. Safety switches shall be provided with two sets of contacts and shall be interlock wired to shut down respective equipment.

2. Current Sensing Switches

- a. The current sensing switch shall be self-powered with solid-state circuitry and a dry contact output. It shall consist of a current transformer, a solid state current sensing circuit, adjustable trip point, solid state switch, SPDT relay, and an LED indicating the on or off status. A conductor of the load shall be passed through the window of the device. It shall accept over-current up to twice its trip point range.
- b. Current sensing switches shall be used for run status for fans, pumps, and other miscellaneous motor loads.
- c. Current sensing switches shall be calibrated to show a positive run status only when the motor is operating under load. A motor running with a broken belt or coupling shall indicate a negative run status.
- d. Acceptable manufacturers: Veris Industries or approved equal.

3. Air Filter Status Switches

- a. Differential pressure switches used to monitor air filter status shall be of the automatic reset type with SPDT contacts rated for 2 amps at 120VAC.
- b. A complete installation kit shall be provided, including: static pressure tops, tubing, fittings, and air filters.
- c. Provide appropriate scale range and differential adjustment for intended service.
- d. Acceptable manufacturers: Cleveland Controls or approved equal.

4. Air Flow Switches

- a. Differential pressure flow switches shall be snap acting micro-switches with appropriate scale range and differential adjustment for intended service.
- b. Acceptable manufacturers: Cleveland Controls or approved equal.

5. Air Pressure Safety Switches

- a. Air pressure safety switches shall be of the manual reset type with SPDT contacts rated for 2 amps at 120VAC.
- b. Pressure range shall be adjustable with appropriate scale range and differential adjustment for intended service.
- c. Acceptable manufacturers: Cleveland Controls or approved equal.

6. Water Flow Switches

- a. Water flow switches shall be equal to Dwyer or approved equal..

7. Low Temperature Limit Switches

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. The low temperature limit switch shall be of the manual reset type with Double Pole/Single Throw snap acting contacts rated for 16 amps at 120VAC.
- b. The sensing element shall be a minimum of 15 feet in length and shall react to the coldest 18-inch section. Element shall be mounted horizontally across duct in accordance with manufacturers recommended installation procedures.
- c. For large duct areas where the sensing element does not provide full coverage of the air stream, additional switches shall be provided as required to provide full protection of the air stream.

2.10 Output Devices

A. Actuators

1. General Requirements

- a. Damper and valve actuators shall be electronic as specified in the System Description section.

2. Electronic Damper Actuators

- a. Electronic damper actuators shall be direct shaft mount.
- b. Modulating and two-position actuators shall be provided as required by the sequence of operations. Damper sections shall be sized Based on actuator manufacturer's recommendations for face velocity, differential pressure and damper type. The actuator mounting arrangement and spring return feature shall permit normally open or normally closed positions of the dampers, as required. All actuators (except terminal units) shall be furnished with mechanical spring return unless otherwise specified in the sequences of operations. All actuators shall have external adjustable stops to limit the travel in either direction, and a gear release to allow manual positioning.
- c. Modulating actuators shall accept 24 VAC or VDC power supply, consume no more than 15 VA, and be UL listed. The control signal shall be 2-10 VDC or 4-20 mA, and the actuator shall provide a clamp position feedback signal of 2-10 VDC. The feedback signal shall be independent of the input signal and may be used to parallel other actuators and provide true position indication. The feedback signal of one damper actuator for each separately controlled damper shall be wired back to a terminal strip in the control panel for trouble-shooting purposes.
- d. Two-position or open/closed actuators shall accept 24 or 120 VAC power supply and be UL listed. Isolation, smoke, exhaust fan, and other dampers, as specified in the sequence of operations, shall be furnished with adjustable end switches to indicate open/closed position or be hard wired to start/stop associated fan. Two-position actuators, as specified in sequences of operations as "quick acting," shall move full stroke within 20 seconds. All smoke damper actuators shall be quick acting.
- e. Acceptable manufacturers: Belimo or approved equal.

3. Electronic Valve Actuators

- a. Electronic valve actuators shall be manufactured by the valve manufacturer.
- b. Each actuator shall have current limiting circuitry incorporated in its design to prevent damage to the actuator.
- c. Modulating and two-position actuators shall be provided as required by the sequence of operations. Actuators shall provide the minimum torque required for proper valve close-off against the system pressure for the required application. The valve actuator shall be sized Based on valve manufacturer's recommendations for flow and pressure differential. All

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

actuators shall fail in the last position unless specified with mechanical spring return in the sequence of operations. The spring return feature shall permit normally open or normally closed positions of the valves, as required. All direct shaft mount rotational actuators shall have external adjustable stops to limit the travel in either direction.

- d. Modulating Actuators shall accept 24 VAC or VDC and 120 VAC power supply and be UL listed. The control signal shall be 2-10 VDC or 4-20 mA and the actuator shall provide a clamp position feedback signal of 2-10 VDC. The feedback signal shall be independent of the input signal, and may be used to parallel other actuators and provide true position indication. The feedback signal of each valve actuator (except terminal valves) shall be wired back to a terminal strip in the control panel for trouble-shooting purposes.
- e. Two-position or open/closed actuators shall accept 24 or 120 VAC power supply and be UL listed. Butterfly isolation and other valves, as specified in the sequence of operations, shall be furnished with adjustable end switches to indicate open/closed position or be hard wired to start/stop the associated pump or chiller.
- f. Acceptable manufacturers: Belimo or approved equal.

B. Control Dampers

1. The BAS Contractor shall furnish all automatic dampers. All automatic dampers shall be sized for the application by the BAS Contractor or as specifically indicated on the Drawings.
2. All dampers used for throttling airflow shall be of the opposed blade type arranged for normally open or normally closed operation, as required. The damper is to be sized so that, when wide open, the pressure drop is a sufficient amount of its close-off pressure drop to shift the characteristic curve to near linear.
3. All dampers used for two-position, open/close control shall be parallel blade type arranged for normally open or closed operation, as required.
4. Damper frames and blades shall be constructed of either galvanized steel or aluminum. Maximum blade length in any section shall be 60". Damper blades shall be 16-gauge minimum and shall not exceed eight (8) inches in width. Damper frames shall be 16-gauge minimum hat channel type with corner bracing. All damper bearings shall be made of reinforced nylon, stainless steel or oil-impregnated bronze. Dampers shall be tight closing, low leakage type, with synthetic elastomer seals on the blade edges and flexible stainless steel side seals. Dampers of 48"x48" size shall not leak in excess of 8.0 cfm per square foot when closed against 4" w.g. static pressure when tested in accordance with AMCA Std. 500.
5. Airfoil blade dampers of double skin construction with linkage out of the air stream shall be used whenever the damper face velocity exceeds 1500 FPM or system pressure exceeds 2.5" w.g., but no more than 4000 FPM or 6" w.g. Acceptable manufacturers are Ruskin CD50 and Vent Products 5650.
6. One piece rolled blade dampers with exposed or concealed linkage may be used with face velocities of 1500 FPM or below. Acceptable manufacturers are: Ruskin CD36 and Vent Products 5800.
7. Multiple section dampers may be jack-shafted to allow mounting of direct connect electronic actuators. Each end of the jackshaft shall receive at least one actuator to reduce jackshaft twist.

C. Control Relays

1. Control Pilot Relays

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. Control pilot relays shall be of a modular plug-in design with retaining springs or clips.
- b. Mounting Bases shall be snap-mount.
- c. DPDT, 3PDT, or 4PDT relays shall be provided, as appropriate for application.
- d. Contacts shall be rated for 10 amps at 120VAC.
- e. Relays shall have an integral indicator light and check button.
- f. Acceptable manufacturers: Lectro or approved equal.

D. Control Valves

1. All automatic control valves shall be fully proportioning and provide near linear heat transfer control. The valves shall be quiet in operation and fail-safe open, closed, or in their last position. All valves shall operate in sequence with another valve when required by the sequence of operations. All control valves shall be sized by the control manufacturer, and shall be guaranteed to meet the heating and cooling loads, as specified. All control valves shall be suitable for the system flow conditions and close against the differential pressures involved. Body pressure rating and connection type (sweat, screwed, or flanged) shall conform to the pipe schedule elsewhere in this Specification.
2. Chilled water control valves shall be modulating plug, ball, and/or butterfly, as required by the specific application. Modulating water valves shall be sized per manufacturer's recommendations for the given application. In general, valves (2 or 3-way) serving variable flow air handling unit coils shall be sized for a pressure drop equal to the actual coil pressure drop, but no less than 5 PSI. Valves (3-way) serving constant flow air handling unit coils with secondary circuit pumps shall be sized for a pressure drop equal to 25% the actual coil pressure drop, but no less than 2 PSI. Mixing valves (3-way) serving secondary water circuits shall be sized for a pressure drop of no less than 5 PSI. Valves for terminal reheat coils shall be sized for a 2 PSIG pressure drop, but no more than a 5 PSI drop.
3. Ball valves shall be used for hot and chilled water applications, water terminal reheat coils, radiant panels, unit heaters, package air conditioning units, and fan coil units except those described hereinafter.
4. Modulating plug water valves of the single-seat type with equal percentage flow characteristics shall be used for all special applications as indicated on the valve schedule. Valve discs shall be composition type. Valve stems shall be stainless steel.
5. Butterfly valves shall be acceptable for modulating large flow applications greater than modulating plug valves, and for all two-position, open/close applications. In-line and/or three-way butterfly valves shall be heavy-duty pattern with a body rating comparable to the pipe rating, replaceable lining suitable for temperature of system, and a stainless steel vane. Valves for modulating service shall be sized and travel limited to 50 degrees of full open. Valves for isolation service shall be the same as the pipe. Valves in the closed position shall be bubble-tight.
6. Acceptable manufacturers: Belimo or approved equal.

E. Electronic Signal Isolation Transducers

1. A signal isolation transducer shall be provided whenever an analog output signal from the BAS is to be connected to an external control system as an input (such as a chiller control panel), or is to receive as an input signal from a remote system.
2. The signal isolation transducer shall provide ground plane isolation between systems.
3. Signals shall provide optical isolation between systems.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. Acceptable manufacturers: Advanced Control Technologies or approved equal.

2.11 Miscellaneous Devices

A. Variable Frequency Motor Speed Control Drives

B. Local Control Panels

1. All control panels shall be factory constructed, incorporating the BAS manufacturer's standard designs and layouts. All control panels shall be UL inspected and listed as an assembly and carry a UL 508 label listing compliance. Control panels shall be fully enclosed, with perforated sub-panel, hinged door, and slotted flush latch.
2. In general, the control panels shall consist of the DDC controller(s), display module as specified and indicated on the plans, and I/O devices—such as relays, transducers, and so forth—that are not required to be located external to the control panel due to function. Where specified the display module shall be flush mounted in the panel face unless otherwise noted.
3. All I/O connections on the DDC controller shall be provide via removable or fixed screw terminals.
4. Low and line voltage wiring shall be segregated. All provided terminal strips and wiring shall be UL listed, 300-volt service and provide adequate clearance for field wiring.
5. All wiring shall be neatly installed in plastic trays or tie-wrapped.
6. A convenience 120 VAC duplex receptacle shall be provided in each enclosure, fused on/off power switch, and required transformers.

C. Power Supplies

1. DC power supplies shall be sized for the connected device load. Total rated load shall not exceed 75% of the rated capacity of the power supply.
2. Input: 120 VAC +10%, 60Hz.
3. Output: 24 VDC.
4. Line Regulation: +0.05% for 10% line change.
5. Load Regulation: +0.05% for 50% load change.
6. Ripple and Noise: 1 mV rms, 5 mV peak to peak.
7. An appropriately sized fuse and fuse block shall be provided and located next to the power supply.
8. A power disconnect switch shall be provided next to the power supply.

PART 3 – PERFORMANCE / EXECUTION

3.1 BAS Specific Requirements

A. Graphic Displays

1. Provide a color graphic system flow diagram display for each system with all points as indicated on the point list. All terminal unit graphic displays shall be from a standard design library.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. User shall access the various system schematics via a graphical penetration scheme and/or menu selection. .
- B. Custom Reports:
1. Provide custom reports as required for this project:
- C. Actuation / Control Type
1. Primary Equipment
 - a. Controls shall be provided by equipment manufacturer as specified herein.
 - b. All damper and valve actuation shall be electric.
 2. Air Handling Equipment
 - a. All air handlers shall be controlled with a HVAC-DDC Controller
 - b. All damper and valve actuation shall be electric.
 3. Terminal Equipment:
 - a. Terminal Units (VAV, UV, etc.) shall have electric damper and valve actuation.
 - b. All Terminal Units shall be controlled with HVAC-DDC Controller)
- 3.2 Installation Practices
- A. BAS Wiring
1. All conduit, wiring, accessories and wiring connections required for the installation of the Building Automation System, as herein specified, shall be provided by the BAS Contractor unless specifically shown on the Electrical Drawings under Division 26 Electrical. All wiring shall comply with the requirements of applicable portions of Division 26 and all local and national electric codes, unless specified otherwise in this section.
 2. All BAS wiring materials and installation methods shall comply with BAS manufacturer recommendations.
 3. The sizing, type and provision of cable, conduit, cable trays, and raceways shall be the design responsibility of the BAS Contractor. If complications arise, however, due to the incorrect selection of cable, cable trays, raceways and/or conduit by the BAS Contractor, the Contractor shall be responsible for all costs incurred in replacing the selected components.
 4. Class 2 Wiring
 - a. All Class 2 (24VAC or less) wiring shall be installed in conduit unless otherwise specified.
 - b. Conduit is not required for Class 2 wiring in concealed accessible locations. Class 2 wiring not installed in conduit shall be supported every 5' from the building structure utilizing metal hangers designed for this application. Wiring shall be installed parallel to the building structural lines. All wiring shall be installed in accordance with local code requirements.
 5. Class 2 signal wiring and 24VAC power can be run in the same conduit. Power wiring 120VAC and greater cannot share the same conduit with Class 2 signal wiring.
 6. Provide for complete grounding of all applicable signal and communications cables, panels and equipment so as to ensure system integrity of operation. Ground cabling and conduit at the panel terminations. Avoid grounding loops.
- B. BAS Line Voltage Power Source

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. 120-volt AC circuits used for the Building Automation System shall be taken from panel boards and circuit breakers provided by Division 26.
 2. Circuits used for the BAS shall be dedicated to the BAS and shall not be used for any other purposes.
 3. DDC terminal unit controllers may use AC power from motor power circuits.
- C. BAS Raceway
1. All wiring shall be installed in conduit or raceway except as noted elsewhere in this specification. Minimum control wiring conduit size 1/2".
 2. Where it is not possible to conceal raceways in finished locations, surface raceway (Wiremold) may be used as approved by the Architect.
 3. All conduits and raceways shall be installed level, plumb, at right angles to the building lines and shall follow the contours of the surface to which they are attached.
 4. Flexible Metal Conduit shall be used for vibration isolation and shall be limited to 3 feet in length when terminating to vibrating equipment. Flexible Metal Conduit may be used within partition walls. Flexible Metal Conduit shall be UL listed.
- D. Penetrations
1. Provide fire stopping for all penetrations used by dedicated BAS conduits and raceways.
 2. All openings in fire proofed or fire stopped components shall be closed by using approved fire resistive sealant.
 3. All wiring passing through penetrations, including walls shall be in conduit or enclosed raceway.
 4. Penetrations of floor slabs shall be by core drilling. All penetrations shall be plumb, true, and square.
- E. BAS Identification Standards
1. Node Identification. All nodes shall be identified by a permanent label fastened to the enclosure. Labels shall be suitable for the node location.
Cable types specified in Item A shall be color coded for easy identification and troubleshooting.
- F. BAS Panel Installation
1. The BAS panels and cabinets shall be located as indicated at an elevation of not less than 2 feet from the bottom edge of the panel to the finished floor. Each cabinet shall be anchored per the manufacturer's recommendations.
 2. The BAS contractor shall be responsible for coordinating panel locations with other trades and electrical and mechanical contractors.
- G. Input Devices
1. All Input devices shall be installed per the manufacturer recommendation
 2. Locate components of the BAS in accessible local control panels wherever possible.
- H. HVAC Input Devices – General
1. All Input devices shall be installed per the manufacturer recommendation
 2. Locate components of the BAS in accessible local control panels wherever possible.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. The mechanical contractor shall install all in-line devices such as temperature wells, pressure taps, airflow stations, etc.
4. Input Flow Measuring Devices shall be installed in strict compliance with ASME guidelines affecting non-standard approach conditions.
5. Outside Air Sensors
 - a. Sensors shall be mounted on the North wall to minimize solar radiant heat impact or located in a continuous intake flow adequate to monitor outside air conditions accurately.
 - b. Sensors shall be installed with a rain proof, perforated cover.
6. Water Differential Pressure Sensors
 - a. Differential pressure transmitters used for flow measurement shall be sized to the flow-sensing device.
 - b. Differential pressure transmitters shall be supplied with tee fittings and shut-off valves in the high and low sensing pick-up lines.
 - c. The transmitters shall be installed in an accessible location wherever possible.
7. Medium to High Differential Water Pressure Applications (Over 21" w.c.):
 - a. Air bleed units, bypass valves and compression fittings shall be provided.
8. Air Flow Measuring Stations:
 - a. Where the stations are installed in insulated ducts, the airflow passage of the station shall be the same size as the inside airflow dimension of the duct.
 - b. Station flanges shall be two inch to three inch to facilitate matching connecting ductwork.
9. Duct Temperature Sensors:
 - a. Duct mount sensors shall mount in an electrical box through a hole in the duct and be positioned so as to be easily accessible for repair or replacement.
 - b. The sensors shall be insertion type and constructed as a complete assembly including lock nut and mounting plate.
 - c. For ductwork greater in any dimension than 48 inches or where air temperature stratification exists such as a mixed air plenum, utilize an averaging sensor.
 - d. The sensor shall be mounted to suitable supports using factory approved element holders.
10. Space Sensors:
 - a. Shall be mounted in same location as existing sensors.
 - b. Provide lockable tamper-proof covers in public areas and/or where indicated on the plans.
11. Low Temperature Limit Switches:
 - a. Install on the discharge side of the first water or steam coil in the air stream.
 - b. Mount element horizontally across duct in a serpentine pattern insuring each square foot of coil is protected by 1 foot of sensor.
 - c. For large duct areas where the sensing element does not provide full coverage of the air stream, provide additional switches as required to provide full protection of the air stream.
12. Air Differential Pressure Status Switches:
 - a. Install with static pressure tips, tubing, fittings, and air filter.
13. Water Differential Pressure Status Switches:
 - a. Install with shut off valves for isolation.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

I. HVAC Output Devices

1. All output devices shall be installed per the manufacturers recommendation. The mechanical contractor shall install all in-line devices such as control valves, dampers, airflow stations, pressure wells, etc.
2. Actuators: All control actuators shall be sized capable of closing against the maximum system shut-off pressure. The actuator shall modulate in a smooth fashion through the entire stroke.
3. Control Dampers: Shall be opposed blade for modulating control of airflow. Parallel blade dampers shall be installed for two position applications.
4. Control Valves: Shall be sized for proper flow control with equal percentage valve plugs. The maximum pressure drop for water applications shall be 5 PSI. The maximum pressure drop for steam applications shall be 7 PSI.
5. Electronic Signal Isolation Transducers: Whenever an analog output signal from the Building Automation System is to be connected to an external control system as an input (such as a chiller control panel), or is to receive as an input a signal from a remote system, provide a signal isolation transducer. Signal isolation transducer shall provide ground plane isolation between systems. Signals shall provide optical isolation between systems

3.3 Training

A. The BAS contractor shall provide the following training services:

1. A minimum of one and a half days (12 hours total) of on-site orientation by a system technician who is fully knowledgeable of the specific installation details of the project. This orientation shall, at a minimum, consist of a review of the project as-built drawings, the BAS software layout and naming conventions, and a walk through of the facility to identify panel and device locations.
2. Operational training of the BAS shall include at a minimum: changing set points, overrides, starting and stopping equipment, log in to field controllers when the server or PC is down. The BAS contractor shall be required to develop a training outline for this procedure. The training outline, including the lesson plans and course materials, shall be reviewed and approved by the engineer of record through the submittal process.

3.4 Sequence of Operations – Refer to Construction Documents.

**ATTACHMENT I
DMZ SECURITY STANDARD**

1.0 Purpose

The purpose of this document is to establish requirements that will better manage and secure all platforms within the Orange County Government Board of County Commissioners (OCGBCC). The DMZ is a secure environment with limited access to the OCGBCC internal network.

2.0 Scope

The scope of this document applies to all platforms located within the OCGBCC DMZ.

3.0 Policies

3.1 Activity

Any and all activity within and through the OCGBCC DMZ shall require direct involvement and documented approval by the Information Systems and Service Enterprise Security unit (ISS-ESU).

3.2 Web Servers

All internal ISS-ESU policies apply to the OCGBCC DMZ and are augmented by the DMZ Security Standard. The following differences are noted:

3.2.1 Microsoft Internet Information Server (IIS) version 5.0 or higher shall be the only platform within the OCGBCC DMZ to run as a Web or FTP server.

3.2.2 All platforms within the OCGBCC DMZ shall be patched immediately upon the release and testing by the ISS-ESU.

3.3 Administrative Rights

ISS-ESU shall be the only group with administrative rights to servers in the DMZ.

3.4 Production Servers

The OCGBCC DMZ shall host production servers only.

3.5 Remote Access

Remote Access to the OCGBCC DMZ shall be allowed only using Microsoft Terminal Services or Microsoft Remote Desktop protocols.

3.6 Traffic

3.6.1 Internet Activity

HTTP/HTTPS/FTP/SMTP/IMAPS are the only protocols allowed from the Internet into the DMZ.

3.6.2 Internal Activity

Traffic using the following protocols from the DMZ to the internal network shall not be allowed: Kerberos, NetBIOS, Microsoft-DS, Microsoft's Well Known Ports (88, 135, 137, 138, 139, 389, 445, 464, 530, 543, 544, 636, 749, 3389), LDAP, RPC, SMB, RDP, HTTP, HTTPS, DNS, JOLT.

3.6.3 Routing

3.6.3.1 All approved access from the DMZ to the internal network shall be routed through a proxy server residing in the DMZ.

3.6.3.2 The Enterprise DMZ proxy server shall only use firewall conduits to access approved resources within the OCGBCC network.

3.7 Data

- 3.7.1** Any data accessible within the OCGBCC DMZ or directly accessible from it should be encrypted.
- 3.7.2** Any data accessible within the OCGBCC DMZ or directly accessible from it meeting the following criteria shall be encrypted: Name, addresses, phone numbers, email addresses, birthdates, federal/state/local document numbers, account numbers, race or religious information, employee identification numbers and all HIPAA information.
- 3.7.3** The OCGBCC DMZ shall not have access to data containing bank information.
- 3.7.4** The OCGBCC DMZ shall not have access to social security information.
- 3.7.5** The OCGBCC DMZ shall have read only access to live data, if such data is also used by applications residing in the internal OCGBCC network.

4.0 Guidelines

- Should databases in policy 3.7.4 need to receive updates by the OCGBCC DMZ, the write operations should be made to a physically separate “staging” data repository. This separate data repository should contain only updates for the specific records being changed. An application server within the internal network should be used to apply the changes in the staging data repository to the live database.
- The DMZ should access data repositories in the internal OCGBCC network using SQL database calls.

5.0 Enforcement

Any server found within the OCGBCC DMZ that does not meet the above criteria shall be immediately disconnected from the OCGBCC DMZ. Any employee found to have violated this policy may be subject to disciplinary action, up to and including termination of employment.

6.0 Definitions

<u>Term</u>	<u>Definition</u>
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Bank Information	Checking account numbers, credit card numbers, or any unique number from a bank institution.
HTTP	HyperText Transfer Protocol – The underlying protocol used by the World Wide Web. HTTP defines how messages are formatted and transmitted, and what actions web servers and browsers should take in response to various commands.
HTTPS	HyperText Transfer Protocol over Secure Socket Layer (SSL) – By convention, URLs that require an SSL connection start with https: instead of just http:
FTP	File Transfer Protocol – The protocol for exchanging files over the Internet. FTP works in the same way as HTTP for transferring web pages from a server to a user's browser and SMTP for transferring electronic mail across the Internet in that, like these technologies, FTP uses the Internet's TCP/IP protocols to enable data transfer. FTP is most commonly used to download a file from a server using the Internet or to upload a file to a server.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SMTP	Simple Mail Transfer Protocol – A protocol for sending e-mail messages between servers. In addition, SMTP is generally used to send messages from a mail client to a mail server.
IMAPS	Internet Message Access Protocol – A protocol for retrieving e-mail messages. With IMAP4, you can search through your e-mail messages for keywords while the messages are still on mail server and, then, choose which messages to download to your machine.
LDAP	Lightweight Directory Access Protocol – A set of protocols for accessing information directories.
DNS	Domain Name System (or Service or Server) – An Internet service that translates domain names into IP addresses. Because domain names are alphabetic, they're easier to remember. The Internet however, is really based on numeric IP addresses. Every time you use a domain name, therefore, a DNS service must translate the name into the corresponding IP address.
SQL	Structured query language – SQL is a standardized query language for requesting information from a database.
DMZ	Demilitarized Zone – A computer term used for a protected network that sits between the Internet and the corporate network.
SSL	Secure Sockets Layer – A protocol for transmitting private documents via the Internet. SSL uses a cryptographic system that uses two keys to encrypt data - a public key known to everyone and a private or secret key known only to the recipient of the message.

**ATTACHMENT II
ENCRYPTION AND CERTIFICATION AUTHORITIES**

1.0 Purpose

The purpose of this document is to ensure that all Orange County Government Board of County Commissioner's (OCGBCC) sensitive data is secured by using strong encryption algorithms that have received substantial public review and have been proven to work effectively. Orange County Information Systems and Services Enterprise Security unit (ISS-ESU) provides access to a variety of Encryption Services and Enterprise Certification Authorities (CA).

2.0 Scope

This document applies to all data transmitted and stored within the OCGBCC information systems. It applies to all OCGBCC employees, consultants, and all other affiliated third parties operating within the OCGBCC information systems and networks.

3.0 Policies

3.1 Activity

3.1.1 Any and all activity within and through the OCGBCC information systems involving encryption shall require direct involvement and documented approval by the Information Systems and Service Enterprise Security unit (ISS-ESU).

3.1.2 The ISS-ESU shall approve the storage and transfer of any data containing personal information and/or residing in the DMZ.

3.2 Encryption Algorithms

3.2.1 One of the following standard encryption ciphers shall be used to encrypt data. The key length for these algorithms shall be no less than 128bits:

- Triple-DES (3DES)
- Rijndael (AES)
- RSA
- Blowfish
- Twofish
- CAST

3.2.2 PGP is an approved encryption standard provided that the PGP private key used to encrypt and /or sign data has been generated using a cipher meeting the requirements in section 3.2.1.

3.3 Data Hashing

The following standard data hashing algorithms shall be used to hash data. The key length for the algorithms shall be no less than 128bits.

- MD5
- SHA-1
- SHA-2

3.4 SSL Certificates

Web Server, SSH, IMAPS, SMTPS SSL certificates should have key lengths of no less than 128bits.

3.5 Sensitive Data

Any data containing sensitive information, including, but not limited to: name, addresses, phone numbers, email addresses, birthdates, federal/state/local document numbers,

account numbers, race or religious information, employee identification numbers and all HIPAA information, should be encrypted when stored and during network transfers.

3.6 DMZ

3.6.1 Any and all activity within and through the OCGBCC DMZ shall require direct involvement and documented approval by the Information Systems and Service Enterprise Security unit (ISS-ESU).

3.6.2 Any data accessible within the OCGBCC DMZ or directly accessible from it should be encrypted.

3.6.3 Any data accessible within the OCGBCC DMZ or directly accessible from it meeting the following criteria shall be encrypted: name, addresses, phone numbers, email addresses, birthdates, federal/state/local document numbers, account numbers, race or religious information, employee identification numbers and all HIPAA information.

3.7 Data Backups

3.7.1 Any backup of OCGBCC should be encrypted. Sensitive data as listed in 3.5 of this document shall be backed up using encryption algorithm standards found in 3.2.

3.8 Laptops and Removal Devices

3.8.1 All laptop hard drives should be encrypted.

3.8.2 Any sensitive data (see section 3.5 of this document) stored on laptops and removable devices shall be encrypted.

3.8.3 All individuals who work with sensitive data (see section 3.5 of this document) shall have their laptop hard drives encrypted.

4.0 Guidelines

- SSL certificates issued to servers and applications used by internet users should be provided by commercial CA authorities (i.e. Verisign, Thawte) to avoid security warnings from being presented to the end users.
- SSL certificates issued to servers and applications used by internal OCGBCC resources should be issued by OCGBCC's Certification Authority.

5.0 Enforcement

Any employee found to have violated these policies may be subject to disciplinary action, up to and including termination of employment.

6.0 Definitions

Term	Definition
Encryption	Transforming understandable data into a form that is incomprehensible and that looks like random noise.
Hashing	An algorithm that takes an entire message and, through process of shuffling, manipulating, and processing the bytes using logical operations, generates a small message digest of the data.
DMZ	De-Militarized Zone – A computer term used for a protected network that sits between the Internet and the corporate network.

ORANGE COUNTY ADMINISTRATION BUILDING
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Certification Authority (CA)

In cryptography, a certificate authority or certification authority (CA) is an entity which issues digital certificates for use by other parties.

**ATTACHMENT III
ANTIVIRUS STANDARDS**

1.0 Purpose

The purpose of this document is to establish requirements which must be met by all computers connected to the Orange County Government Board of County Commissioners (OCGBCC) network to ensure effective virus detection and prevention.

2.0 Scope

This document applies to all OCGBCC computers running any version of the Microsoft Windows Operating Systems. This includes, but is not limited to, all servers, desktop computers, laptop computers, PC-based printers and appliances.

3.0 Policy

3.1 Virus Software – Servers

Trend Micro Server Protect or Trend Micro OfficeScan shall be installed and enabled on all OCGBCC computers running any server version of the Microsoft Windows Operating Systems.

3.2 Virus Software – Workstations

Trend Micro OfficeScan shall be installed and enabled on all OCGBCC computers running any non-server version of the Microsoft Windows Operating Systems.

3.3 Virus Software – Exchange Servers

Trend Micro ScanMail shall be installed and enabled on all OCGBCC computers running Microsoft Exchange Server.

3.4 Virus Software – Internet Mail

All incoming and outgoing internet email shall be scanned by Trend Micro Interscan Messaging Security Suite before being delivered.

3.5 Virus scanning

Antivirus software shall be running at all times on the computers on which it is installed. Real-time scanning of incoming and outgoing files shall be enabled at all times. Antivirus scans of servers shall be executed on a weekly basis in accordance with the schedules set in Trend Micro Server Protect. Antivirus scans of workstations shall be executed on a weekly basis in accordance with the schedules set in Trend Micro OfficeScan.

4.0 Guidelines

- When employees receive unwanted and unsolicited emails, they should be deleted and should avoid replying to the sender. These messages should not be forwarded.
- Employees should never open any files or macros attached to an email from an unknown, suspicious or untrustworthy source. These attachments should be deleted immediately. These messages should not be forwarded.
- Employees should never download files from unknown or suspicious sources.

5.0 Enforcement

Trend Micro's antivirus products are installed on all servers and workstations during the initial installation of the operating systems, and are continuously monitored to ensure they are running. Any employee or temporary found to have willfully stopped and/or paused these programs will be considered to be violating these policies and may be subject to disciplinary action, up to and including termination of employment.

6.0 Definitions

Term **Definition**

Virus A program or piece of code that is loaded onto your computer without your knowledge and runs against your wishes. Viruses can also replicate themselves. All computer viruses are manmade. A simple virus that can make a copy of its self over and over again is relatively easy to produce. Even such a simple virus is dangerous because it will quickly use all available memory and bring the system to a halt. An even more dangerous type of virus is one capable of transmitting itself across networks and bypassing security systems.

**ATTACHMENT IV
WEB SECURITY STANDARD**

1.0 Purpose

The purpose of this document is to establish requirements that will better manage and secure all web server platforms within the Orange County Government Board of County Commissioners (OCGBCC).

2.0 Scope

The scope of this document applies to all web server platforms located within the OCGBCC.

3.0 Policies

3.1 Activity

Any and all web server installations, removals or modifications shall require the direct involvement and documented approval by the Information Systems and Service Enterprise Security unit (ISS-ESU).

3.2 Hardware

3.2.1 All hardware platforms operating as a web server shall abide by all standards, policies and guidelines of the OCGBCC Enterprise Systems unit.

3.2.2 All hardware platforms operating as a web server shall reside on server hardware. Any exception shall require a documented waiver by the Information Systems and Services Enterprise Security unit (ISS-ESU).

3.3 Software

3.3.1 Web Server Platforms

3.3.1.1 Microsoft

Microsoft's Internet Information Server (IIS) is the approved, supported web server platform for OCGBCC.

3.3.1.2 Apache Software Foundation

Apache Software Foundation's HTTP Server (Apache) is approved but is unsupported. Any production use of (Apache) shall include an appropriate support model that is approved by the ISS-ESU.

3.3.1.3 Other

Other web server platforms may qualify for use, but shall require an evaluation, approval and a documented waiver by the ISS-ESU.

3.3.2 Databases

3.3.2.1 Location

A database server shall not reside on the same hardware platform as a web server.

3.4 Security

3.4.1 General

All web servers shall comply with all other documented ISS-ESU standards to include, but not limited to: virus, patch and account management.

3.4.2 Account Management

3.4.2.1 Local Account Access

Only accounts with local administrator privileges shall be allowed to log on locally to a web server.

3.4.2.2 Process/Application Accounts

All web server processes and applications shall run only under a low privilege local account. Web server processes shall not run under an account with domain, power user or a local administrator privileges.

3.4.2.3 Web Server Anonymous Accounts

Web server anonymous accounts shall only have read and execute permissions to folders/files within the web server directories. Change and delete permissions to folders/files that are directly accessible via a web browser shall not be granted to web server anonymous accounts.

3.4.3 Permissions

3.4.3.1 Operating System Permissions

ISS-ESU shall secure the operating system's file/folder permissions and security policies of all web servers. These permissions are to be modified solely by ISS-ESU.

3.4.3.2 Vendor/Third Party Access

Local administrator privileges on web servers are for authorized personnel only. Access to vendors and any other third party shall be provided solely on a temporarily, case-by-case basis through ISS-ESU.

3.4.3.3 Developer Access

Developer access to web server content directories shall be available by WebDav or FrontPage server extensions only. Developers shall be granted "Author Pages" rights with the FrontPage Server Extensions

3.4.4 Java Server Engines

Java server engines are approved but are not supported. Any production use of a Java server engine shall include an appropriate support model that is approved by (ISS-ESU).

3.4.5 FTP

Web servers that also run an FTP server shall not map FTP directories to directories accessible via a web browser.

3.4.6 IIS Virtual Directories, Application Pools, Settings

Any and all creations, removals or modifications to IIS Settings, Virtual Directories, Application Directories, and Application Pools shall require the direct involvement and documented approval by the Information Systems and Service Enterprise Security unit (ISS-ESU).

3.4.7 Other

- Shares are not allowed on any directory accessible via web browser.
- Microsoft Windows web servers and any web application shall not be installed on the same drive as the host operating system.
- Executable files (.exe, .com, .bat, .dll, etc) shall not be placed into directories accessible via a web browser without the direct involvement

and documented approval by the Information Systems and Service Enterprise Security unit (ISSESU).

4.0 Guidelines

- It is recommended that all web applications use the enterprise FTP and SMTP servers for all FTP/SMTP traffic.

5.0 Enforcement

Any web server not meeting the above criteria may be immediately disconnected from the OCGBCC network. Any employee found to have violated these policies may be subject to disciplinary action, up to and including termination of employment.

6.0 Definitions

<u>Term</u>	<u>Definition</u>
FTP	File Transfer Protocol – The protocol for exchanging files over the Internet. FTP works in the same way as HTTP for transferring Web pages from a server to a user's browser and SMTP for transferring electronic mail across the Internet in that, like these technologies, FTP uses the Internet's TCP/IP protocols to enable data transfer. FTP is most commonly used to download a file from a server using the Internet or to upload a file to a server.
WebDav	Web-based Distributed Authoring and Versioning – Extensions to HTTP that allows users to collaboratively edit and manage files on remote Web servers.
Front Page Extensions	A series of scripts that can be employed using Microsoft FrontPage, a visual HTML editor.
SMTP	Simple Mail Transfer Protocol – A protocol for sending e-mail messages between servers. In addition, SMTP is generally used to send messages from a mail client to a mail server.

**ATTACHMENT V
STANDARDS SUMMARY**

The following is a summary of key points in the Orange County Government Board of County Commissioners (OCGBCC) security standards. It is necessary for vendors to completely understand and follow these requirements in order for products or services to be considered for placement within the OCGBCC environment. Complete details about these standards can be found in the Orange County Government Standards and Guidelines packet.

WEB SERVERS

Web and Database Placement

A database server shall not reside on the same hardware platform as a web server.

Anonymous Accounts

Web server anonymous accounts shall only have read and execute permissions to folders/files within the web server directories. Change and delete permissions to folders/files that are directly accessible via a web browser shall not be granted to web server anonymous accounts.

DMZ

Web Server Platforms

Microsoft Internet Information Server (IIS) version 5.0 or higher shall be the only platform within the OCGBCC DMZ to run as a Web or FTP server.

Services and Protocols

Traffic using the following protocols from the OCGBCC DMZ to the internal network shall not be allowed: Kerberos, NetBIOS, Microsoft-DS, Microsoft's Well Known Ports, LDAP, RPC, SMB, RDP, HTTP, HTTPS, DNS, JOLT.

Encrypted Data

Any data accessible within the OCGBCC DMZ or directly accessible from it meeting the following criteria shall be encrypted: Name, addresses, phone numbers, email addresses, birthdates, federal/state/local document numbers, account numbers, race or religious information, employee identification numbers and all HIPAA information. The OCGBCC DMZ shall not have access to data containing bank information. The OCGBCC DMZ shall not have access to social security information.

Data Access

The OCGBCC DMZ shall have read only access to live data, if such data is also used by applications residing in the internal OCGBCC network.

ANTIVIRUS

Virus scanning

Antivirus software shall be running at all times on the computers on which it is installed.

MICROSOFT SECURITY PATCHES

Patch Installation

MS Security patches may be applied immediately upon release by Microsoft. All vendors must support their applications in this environment.

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 09 93
SEQUENCE OF OPERATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Provide all labor, material, documentation and services required for the implementation of the Sequences of Operation detailed herein.

1.3 RELATED WORK

- A. Section 23 09 00 – Building Automation System

1.4 APPLICABLE PROVISION

- A. Were modulation of a valve or damper is referred to then it shall mean the direct digital control of the valve or damper based on a control algorithm resident in the BCS software at the remote field panel. Unless noted otherwise the control algorithm shall be PID control. Optimum loop response shall be ensured by the use of a built in automatic loop tuner.
- B. An Operator having the required level of password access shall be able to modify the Operator changeable or definable parameter(s) on-line from an I/O device such that the monitoring and control functions of the BCS shall not be affected during the period of the change. The mechanism by which the change is made shall be simple and shall be adequately described in the Operator's manuals. Where setpoints for control parameters such as setpoint or changeover temperatures, humidities, or times are referred to in this Section they shall be Operator changeable on-line.
- C. Where the sequences refer to the start/stop of a system this shall be initiated either by an Operator manually entered command or automatically by a software routine such as "Optimum Stop/Start", "Power Demand Control", "Programmed Stop/Start", etc. or via an interlock in the sequences of operation to other equipment or event(s).
- D. When the motor controller is equipped with a HOA the motors shall only be controlled by the BCS when the HOA switch is in the auto position.
- E. Firestats, freezestats, smoke and fire detectors and interlocked dampers shall be wired to shutdown motors when the HOA switch is in both the hand and auto positions. It shall not be possible for the BCS to override these or any other safety devices or any fire alarm system control functions, except in the case of an engineered smoke control system in which case freeze protection safeties shall be overridden.
- F. Refer to the Point Definition Sheets and System Schematics, which form part of these Contract Documents, to facilitate the interpretation of the sequences of operation as defined herein.
- G. Provide additional I/O points, whether or not such points are indicated in the Point Definition Sheets, if they are required in order to attain the requirements of the Contract Documents.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- H. Where fans and dampers are to be interlocked, provide hardwire interlocks between the motor terminal strip and damper such that the damper shall be driven open when the motor is required to start. Motor start-up shall not occur until the damper end switch indicates the damper is in the full open position.
- I. Where fans and dampers are hardwire interlocked, the interlocks shall apply in both the "hand" and "auto" positions of the HOA switch at the motor controller.
- J. Where electric heat coil control calls for the electric heating coil to be staged/cycled on and off to maintain the required temperature set point, the control algorithm shall incorporate a deadband, changeable by the Operator, which shall prevent the too frequent on/off cycling of the heating coil.
- K. Where electric heating coils are controlled by the BCS, the BCS shall not override any safety interlocks.
- L. Where there are fans not identified within the sequence of operation, point definition sheets or schematic drawings that provide supply and/or exhaust air that are not controlled via a thermostat, they shall be hardwire interlocked to the controlling device. The supply fans shall be hardwire interlocked with their associated exhaust fan (if applicable) to operate simultaneously. The dampers shall be hardwire interlocked with the fans via end switches such that the fans cannot operate when the damper is not fully open. The damper status shall not be monitored by the BCS. If the supply or exhaust fan serves a riser with multiple dampers, the end switches of the riser dampers shall be wired in parallel as a group then wired in series with the fan's associated damper end switch to prevent the fan from operating unless both the fan's damper is open and at least one of the riser dampers are open.
- M. The point list is provided for convenience and is not intended to be all-inclusive. All points required to provide the Sequence of Operation shall be included as if listed.
- N. All wiring required to provide the Sequence of Operation shall be included.

1.5 ABBREVIATIONS

AFD	Adjustable Frequency Drive
AUX	Starter Auxiliary Contact
AI	Analog Input
AO	Analog Output
CFM	Air Flow in CFM from Air Monitor
CSR	Current Sensing Relay
D	Damper Operation
DI	Digital Input
DO	Digital Output
DP	Differential Pressure
ES	End Switch
Fa	Failure Alarm
FR	Freezestat
FS	Flow Switch
H	Humidity Sensor
Ha	High Static Pressure Alarm
IAQ	Indoor Air Quality
IGV	Inlet Guide Vanes
La	Low Static Pressure Alarm
Ma	Maintenance Alarm
Pd	Discharge Static Pressure
Pdd	Downduct Static Pressure

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Pds	Discharge Static Pressure Safety
Ps	Suction Static Pressure
Pss	Suction Static Pressure Safety
R	Relay
Sa	Safety Alarm/Shut-down
SD	Smoke Detector
DP	Static Pressure Sensor
SR	Damper Smoke Rated
SS	Start-Stop
T	Temperature Sensor
Ta	Temperature Alarm
V	Valve Operator
VP	Virtual Point
X	Hardwired Item

PART 2 – PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 SEQUENCE OF OPERATION – Refer to Construction Documents.

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 21 13
HYDRONIC PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Heating Water (HS/HR) Piping.
- B. Chilled Water (CHS/CHR) Piping.
- C. A/C Unit Condensate Drain (CD) Piping.

1.3 DEFINITIONS

- A. The pipe sizes given in this document shall be construed as nominal pipe sizes.

1.4 QUALITY ASSURANCE

- A. All material provided under this section shall be standard catalogued products of recognized manufacturers regularly engaged in the production of such products, and shall be of the manufacturer's most recent design that is in regular production.
- B. Each item provided under this section shall meet the requirements for that item as installed and used, in accordance with the following standards:
 - 1. Metallic Piping Systems employing mechanical joints and grooved-end pipe - ASME/ANSI B-31.9
 - 2. All other metallic piping - ASME/ANSI B31.1
- C. Each piping system shall be in accordance with the system design pressures shown in paragraph 2.1 - Materials, this specification section.
- D. All materials provided under this section shall be new, except where the specifications and/or drawings permit the reuse of certain existing materials.

1.5 APPLICABLE PUBLICATIONS

- A. The publications listed below form a part of this Section to the extent referenced. The publications are referenced in the text by the basic designation only.
- B. The work and materials listed in this Section shall be provided in accordance with the standards and requirements set forth in the applicable portions of the latest editions of the referenced publications.
- C. All cast iron soil pipe and fittings shall be marked with the collective trademark of the Cast Iron Soil Pipe Institute (CISPI) and be listed by NSF International.
 - 1. American National Standards Institute (ANSI) Standards
 - 2. American Petroleum Institute (API) Specification
 - 3. American Society of Mechanical Engineers (ASME) Publications

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. American Society for Testing and Materials (ASTM) Publications
5. American Welding Society (AWS) Publication
6. American Water Works Association (AWWA) Standards
7. Cast Iron Soil Pipe Institute (CISPI) Standards
8. The Manufacturer's Standardization Society of the Valve and Fittings Industry (MSS) Publications
9. National Fire Protection Association (NFPA) Standards
10. National Sanitation Foundation (NSF) Testing Laboratory Standards.
11. Plastic Pipe Institute (PPI) Manual.
12. Underwriters Laboratories (UL)

1.6 SUBMITTALS

- A. All submittals shall be made in accordance with Division 01 requirements.
- B. Materials List: Submit a list identifying the specific type of material that will be used for each piping system. Include pipe, pipefittings, valves and joints. Include the basic designation of the publication applicable for each type of material and method.
- C. Welding Qualifications: Submit current welder qualifications for all welders proposed for this project. Welding certificates shall be for the company performing the welding at this project as directed in paragraph 3.2 - WELDING, BRAZING, AND SOLDERING.
- D. Welding Inspection Reports: Submit certified welding inspection reports as directed in paragraph 3.2 - WELDING, BRAZING, AND SOLDERING.

PART 2 – PRODUCTS

2.1 MATERIALS

- A. Heating Water (HS/HR) Piping
System Design Pressure: 150 psig.
 1. Piping, 1/2" thru 2": Contractor's option:
 - a. Type L Hard-drawn Copper Tubing: ASTM B88.
 - b. Schedule 40 carbon steel, seamless; ASTM A-106, Grade B, Type S.
 2. Piping, 2-1/2" thru 10": Schedule 40 carbon steel, seamless or electric resistance welded, ASTM A-53, Grade B, Type S or ERW.
 3. Pipe Fittings: 1/2" thru 2": Contractor's option:
 - a. Wrought Copper, ANSI B16.22.
 - b. 150lb. malleable iron threaded; ASTM A-197.
 - c. Mechanically formed tee fitting, as created by T-Drill, is an acceptable method of installation.
 4. Pipe fittings 2-1/2" and larger: Schedule to match mating pipe, carbon steel, butt weld type, ASTM A-234. Weld-o-lets and thread-o-lets will be limited to 2 pipe sizes smaller than the pipe to which they are connected.
 5. Brazing: Contractors Option:
 - a. 5% silver, 6% phosphorus, balance copper, 1190°F melting point. AWS A5.8 number BcuP-3. J.W. Harris Stay-Silv® 5 or equal.
 - b. 15% silver, 5% phosphorus, balance copper, 1190°F melting point. AWS 5.8 number BcuP-5. J.W. Harris Stay-Silv® 15 or equal.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- c. 6% silver, 6.1% phosphorus, balance copper, 1190°F melting point. QQ-B-654A number BcuP-5. J.W. Harris Dynaflow® 5 or equal.
 6. Unions: 1/2" thru 2": Contractor's option:
 - a. Wrought Copper, Pressure Class 150, w/solder ends.
 - b. Malleable Iron, Pressure Class 150, w/ threaded ends, ANSI B 13.39.
 - c. Note: Dielectric unions shall be used to connect copper to steel pipe, and shall have metal connections on each end threaded to match the adjacent piping. Metal components shall be separated by a nylon insulator to prevent current flow between dissimilar metals. Unions shall be suitable for the system operating pressures and temperatures.
 7. Flanges: 150 lb. rated forged carbon steel; weld neck type, with raised face, bored to match the mating pipe I.D.; ASTM A-181, Grade 2, or ASTM A-105, Grade 2.
 8. Bolting studs: ASTM A-193, Grade B7. Nuts shall be heavy duty hex type; ASTM A-194, Grade 2H.
 9. Gaskets: Full faced style, 1/8" thick. Gasket material shall be Nitrile (NBR) sheet, ASTM F104, Line Call Out F712100A9B4E22K5M6; Based on Garlock Blue-Gard® Style 3000 or acceptable equivalent.
 10. Mechanical joints employing grooved-end pipe may be used on this piping system. See Paragraph 2.2 "Mechanical Joint Systems", this section, for specifications.
- B. Chilled Water (CHS/CHR) Piping
System Design Pressure: To 150 psig.
 1. Piping, 1/4" thru 2": Contractor's option:
 - a. Type L Hard-drawn Copper Tubing: ASTM B88.
 - b. Schedule 40 carbon steel, seamless; ASTM A-106, Grade B, Type S.
 2. Piping, 2-1/2" thru 10": Schedule 40 carbon steel, seamless or electric resistance welded, ASTM A-53, Grade B, Type S or ERW.
 3. Pipe Fittings: 1/2" thru 2": Contractor's option:
 - a. Wrought Copper, ANSI B16.22.
 - c. 150lb. malleable iron threaded; ASTM A-197.
 - d. Mechanically formed tee fitting, as created by T-Drill, is an acceptable method of installation.
 4. Pipe fittings 2-1/2" and larger: Schedule to match mating pipe, carbon steel, butt weld type, ASTM A-234. Weld-o-lets and thread-o-lets will be limited to 2 pipe sizes smaller than the pipe to which they are connected.
 5. Brazing: Contractors Option:
 - a. 5% silver, 6% phosphorus, balance copper, 1190°F melting point. AWS A5.8 number BCuP -3. J.W. Harris Stay-Silv® 5 or equal.
 - b. 15% silver, 5% phosphorus, balance copper, 1190°F melting point. AWS 5.8 number BCuP-5. J.W. Harris Stay-Silv® 15 or equal.
 - c. 6% silver, 6.1% phosphorus, balance copper, 1190°F melting point. QQ-B-654A number BCuP -5. J.W. Harris Dynaflow® 5 or equal
 6. Unions: 1/2" thru 2": Contractor's option:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- a. Wrought Copper, Pressure Class 150, w/solder ends.
 - b. Malleable Iron, Pressure Class 150, w/ threaded ends, ANSI B 13.39.
 - c. Note: Dielectric unions shall be used to connect copper to steel pipe, and shall have metal connections on each end threaded to match the adjacent piping. Metal components shall be separated by a nylon insulator to prevent current flow between dissimilar metals. Unions shall be suitable for the system operating pressures and temperatures.
7. Flanges: 150 lb. rated forged carbon steel; weld neck type, with raised face, bored to match the mating pipe I.D.; ASTM A-181, Grade 2, or ASTM A-105, Grade 2.
 8. Bolting studs: ASTM A-193, Grade B7. Nuts shall be heavy duty hex type; ASTM A-194, Grade 2H.
 9. Gaskets: Full faced style, 1/8"thick. Gasket material shall be Nitrile (NBR) sheet, ASTM F104, Line Call Out F712100A9B4E22K5M6; Based on Garlock Blue-Gard® Style 3000 or acceptable equivalent.
 10. Direct buried pipe shall be coated with an extrusion-applied, fusion bonded epoxy-coating jacket, 0.040" minimum thickness. Equal to 3M-SkotchKote™.
 11. Mechanical joints employing grooved-end pipe may be used on this piping system. See Paragraph 2.2 "Mechanical Joint Systems", this section, for specifications.
- C. A/C Unit Condensate Drain (D) Piping.
System Design Pressure: 10 psig.
(Where two materials are listed, either may be used.)
1. Drains in Return Air Plenums or other areas - Copper:
 - a. Piping, 1/2" thru 4": Type L Hard-drawn Copper Tubing: ASTM B88.
 - b. Pipe Fittings, 1/2" thru 4": Contractor's Options:
 - (1) Wrought Copper, ANSI B16.22.
 - (2) Mechanically formed tee fitting, as created by T-Drill, is an acceptable method of installation.
 - c. Solder: Lead-free per code.
 - d. Brazing for Mechanically formed tee fittings: Brazing: Contractors Option:
 - (1) 5% silver, 6% phosphorus, balance copper, 1190°F melting point. AWS A5.8 number BCuP -3. J.W. Harris Stay-Silv® 5 or equal.
 - (2) 15% silver, 5% phosphorus, balance copper, 1190°F melting point. AWS 5.8 number BCuP-5. J.W. Harris Stay-Silv® 15 or equal.
 - (3) 6% silver, 6.1% phosphorus, balance copper, 1190°F melting point. QQ-B-654A number BCuP -5. J.W. Harris Dynaflow® 5 or equal
 - e. Unions: 1/4" thru 4": Wrought Copper, Pressure Class 150, w/solder ends. Note: Dielectric unions shall be used to connect copper to steel pipe, and shall have metal connections on each end threaded to match the adjacent piping. Metal components shall be separated by a nylon insulator to prevent current flow between dissimilar metals. Unions shall be suitable for the system operating pressures and temperatures.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Drains, Indoor, not in Return Air Plenums - PVC:
 - a. Schedule 40 Polyvinyl Chloride (PVC), ASTM D1785.
 - b. Schedule 40 PVC, socket-type, ASTM D2466. Joints shall be made with solvent cement, ASTM D2564.

2.3 MECHANICAL JOINT SYSTEMS

A. General:

1. All couplings, fittings, and gaskets shall be the products of a single manufacturer.
2. Valve ends shall be compatible with the couplings used on the connecting piping.
3. All exposed piping shall be cleaned, removing all rust, primed and painted black. At substantial completion all exposed piping shall be free of rust and in a "like new condition".
4. All grooved joint fittings, couplings and valves shall be provided by a single manufacturer.
5. The grooving tools shall be of the same manufacturer as the grooved components.
6. Fittings shall be manufactured of ductile iron per ASTM A536; wrought steel per ASTM A234; or factory-fabricated from carbon steel pipe conforming to ASTM A53.
7. The grooved coupling manufacturer's factory-trained representative shall provide on-site training for the contractor's field personnel in the use of the grooving tools and installation of grooved joint products. The representative shall periodically visit the job site to review best-practices are being followed and provide a report to the Owner and engineer of their visit. (A distributor's representative is NOT considered qualified to conduct the train or job site inspections).

B. Pipe Wall Thickness (Schedule Number):

1. Where rolled groove joints are used, the pipe wall thickness may, in some cases, be decreased below that specified for the particular fluid system. In all cases, the minimum pipe wall thickness shall be in accordance with ANSI/ASME B31.9, Chapter II, using 150% of the system operating pressure as the design pressure.
2. Pipe having cut (machined) grooves shall have a nominal wall thickness of not less than the wall thickness specified for Schedule 40 pipe of the particular pipe size.
3. Non-metallic pipe shall not be joined with grooved-end pipe mechanical joints.

C. Couplings:

1. Mechanical joint couplings shall be of the external type, for use with cut or rolled-groove end pipes, fittings, and valves.
2. Couplings shall be self-centering, and shall engage and lock-in-place the grooved-end pipes, fittings, and gaskets.
3. All couplings shall be of the rigid style. Flexible couplings shall not be used without the written approval of the Engineer.
4. Couplings shall be Ductile Iron, ASTM A536; or malleable iron, ASTM A47, and shall be designed for not less than 250 psig at 230 Deg. F.
5. The coupling assembly shall be held together by two or more track-head, oval-neck steel bolts, ASTM A183.

PART 3 - EXECUTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.1 INSTALLATION

A. General:

1. Furnish and install piping, fittings and appurtenances required to complete the piping systems shown on the drawings. Elbows shall be long radius type. Tees may not be field fabricated.
2. Run piping to true alignment, generally parallel or perpendicular to building walls, floors and ceilings, and with uniform grades and spacing, so as to present a neat and workmanlike appearance.
3. Care shall be paid to the exact locations of piping with respect to equipment, ducts, conduits, slabs, beams, lighting fixtures, columns, ceiling suspension systems, etc. to provide maximum access to mechanical and electrical equipment in the building. Close coordination and cooperation shall be exercised with other trades in locating the piping in the best interests of the Owner. The drawings and specifications covering other work to be done in the building shall be carefully studied and arrangements made to avoid conflict.
4. Not all necessary pipe offsets are indicated on the drawings because of the small scale. The various runs of piping to be installed shall be studied and adjustments made in exact routings as may be required for proper installation.
5. Conflicts arising during the erection of piping shall be brought to the attention of the Owner's Representative. No improvising or field changes will be permitted without the approval of the Owner's Representative.
6. Use full lengths of pipe wherever possible. Short lengths of pipe with couplings will not be permitted. Cut to exact measurement and install without forcing or spring unless otherwise shown on the drawings or specified.
7. Avoid tool marks and unnecessary pipe threads. Burrs formed when cutting pipe shall be removed by reaming. Before installing any pipe, care shall be taken that the inside is thoroughly cleaned and free of cuttings and foreign matter. Measures shall be taken to preserve this cleanliness after erection.
8. Arrange pipe connections to valves and specialties so that there is clearance for easy removal of the valve or specialty from the line, and also for the removal of the valve bonnet and interior, and the specialty top and bottom and interior, except where otherwise approved by the Owner's Representative.
9. Erect piping in such a manner so as to obtain sufficient flexibility and to prevent excessive stresses in materials and excessive bending movements at joints or connections to equipment. Make allowances throughout for expansion and contraction of piping. Provide each riser and horizontal run of piping with expansion loops, expansion joints, or expansion compensators where indicated and required. Securely anchor and adequately guide pipe as required or where indicated to force expansion to the expansion device without bending, binding, or misalignment of pipe. Branch connections from mains to risers shall be made with ample swing or offset to avoid undue strain on fittings or short pipe lengths. Where indicated, in lieu of expansion loops, expansion joints, or expansion compensators, horizontal runs of pipe shall be anchored at approximately midway of the run to force expansion, evenly divided, toward the mains and risers to provide for expansion and contraction of piping. Flexibility shall be provided by installing one or more turns in the line so that piping will spring enough to allow for expansion without straining.
10. Installed piping shall not interfere with the operations or accessibility of doors or windows and shall not encroach on aisles, passageways and equipment, and shall not interfere with the servicing or maintenance of any equipment. Adjacent pipelines shall be grouped in the same horizontal or vertical plane.
11. Where lines are purposely pitched for drainage, an accurate grade shall be maintained. No lines shall be supported in such a manner as to permit deflection, due to gravity, sufficient to pocket the lines when full of liquid. Grade mains

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- as indicated by arrows on the drawings and in accordance with gradient as indicated in attached Piping Schedule.
12. Piping found to have water hammer or other objectionable vibrations which cannot be eliminated by proper grading or other natural means, shall be braced, trapped or hung with shock absorbing hangers and equipped with air chambers, mechanical shock absorbers, flexible pipe connections or otherwise silenced using approved means.
 13. Use building steel wherever possible for supporting pipe hangers. Main structural steel shall not be drilled, cut or burned for hangers without the approval of the Owner's Representative. Expansion bolts shall be used only upon the approval of the Owner's Representative.
 14. Install unions or flanges in piping connections to equipment, regulating valves, and wherever necessary to facilitate the dismantling of piping and/or removal of valves and other items requiring maintenance.
 15. Avoid bushings. Reducing fittings shall be used wherever practical.
 16. The drawings indicate the size of piping and connections, and if certain sizes are omitted or unclear, obtain additional information before proceeding.
 17. The piping drawings have been worked out with a view to the most economical installation, taking into consideration accessibility and appearances, and the Contractor must follow the drawings accurately and if it is found impractical to install the work in accordance with the drawings and specifications, the Contractor shall notify the Owner's Representative before making any changes and get their approval or revised drawings before proceeding with the work. Verify all measurements on the job before cutting pipes or having piping fabricated, and be responsible for the correct location of all pipe connections, also check sizes and standard of outlets on the equipment, including the dimensions and drilling of flanges, etc.
 18. Copper tubing and galvanized steel shall not be mixed in any one run of piping.
 19. Change in direction shall be made with fittings, except that bending of steel and copper pipe 4 inches and smaller will be permitted, provided a pipe bender is used and wide sweep bends are formed. The center-line radius of bends shall be not less than 6 diameters of the pipe. Bent pipe showing kinks, wrinkles, flattening, or other malformations is not acceptable.
 20. Threaded joints shall be made with tapered threads in accordance with ANSI B2.1, and made tight with an approved pipe thread joint compound or material, applied to the male threads only. Use compounds sparingly and apply with caution to ensure that compounds do not enter piping systems. When pipe joint is made up a maximum of 3 threads shall be visible.
 21. Joints for plastic pipe shall be made in accordance with PPI Piping Manual.
 22. Connections between ferrous and nonferrous metallic pipe shall be made with dielectric unions or flanges.
 23. Connections between plastic and metallic pipe, between plastic and glass pipe, and between metallic and glass pipe, shall be made with transition fittings manufactured for the specific purpose.
 24. Unions and flanges shall not be concealed in walls, partitions, or above inaccessible ceilings.

B. Hydronic HVAC Systems Additional Requirements:

1. Provide a 3/4 inch drain valve and a capped hose nipple at each low point in each system, and where indicated.
2. Provide, at each high point in each system, and where indicated, an air collection chamber and a manual air vent consisting of a capped 6-inch long section of 2-inch pipe and a 1/8 inch loose key manual air vent. Drill and tap the pipe cap to accept the air vent.
3. On liquid systems, make branch connections to top of mains for up-feed

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

arrangement, and to bottom of mains for down-feed arrangement, except where main and branch line are of equal size the branch connection may be made to the side of the main for both up-feed and down-feed applications.

4. Provide water seal in the condensate drain from each air handling or air conditioning unit. The depth of each seal shall be equal to the total static pressure rating of the unit to which the seal is connected. Water seals shall be constructed of two tees and an appropriate U bends with the open end of each tee plugged.
5. Slope piping 1 inch per 40 ft, in the direction of flow.

C. Plastic Pipe Systems Additional Requirements:

1. Joints between plastic pipe and other materials shall be subject to the following requirements:
 - a. Joints between different grades of plastic pipe shall be made by use of an approved adapter fitting.
 - b. Joints between the hub of cast-iron soil pipe and plastic pipe shall be made by use of a mechanical joint of the compression or mechanical sealing type.
 - c. Joints between plastic pipe and cast-iron pipe, steel pipe, glass pipe, copper tube, and other piping materials shall be made by use of an approved adapter fitting.
2. Plastic pipe, fittings, and solvent cement used for domestic hot and cold water service shall bear the NSF seal for potable water.
3. Plastic pipe, fittings, and solvent cement shall not be used in systems where temperature, and operating pressure plus system static head, exceeds materials temperature and pressure limitations.
4. Plastic vent piping shall not pass through roofs, firewalls, or fire partitions. Plastic waste and vent piping shall be installed in fire rated pipe chases when passing through floors or approved fire stop sleeve.
5. Plastic piping materials shall not be installed in air plenums, air chambers, or airshafts.

D. Mechanical Joint System Additional Requirements:

1. Install in strict accordance with the manufacturers written installation instructions.
2. Coordinate with Section 23 07 00 – HVAC Insulation to ensure full thickness insulation at mechanical joints.

3.2 WELDING, BRAZING, AND SOLDERING

A. Operator and Procedure Qualifications: All welding and/or brazing operators and all welding and brazing procedures shall be qualified in accordance with the requirements of Section IX of the ASME Boiler and Pressure Vessel Code.

B. Welding:

1. All pipe welding performed under this division of the specifications shall be examined in accordance with ANSI B31.1 requirements for each piping system. The pipe weld examination is hereby made a part of the work of this division of the specifications. An independent outside inspection firm, regularly performing this type of examination, shall be hired by the contractor or subcontractor performing the welding as part of the work of their contract. The examination shall be performed by a representative of the Inspection Company (hereafter

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- called the Inspector) who is qualified and certified for each examination method required.
2. The Inspection Company performing the examination shall certify in writing that all pipe welds performed under this contract conform to the requirements of ANSI B31.1 for each piping system and to all other governing codes.
 3. Before final acceptance of the welded piping, certified test reports shall be submitted for review. The reports shall include the following data: name and location of project, date of test, type of piping system, working pressure and temperature, standard used for testing and applicable test method, number and location of welds tested and names of persons performing test.
 4. Welders and procedures for fire protection system piping qualified in accordance with NFPA No. 13.
- C. Brazing: Silver braze joints in accordance with MSS-SP-73 "Silver Brazing Joints for Wrought and Cast Solder Joint Fittings".
- D. Soldering:
1. Joints in copper tubing shall be made with solder- type fittings. Outside surface of the tube where engaged in the fitting, and inside surface of the fitting in contact with the tube, shall be cleaned with an abrasive material before soldering. Self-cleaning compounds shall not be used. Care shall be taken to prevent annealing of tube and fittings when making connections. The solder joint shall be made with flux and wire form solder, except brazed joints. The flux shall be a mildly corrosive liquid or a petroleum based paste containing chlorides of zinc and ammonium. Solder shall be applied and drawn through the full fitting length. Excess solder shall be wiped from joint before solder hardens. Joints in copper tube sizes 2-1/2 inches and larger shall be made with heat applied uniformly around the entire circumference of the tube and fittings by a multi-flame torch. Use of oxy-acetylene cutting torch in lieu of multi-flame torch is not permitted. Disassemble valves and other accessories that may be damaged by heat before soldering.

3.3 TESTING OF PIPING SYSTEMS:

- A. Each piping system, after erection, shall be subjected to a pressure test. The test requirements shall be as follows:
1. General: Furnish everything required for the tests. Notify Architect/Engineer at least 48 hours before any testing is performed. Independent Agent/Owner shall verify pressure test and sign off. Report to be furnished to Architect/Engineer. Testing shall be performed at the completion of each phase of the project.
 2. HVAC related systems shall be tested with water at 1-1/2 times the system working pressure, but not less than 100 psig. Joints will be visually examined for leaks.
 - a. Initial Hydrostatic Test: Before insulation is applied to field connections, hydrostatically pressure test each pipe as a complete unity with fresh water to 150 psig or not less than 1.5 times systems pressure rating, whichever is greater. Pressure testing with air will not be permitted, unless approved prior to testing. Limit pressure rise to 100 psi per minute at beginning of test and pressure drop to 100 psi at conclusion of test. Remove air from system before start of tests. Pressure must hold for a minimum of four (4) hours with a 4-psi maximum drop. Examine system for leaks and porosity. Replace porous sections and repair leaks in accordance with pipe manufacturer's instructions, repeat tests until

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- system is proven tight. During a 4-hour pressure holding period, valve off system and completely disconnect method of system pressurization.
- b. Cycle Test: Pressure cycle test system at 150 psig or 1.5 times system pressure rating, whichever is greater, for 10 cycles. Each cycle shall consist of a one-minute period at 150 psig or 1.5 times system pressure rating and a 4-minute period when the pressure is dropped at least 40%. Examine system for leaks and porosity, repair leaks, replace porous pipe, and repeat test until system is proven tight.
 - c. Post Cycle Hydrostatic Test: Repeat initial hydrostatic test.
 - d. Operational Test: Operate complete system with water flowing through system. During 48 hours, cycle system 8 hours on and 8 hours off for 3 complete cycles. Examine system for leaks until system is proven tight.
 - e. Second Hydrostatic Test Series: After successful completion of operational testing, repeat first hydrostatic test series sequence. Examine pipe system for leaks and porosity. Repair leaks, replace porous pipe, and repeat test until system is proven tight. After successful completion of the second hydrostatic test series, backfill trenches.
 - f. Final Hydrostatic Test: After completion of the final phase of construction, repeat the initial hydrostatic test on the entire piping system(s).
- B. Prior to testing a system, the Contractor shall provide the proper Building Official and the Owner's Representative with not less than 72 hours notice of the proposed test. The Contractor shall obtain approval of the test results. Where written approval is required, the Contractor shall obtain such written approval, and submit a copy of the approval.
- C. Work requiring testing shall not be covered, or otherwise concealed, until testing is completed and approval is granted.
- D. Work, or portions of work, that is altered in any way after testing and approval shall be retested, witnessed, and approval obtained.
- E. Systems requiring hydrostatic tests shall be protected from damage caused by freezing. After tests are completed drain all sections of pipe, including traps, or fill undrained sections and traps with antifreeze solution. Vent all high points to release vacuum and ensure complete drainage of closed systems, and blow out piping with compressed air to remove trapped water.
- F. Duration of tests, unless specified otherwise, shall be the time required to examine each joint in the system being tested.
- G. Systems requiring hydrostatic testing under pressure shall be vented at high points to ensure that all piping is completely filled with the testing medium.
- H. Disconnect pressure boosting apparatus, or vacuum pumps, during the test time span specified for systems employing the pressure loss/time span test method.
- I. During tests, isolate system components that have test pressures less than pressures specified for system tests.
- J. Use clean soapy water applied to exterior of joints to locate leaks in systems using compressed air, dry carbon dioxide, or nitrogen, under positive pressure as a test medium.

END OF SECTION 23 21 13

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 31 00
HVAC DUCTS AND CASINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Single Wall Round or Flat Oval Galvanized Steel Ductwork and Fittings.
- B. Single Wall Round Snaplock Seam Galvanized Steel Ductwork and Fittings.
- C. Insulated Round Flexible Ductwork.

1.3 QUALITY ASSURANCE

- A. All ductwork shall be fabricated within the guidelines established by the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) HVAC Duct Construction Standards - Metal and Flexible, latest edition.
- B. All ductwork shall be fabricated to withstand the pressure and velocity required on this project.
- C. All components, fasteners, sealants, adhesives, etc. in the conditioned air stream or exposed in active or non- active plenums shall conform to the NFPA 90A Standard for the Installation of Air Conditioning and Ventilating Systems and Standard for Flame/Smoke/Fire Contribution of 25/50/0.
- D. All ductwork shall conform to UL standard UL 181 Factory Made Air Duct Materials and Duct Connectors, latest edition. Applicable sections shall apply to shop fabricated ductwork.
- E. After fabrication and installation of all shop fabricated ductwork the fabricator and installer, if not the same, shall certify in writing to the Owner's representative that all shop fabricated ductwork and installation of same meets or exceeds the quality standards established by SMACNA.

1.4 SUBMITTALS

- A. Submission for acceptance is required.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

1.5 SHOP DRAWINGS

- A. Shop Drawings: Provide shop drawings of ductwork as follows:
 - 1. Draw to a scale of not less than 1/4 inch to one foot on the same size sheets as the contract drawings.
 - 2. Show duct sizes.
 - 3. Show fitting details.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. Show lighting and ceiling diffusers.
- B. Floor Plans: Provide sheet metal floor plans drawn to the same scale as the contract drawings.
1. Use contract drawing sheet size.
 2. Show on each floor plan the floor penetrations, fire dampers and access doors, ducts with sizes and bottom elevations, terminal types and air quantities.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Single Wall Round or Flat Oval Galvanized Steel Ductwork and Fittings:

1. Autoduct, Inc.
2. Hamlin Sheetmetal, Inc.
3. Impulse Air.
4. Lindab
5. Semco Manufacturing, Inc.
6. United McGill
7. Eastern Sheet Metal

B. Single Wall Round Snaplock Seam Galvanized Steel Ductwork and Fittings:

1. Alco Manufacturing Company.
2. Crown Products Company.
3. Hughes.

C. Insulated Round Flexible Ductwork:

1. ATCO Rubber Products, Inc.
2. Flexmaster USA, Inc.
3. Flexible Technologies - Thermaflex®

2.2 FABRICATION

A. Single Wall Round or Flat Oval Ductwork and Fittings:

1. Materials: Hot rolled, continuously annealed, hot dipped galvanized steel minimum of G-90, 0.90 oz/sf coating, conforms to ASTM A653.
2. Metal Gauges: Conform to the Sheet Metal and Air Conditioning Contractor's National Association, Inc. (SMACNA) HVAC Duct Construction Standards - Metal and Flexible, latest edition. The following table shall establish a minimum guideline unless the manufacturer has U.L. Standard 181 test results that show that lighter gages (thinner wall thickness) with intermediate corrugations (ribs) allow the gage reduction:

Pipe Diameter	Positive Internal Static Pressure in W.G.					
	0" - 2.0"		2.1" - 4.0"		4.1" - 10.0"	
	Spiral		Spiral		Spiral	
	Pipe	Fittings	Pipe	Fittings	Pipe	Fittings
6" - 10"	28	26	28	24	28	24
12"	28	26	28	24	26	24

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

14"	28	26	26	24	26	24
16"	26	24	26	22	24	22
18" - 26"	26	24	24	22	24	22
27" - 36"	24	22	22	20	22	20
37" - 50"	22	20	20	20	20	20
51" - 60"	20	18	18	18	18	18
61" - 84"	18	16	18	16	18	16

Major Axis Dimension Positive Internal Static Pressure in W.G.

	0" - 2.0" Flat Oval		2.1" - 4.0" Flat Oval		4.1" - 10.0" Flat Oval	
	Pipe	Fittings	Pipe	Fittings	Pipe	Fittings
6" - 24"	24	20	24	20	24	20
25" - 36"	22	20	22	20	22	20
37" - 48"	22	18	22	18	22	18
49" - 60"	20	18	20	18	20	18
61" - 70"	20	16	20	16	20	16
71" - Up	18	16	18	16	18	16

3. Duct Construction: Spiral wound, lockseam construction, slip joint or flanged connections as noted below under couplings.
4. Fitting Construction:
 - a. 90 Deg. and 45 Deg. Ells: Solid - welded seam construction for dust collector use, Solid - welded seam or spot welded and bonded for general use. Radiused ells to be full radiused unless otherwise noted, mitered ells to have single thickness, turning vanes, slip joint or flanged connections.
 - b. Tees or Crosses: Solid - welded seam construction for dust collector use, Solid - welded seam or spot welded and bonded for general use. Tangential, unless otherwise noted or detailed, conical take off or reduction, slip joint or coupled ends. 180 Deg. or 45 Deg. as indicated.
 - c. Bellmouth: Solid - welded seam construction for dust collector use, Solid - welded seam or spot welded and bonded for general use. Spun metal, smooth converging bellmouth, round, gauge equal or greater than connecting duct.
 - d. Access Section:
 - 1) 7" Diameter and Less: Minimum 12" long flanged section, minimum four bolts per flange.
 - 2) 8" Diameter and Larger: Round or rectangular access cover, on welded raised section, pressure sensitive release suitable for manual release or emergency vacuum release, chain retainer, (see Para. 3.5: Schedules for Sizes).
 - e. Couplings:
 - 1) Joints 36" or less shall have 2" slip coupling.
 - 2) 38" or over shall be spiral mate or oval mate.

Based on United McGill or Approved Equal.

B. Single Wall Round Snaplock Seam Galvanized Steel Ductwork and Fittings:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Materials: Hot rolled, continuously annealed, hot dipped galvanized steel minimum of G-90, 0.90 oz/sf coating, conforms to ASTM A653.
2. Metal Gauges: Minimum of 26 gauge, with remaining sizes conforming to the Sheet Metal and Air Conditioning Contractor's National Association, Inc. (SMACNA) HVAC Duct Construction Standards Metal and Flexible, latest edition. The following table shall establish a minimum guideline:

Round Ducts:

Duct Diameter	Spiral Pipe	Fittings and Longitudinal Seam Pipe
3" thru 14"	26	24
15" thru 26"	24	22
27" thru 30"	22	20

3. Duct Construction: Snaplock seam construction, slip joint or flanged connections.
4. Fitting Construction:
 - a. 90 Deg. and 45 Deg. Ells: Adjustable ells to be full radiused unless otherwise noted, slip joint or flanged connections.
 - b. Tees or Crosses: Adjustable, unless otherwise noted or detailed, conical take off or reduction, slip joint or coupled ends. 180 Deg. or 45 Deg. as indicated.

C. Insulated Round Flexible Ductwork:

1. Low Pressure Application:

- a. Factory fabricated assembly of a trilaminate of aluminum foil, fiberglass and polyester with a perm rating of .02, high tear strength and properties to resist temperature change, mildew and age hardening. It shall be mechanically locked, without adhesives, into a formed aluminum helix on the ducts outside surface. It shall be U.L. listed 181 Class 1 and comply with NFPA 90A and 90B. The material shall have a pressure rating not less than 6" w.g. positive pressure and -3" w.g. negative pressure through a temperature range of -20°F to +250°F.
- b. The duct material shall be factory wrapped in a blanket of fiberglass insulation with a C factor of .23 or less. The insulation shall be encased in a fire retardant reinforced aluminum material vapor barrier with a perm rating of not over .05 grains per square ft. per hour per inch of mercury.

Based on Type 5M as manufactured by Flexmaster U.S.A., Inc., ATCO Rubber Products UPC #036 or Omni Air 1200, or Flexible Technologies – Thermaflex M-KF.

- D. Ductwork, General: Each duct section shall have both ends covered with polyethylene or other suitable material to protect against the entrance of dirt, debris or water during shipment and storage prior to installation.
- E. DUCT SEALANT: Water-Based Joint and Seam Sealant: Flexible, adhesive sealant, used indoors or outdoors. Foster 32-19 Duct Fas, Childers CP-146 Chil Flex or Duro Dyne SAS.

PART 3 - EXECUTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.1 GENERAL REQUIREMENTS:

- A. Install in strict accordance with the manufacturer's written installation instructions.
- B. The drawings, due to their small scale, are diagrammatic in nature and are not necessarily complete in all details. For this reason not all necessary offsets, rises or falls are shown. Coordinate the installation of the ductwork with all other trades and to provide all necessary offsets, etc. as required for completion of this project without any additional cost to the Owner, Architect or Engineer.
- C. All ductwork shall be run parallel or perpendicular to building structure and seams or spirals shall be aligned whenever possible.
- D. All sizes indicated on the drawings are inside clear dimensions.
- E. All ductwork shall be properly sealed in a neat clean manner with all excess sealer wiped clean.
- F. Coordinate the location of, provide the necessary access and install all devices provided in other specification sections within Division 23, including but not limited to fire, smoke and/or balancing dampers, access and mounting for control devices, air flow measuring stations, etc., as apply to this project.
- G. All ducts passing through partitions or walls shall be properly and neatly sealed. If partition or wall carries a fire rating (fire damper indicated or if architectural plans indicate a rated wall) the duct shall be sleeved with the space between the sleeve and duct properly sealed with firestopping material under Division 07 Firestopping. The sleeve shall be permanently affixed to the wall (Refer to Section 23 05 29 for Hangers and Supports for HVAC Piping and Equipment).
- H. Coordinate the proper duct pressure classification with the system served and to provide the proper ductwork to withstand these pressures. (See Para. 3.5 Schedules: System Pressure Classification and Duct Material Schedule.)

3.2 CLEANING AND PROTECTION

- A. During construction, ductwork shall be cleaned of dirt and debris internally section by section as it is installed. At end of each day, ductwork not finally connected to equipment shall be provided with a temporary closure of polyethylene film or other covering material that will prevent entrance of dust, debris or water. Clean exterior surfaces of any material which might cause corrosion or if the duct is to be painted, it shall be cleaned suitable for painting. After substantial completion of the ductwork system the system shall be operated with filters in place to blow-out any remaining dust from the system. Protect all equipment and property from damage or fouling during this cleaning. All prefilters used during cleaning shall be replaced prior to turning the system over to the Owner.
- B. During field investigations, if the Owner or Engineer inspect ductwork and find dust, debris, water or any other contaminant the contractor will be responsible for cleaning or replacing, at the discretion of the Owner and Engineer, the ductwork section at the contractor's expense.

3.3 LEAK TESTING

- A. Duct Leakage Report: The Contractor shall make all the supply, return, outside air, and exhaust duct systems (limited to 1,500 cfm and greater) operationally air-tight, with no more than 2% leakage for duct systems rated at 2" w.c. pressure class, and 1% leakage

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

for systems exceeding 2" w.c. pressure class. Leakage test to be performed by Contractor with all air device openings and fan connections sealed airtight. Test the systems prior to applying any insulation or concealing in soffits or chases. Use a portable fan capable of producing a static pressure equal or greater than the duct test pressure. This fan to have a flow measuring assembly consisting of a straight section of duct with an orifice plate, pressure taps, and a calibrated performance curve for determining leakage rates.

1. Test each section equal to the external static pressure indicated for that fan or air handler with the portable fan assembly. After the fan achieves that steady state design pressure, record the air flow quantity across the orifice and the percent of design air flow. If the test fails, the Contractor shall reseal and retest at no additional cost to the Owner.
2. Repair all duct leaks that can be heard or felt, even if the system has passed the leakage test.
3. Submit duct leakage reports to the Balancer and the Engineer for their review and approval.
4. Refer to specification section 23 05 93 for more information.

3.4 INSTALLATION

A. General:

1. Install generally as indicated.
2. Conceal ductwork in finished spaces unless indicated otherwise.
3. Do not install ductwork in or allow to enter or pass through electrical rooms, elevator machine room, or spaces housing switchboards, panelboards or distribution boards, except ductwork that serves electrical rooms, elevator machine rooms or spaces.
4. Exercise special care to provide tight fitting well fabricated, well braced ductwork systems.
5. Field assemble rectangular, round or flat oval ductwork as follows:
 - a. Use slip joints, couplings, etc. sealed with adhesive pre-applied to couplings or duct mate spiralmate or oval mate on duct sizes 1" and larger.
 - b. Isolate dissimilar metals with elastomeric sealant tape or fiber gaskets and gaskets and washers for bolts.
6. In high pressure ductwork (above 2" w.g.), do not use 2 piece mitered 90 degree elbows with or without vanes unless approved by engineer.
7. Make duct connections from hoods, openings, fans and other devices.

B. Insulated Round Flexible Ductwork:

1. Provide where indicated or required on supply air ducts.
2. Coordinate the insulation requirements as to assure a continuous and consistent thermal resistance and vapor barrier.
3. Maximum length shall be 5'-0".
4. Maximum turn or bend shall be no more than 90 Deg. Provide rigid elbows where 90 Deg. turns are indicated on the drawings or more than one 90 Deg. turn is required.
5. Flexible ductwork shall be cut to the proper length. Coiling or unnecessary offsets will not be permitted.
6. Provide Stainless steel draw band to seal inner liner tight to connecting duct. Pull insulation over inner liner and fold vapor barrier over end of insulation. Secure

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

with two coats of an approved vapor barrier mastic, reinforced with glass cloth extending 2 inches onto adjacent insulation. One coat of mastic shall be applied to the insulation prior to the application of the glass cloth, which shall be embedded in the mastic to ensure complete adhesion of the cloth.

7. High pressure flexible duct to be provided upstream of all terminal boxes. Low pressure flexible duct may be used downstream of terminal box.
8. Rigid round ductwork may be substituted in lieu of flex unless the flex duct is used for vibration isolation or otherwise detailed. If omitted, external insulation must be provided. (Refer to Section 23 07 00 for Insulation)

3.5 SCHEDULES

A. System Pressure Classification and Duct Material Schedule:

System I.D. No.	System	Section	Maximum Pressure	Duct Material
1.	Supply	AHU to Terminal	3" pos.	A
2.	Supply	Terminal to Diffuser	1" pos.	A
3.	Return	Terminal to AHU	2" neg.	A

Schedule Legend:

Duct Material

A Galvanized Steel

B. Access Door Schedule:

1. Round Duct:

	Duct Size	Access Door Size
a.	up to 7" dia.	12" long removable section
b.	8" to 12" dia.	8" x 12"
c.	13" to 18" dia.	12" x 12"
d.	19" dia. and up	14" x 20"

2. Flat Oval Duct

	Duct Size Major Axis	Minor Access	Access Door Size
a.	8" to 16"	8" to 11"	8" x 12"
b.	17" to 24"	12" to 13"	12" x 12"
c.	25" and up	14" and up	14" x 20"

END OF SECTION 23 31 00

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 31 01
SHOP FABRICATED DUCTWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Galvanized Steel Rectangular Ductwork.

1.3 QUALITY ASSURANCE

- A. All ductwork shall be fabricated within the guidelines established by the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) HVAC Duct Construction Standards - Metal and Flexible, latest edition.
- B. All ductwork shall be fabricated to withstand the pressure and velocity required on this project.
- C. All components, fasteners, sealants, adhesives, etc. in the conditioned air stream or exposed in active or non- active plenums shall conform to the NFPA 90A Standard for the Installation of Air Conditioning and Ventilating Systems and Standard for Flame/Smoke/Fire Contribution of 25/50/0.
- D. All ductwork shall conform to UL standard UL 181 Factory Made Air Duct Materials and Duct Connectors, latest edition. Applicable sections shall apply to shop fabricated ductwork.
- E. After fabrication and installation of all shop fabricated ductwork the fabricator and installer, if not the same, shall certify in writing to the Owner's representative that all shop fabricated ductwork and installation of same meets or exceeds the quality standards established by SMACNA.

1.4 SUBMITTALS

- A. Submission for acceptance is required.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

1.5 SHOP DRAWINGS

- A. Shop Drawings: Provide shop drawings of sheet metal ductwork as follows:
 - 1. Draw to a scale of not less than 1/4 inch to one foot on the same size sheets as the contract drawings.
 - 2. Show duct sizes.
 - 3. Show fitting details.
 - 4. Show lighting and ceiling diffusers.
- B. Shop Drawings for Field Erected Casings: Submit shop drawings for air handling unit casings, field erected casings and plenums.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Draw to scale of 1/2 inch to 1 foot on the same size sheets as the contract drawings.
 2. Show plan, sections, elevations and details of all joints and casings.
 3. Detail access doors and hardware.
 4. Detail coil, damper, humidifier, filter and fan installations. Provide access doors.
- C. Floor Plans: Provide sheet metal floor plans drawn to the same scale as the contract drawings.
1. Use contract drawing sheet size.
 2. Show on each floor plan the floor penetrations, fire dampers and access doors, ducts with sized and bottom elevations, terminal types and air quantities.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Galvanized Steel Ductwork:

1. Interior, exposed or concealed: Hot rolled steel continuously annealed and hot dipped galvanized sheet or coil, minimum G-90, 0.90 oz/sf coating suitable for forming without flaking or peeling, suitable for welding or soldering. Zinc coating shall not be impaired from double seaming, breaking or roll forming. 14 ga. and lighter conforming to ASTM A653. 13 ga and heavier conforming to ASTM A653.
 2. Exterior or Areas Requiring Painting: Hot rolled steel continuously annealed and hot dipped galvanized sheet or coil, minimum G-90, 0.90 oz/sf (.001 inch thick/side) coating with a mill applied phosphate film suitable for insulating the paint from the drying action of the zinc, capable of forming without flaking or peeling, suitable for welding or soldering. Zinc coating shall not be impaired from double seaming, breaking or roll forming. 14 ga. and lighter conforming to ASTM A653. 13 ga. and heavier conforming to ASTM A653.
- B. Duct Sealants: Provide sealants with a maximum 25 flame spread, and maximum 50 smoke in the dry state, conforming to ASTM E 84, "Standard Test Method for Surface Burning Characteristics of Building Materials", and fire resistive and non-flammable in accordance with ASTM D 93, "Standard Test Methods for Flash Point" by "Pensky-Martens Closed Tester", or approved equal when wet.

2.2 FABRICATION

A. Galvanized Steel Ductwork:

1. Fabricate ductwork as indicated on the drawings. Sizes given are inside clear dimensions. Allowances must be made for duct liner if indicated. Unless otherwise indicated on the drawings, the metal gauge shall be in accordance with SMACNA-HVAC Duct Construction Standards - Metal and Flexible, Latest Edition.
2. Elbow Fabrication:
 - a. 90 deg. elbows 12" or less in width shall be radiused whenever possible.
 - b. All radiused elbows shall be full radiused (R=1.5).
 - c. All mitered 90 deg. elbows shall have turning vanes. Ducts with a width/depth ratio of 1 or more shall have double thickness turning vanes; single thickness is permissible for less than 1.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Tee or Take-off Fabrication:
 - a. Take-off to round run-outs shall be conical or bell mouth. Where conical or bellmouth fittings can not be used due to take-off size to main, provide factory fabricated side takeoff fitting equal to Flexmaster U.S.A., Inc. Type "STO". Provide with handle extension for insulated ducts to clear the insulation thickness specified.
 - b. Take-off to square or rectangular shall be 45 deg. clinch collar or proportional divisions.
 - c. A volume damper shall be located downstream of each take off on square and rectangular take-offs, and integral to round run-outs.
 4. Transitions:
 - a. Concentric Transition: Maximum angle 45 deg. diverging, 60 deg. converging (SMACNA Fig. 2-7).
 - b. Eccentric Transition: Maximum angle 30 deg. diverging or converging (SMACNA Fig. 2-7).
 5. At the Contractor's option, ductwork may be joined at the transverse joints with prefabricated galvanized Ductmate Industries, Inc. ("25" or "35") or Ward Industries, Inc. sections, or with fabricated TDF or TDC T-24 type flanged transverse joints with bolted corners, gaskets, and sealants, constructed in accordance with the SMACNA HVAC Duct Construction Standards - Metal and Flexible, latest edition, Table 1-12. Ductmate "25" may be used only on ductwork with a pressure classification of 2" w.g. or less on the discharge side of air handling units or fan power terminal units. Plastic joint clips are not acceptable. Flanged and prefabricated joints by different manufacturers shall not be jointed. Formed on flanges shall not be used.
- B. Ductwork, General: Each duct section shall have both ends covered with polyethylene or other suitable material to protect against the entrance of dirt, debris or water during shipment and storage prior to installation.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

- A. Install in strict accordance with the Sheet Metal and Air Conditioning Contractor's National Association, Inc.'s (SMACNA) recommendations.
- B. The drawings, due to their small scale, are diagrammatic in nature and are not necessarily complete in all details. For this reason not all necessary offsets, risers or falls are shown. Coordinate the installation of the ductwork with all other trades and to provide all necessary offsets, etc. as required for completion of this project without any additional cost to the Owner, Architect and/or Engineer.
- C. All ductwork shall be run parallel or perpendicular to building structure whenever possible.
- D. All ductwork shall be properly sealed.
- E. Coordinate the location, provide the necessary access and install all devices provided in other specification sections within Division 23. Including but not limited to fire, smoke and/or balancing dampers, access and mounting for control devices, air flow measuring

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

stations, etc. as apply to this project.

- F. All ducts passing through partitions or walls shall pass through at a 90 degree angle. The duct shall be sleeved with the space between the sleeve and duct properly sealed with firestopping material under Division 7 Firestopping. The sleeve shall be permanently affixed to the wall (see Section 23 05 29: Hangers and Supports for HVAC Systems for sleeve specifications).
- G. Coordinate the proper duct pressure classification with the systems served and to construct the ductwork to withstand these pressures. (See 3.6 Schedules; System Pressure Classification and Duct Material Schedules.)
- H. All ducts located outdoors and not of welded construction shall have seams and transverse joints sealed water tight with duct sealer, arranged to shed water and finished with insulating duct coating as specified in Section 23 33 00 Air Duct Accessories.

3.2 CLEANING AND PROTECTION

- A. During construction, ductwork shall be cleaned of dirt and debris internally section by section as it is installed. At end of each day, ductwork not finally connected to equipment shall be provided with a temporary closure of polyethylene film or other covering material that will prevent entrance of duct, debris or water. Clean exterior surfaces of any material which might cause corrosion or if the duct is to be painted, it shall be cleaned suitable for painting. After substantial completion of the ductwork system, the system shall be operated with filters in place to blow-out any remaining dust from the system. Protect all equipment and property from damage or fouling during this cleaning. All prefilters used during cleaning shall be replaced prior to turning the system over to the Owner.

3.3 DUCT SEALING REQUIREMENTS

- A. All ducts shall have SMACNA Seal Class A (all transverse joints, longitudinal seams and duct wall penetrations).

3.4 LEAK TESTING

- A. Ductwork rated at over 3" positive pressure shall be leak tested using a test rig as described in the SMACNA Balancing Manual.
- B. Test ductwork that is rated over 3" positive pressure at 25% above specified operating pressure. Ductwork to be tested in segments and CFM leakage shall be limited to 5% of the system airflow for that section.
- C. Leaks must be located and sealed. All audible leaks, regardless of size, must be sealed.
- D. Duct Leakage Report: The Contractor shall make all the supply, return, outside air, and exhaust duct systems (limited to 1,500 cfm and greater) operationally air-tight, with no more than 2% leakage for duct systems rated at 2" w.c. pressure class, and 1% leakage for systems exceeding 2" w.c. pressure class. Leakage test to be performed by Contractor with all air device openings and fan connections sealed airtight. Test the systems prior to applying any insulation or concealing in soffits or chases. Use a portable fan capable of producing a static pressure equal or greater than the duct test pressure. This fan to have a flow measuring assembly consisting of a straight section of duct with an orifice plate, pressure taps, and a calibrated performance curve for determining leakage rates.
 - 1. Test each section equal to the external static pressure indicated for that fan or air handler with the portable fan assembly. After the fan achieves that steady state

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

design pressure, record the air flow quantity across the orifice and the percent of design air flow. If the test fails, the Contractor shall reseal and retest at no additional cost to the Owner.

2. Repair all duct leaks that can be heard or felt, even if the system has passed the leakage test.
3. Submit duct leakage reports to the Balancer and the Engineer for their review and approval.
4. Refer to specification section 23 05 93 for more information.

3.5 INSTALLATION

A. Galvanized Steel Ductwork:

1. Install ductwork as indicated on the drawings. If any conflict occurs notify the Owner's Representative prior to any extensive rerouting.
2. Install ductwork to allow clearance for the installation of duct insulation.
3. Provide duct liner as specified and/or detailed. (See 3.6 Schedule for liner requirements.)

3.6 SCHEDULES

A. Ductwork shown to be round or oval is to be provided under Section 23 31 00 – HVAC Ducts and Casings.

B. System Pressure Classification and Duct Material Schedule for Shop Fabricated Ductwork:

	<u>System</u>	<u>Section</u>	<u>Maximum Pressure</u>	<u>Duct Material</u>
1.	Supply To Terminal	A.C Unit	3" pos.	A
2.	Supply	Terminal to Diffuser	1" pos.	A
3.	Supply	AHU to grille	3 pos.	A
4.	Return	Inlet Grille to Terminal	2" neg.	A
5.	Return	Terminal to Return Air Fan	4" neg.	A
6.	Return	All AHU Return	1" neg.	A
7.	Gen. Exh.	Inlet to Unit	1" neg.	A
8.	Air Transfer Duct	All 2" neg.		A

Schedule Legend:

Duct Material

A Galvanized Steel

END OF SECTION 23 31 01

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ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 33 00
AIR DUCT ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Duct access doors.
- B. Volume dampers.
- C. Flexible duct connectors.
- D. Hardware cloth.
- E. Install miscellaneous control devices.

1.3 QUALITY ASSURANCE

- A. All products provided for enhancement of Life Safety shall be UL listed and bear the appropriate label stating compliance.
- B. All Products to have a Florida Product Approval Number, as required by the Florida Building Code (FAC 9N-3).
- C. All products located in the conditioned air stream or located in return air plenums shall conform to the NFPA 90A Flame/Smoke/Fuel Contribution of 25/50/0 and all other applicable requirements of NFPA 90A.
- D. Smoke and Smoke/Fire dampers shall be provided with a 60 month from the date of shipment parts only warranty, including freight for all components, including damper operators.

1.4 SUBMITTALS

- A. Submission for acceptance is required.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Duct Access Doors:
 - 1. Air Balance, Inc.
 - 2. Cesco Products
 - 3. Greenheck, Inc.
 - 4. Nailor Industries, Inc.
 - 5. Prefco Products, Inc.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

6. Ruskin Manufacturing, Co.
7. Pottorff

B. Volume Dampers:

1. Air Balance, Inc.
2. Arrow United Industries, Inc.
3. Cesco Products
4. Greenheck, Inc.
5. Nailor Industries, Inc.
6. Prefco Products, Inc.
7. Ruskin Manufacturing, Co.
8. Pottorff

C. Flexible Duct Connectors:

1. Ductmate Industries, Inc.
2. Duro-Dyne
3. Elgen
4. Ventfabric

D. Hardware Cloth:

1. McNichols Co.
2. or equal

2.2 FABRICATION

A. Duct Access Doors:

1. Low Pressure Ductwork:

- a. Rating up to 2" wg positive or negative.
- b. Frame: Minimum 22 gauge galvanized steel or aluminum, minimum 5/8" knock over edge, neoprene gasket between frame and duct and frame and door.
- c. Door: Minimum 24 gauge galvanized steel or aluminum, continuous hinge and cam latches or minimum 2 cam latches, double wall construction, fiberglass insulated thickness to match ductwork.
- d. Based on Ruskin Manufacturing Co. ADH24 or Approved Equal.

2. High Pressure Ductwork:

- a. Rating: Up to 10" wg positive pressure.
- b. Frame: Minimum 16 gauge galvanized steel with "Z" shaped reinforced corners, polyurethane gasket between frame and duct and frame and door.
- c. Door: Minimum 16 gauge galvanized steel or aluminum, minimum 2 spring latches, double wall construction, fiberglass insulated with thickness to match ductwork.
- d. Based on Ruskin Manufacturing Co. ADHP-3 or Approved Equal.

B. Volume Dampers:

1. Provide volume dampers where indicated and construct as follows:
 - a. Provide single blades to a maximum of 10 inch blade width.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b. Provide inside end synthetic bearings and locking quadrants with wing nuts.
- c. Friction locks are not permitted.
- d. Break damper blades on both edges for stiffness.
- e. Provide multi-blades on dampers 12 inches and larger with inside pins and molded synthetic bearings, and 2 inches wide by 1/8 inch thick structural galvanized channel frame.
- f. Provide galvanized connecting bar with molded synthetic bearings on multi-blade dampers.
- g. Provide stand off bracket for installation in externally insulated duct.
- h. Based on Ruskin Manufacturing, Co. MD35 for rectangular ducts (MDSR25 for round ducts) with velocities up to 1500 feet per minute or Approved Equal.
- i. Based on Ruskin Manufacturing, Co. CD30AF1 for rectangular ducts (CDR82 for round ducts) with velocities over 1501 feet per minute or Approved Equal.

C. Hardware Cloth: 4 mesh galvanized steel, plain weave with .035 wire.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

- A. Install all products in strict accordance with the manufacturer's written installation instructions.
- B. Coordinate the installation of products provided within other sections of Division 23 including but not limited to control dampers, airflow measuring stations, etc.

3.2 INSTALLATION

- A. Duct Access Doors:
 - 1. Coordinate the proper class access door with the system requirements.
 - 2. Duct access doors shall be mounted so as to allow maximum access and/or door swing while also providing easy access from the floor or other personal accessible structures.
 - 3. Duct access doors shall be provided wherever required for proper maintenance of equipment, access to duct mounted control devices, or visual inspection and setting of dampers, etc. All doors, due to the small scale of the drawings, may not be shown, it is the contractor's responsibility to coordinate with all trades concerned to provide the necessary quantity and properly locate all doors.
- B. Volume Dampers: Install at branch take-offs.
 - 1. Install a 24" long yellow strip of material to each damper handle for easy visual location. These strips must be in place prior to Substantial acceptance.
- C. Hardware Cloth: Install over all open ended ducts. Provide sheetmetal pocket over raw edges and secure with sheetmetal screws through the metal edge cover.
- D. Install Miscellaneous Control Devices:
 - 1. Install dampers furnished under Section 23 09 00. Provide necessary blank off sections where dampers are installed in factory fabricated mixing box openings.
 - 2. Install air flow measuring stations furnished under Section 23 09 00. Coordinate size and location with proper access before approving release of units for fabrication and shipment.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Install duct smoke detectors provided under Division 26.

3.3 SCHEDULES

A. Access Door Schedule:

1. Square or Rectangular Duct work:

Access Door Mounting

	<u>Surface Max. Dim.</u>	<u>Access Door Size</u>
1.	6"	12" long Remov. Section
2.	7" to 8"	6" x 6"
3.	9" to 12"	8" x 8"
4.	13" to 18"	12" x 12"
5.	19" and up	16" x 16"
6.	Special Situations	See Plans

B. Flexible Duct Connector Schedule

1. Indoor and Outdoor Material Width Schedule

	<u>Duct Size</u> <u>(Max. Dim.)</u>	<u>Pressure</u> <u>(Max.)</u>	<u>Width</u>
a.	12" and less	positive	3"
b.	13" and up	positive	6"
c.	12" and less	negative	3"
d.	13" and up	negative	3"

END OF SECTION 23 33 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 41 00
PARTICULATE AIR FILTRATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Extended Surface, Pleated, Panel Type Filters.

1.3 QUALITY ASSURANCE

- A. Filter testing to be in accordance with UL Standard 900.

1.4 SUBMITTALS

- A. Submission for acceptance is not required.
- B. Product data, along with installation operation and maintenance instructions, shall be included in the operation and maintenance manuals.
- C. Refer to Division 01 for submittal requirements.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Extended Surface, Pleated, Panel Type Filters:
 - 1. Airguard.
 - 2. American Air Filters.
 - 3. Farr.
 - 4. Glasfloss Industries, Inc.
 - 5. Purolator Products Air Filtration Co.
 - 6. Tri-Dim Filter Corporation.

2.2 FABRICATION

- A. Extended Surface, Pleated, Panel Type Filters:
 - 1. Extended surface pleated, cotton/synthetic fiber media, cardboard frame, wire support grid, dry type.
 - 2. Dry filtering principal.
 - 3. 2" thick, 25% average efficiency, UL Class 2 approved, maximum face velocity 500 FPM.
 - 4. Initial maximum air friction at 500 FPM equals .30. Air friction at change-out equals 1.00" w.g.
 - 5. Based on AAF AM-Air 300 or approved equal.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Install filters in strict accordance with manufacturers recommendations.
- B. Particular attention to prevent air bypass through filter support system.
- C. Do not operate fan systems without final and pre-filters in place.
- D. Provide one extra set of pre-filters and final filters.

END OF SECTION 23 41 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 23 73 00
PACKAGED AIR HANDLING UNITS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 WORK INCLUDED

- A. Packaged Air Handling Units.

1.3 QUALITY ASSURANCE

- A. All electrical components shall be listed and labeled by U.L., ETL or a Nationally Recognized Testing Laboratory (NRTL), listed and labeled.
- B. Unit performance shall be certified in accordance with ARI Standard 430 for central station air handling units.
- C. Coil performance shall be certified in accordance with ARI Standard 410.
- D. All components in the conditioned air stream shall conform to the NFPA-90A Flame/Smoke/Fire Contribution Rating of 25/50/0.
- E. All electrical devices shall conform to NEMA standards.
- F. All wiring shall conform to the NEC.
- G. When connected to a 277/480 VAC system, the heating coil shall be listed and labeled at 277 VAC or 480 VAC for single phase or three phase units respectively, regardless of the voltage scheduled on the drawings.
- H. Direct expansion coils shall be designed and tested in accordance with ANSI/ASHRAE Standard 15 Safety Code for Mechanical Refrigeration.
- I. After installation the manufacturer's representative of all equipment provided in this section shall certify in writing to the Owner's Representative that the equipment has been assembled and installed within the guide lines of the manufacturer's written installation instructions and that its performance meets or exceeds the operating characteristics, specified and/or scheduled.
- J. In accepting this Contract, the air handling unit manufacturer shall guarantee their units to give capacities not less than the capacities specified with the conditions as specified, without the unit sweating in an unconditioned mechanical room, (it is understood that minor misting of the unit surface may occur at unit seams where thermal breaks do not exist. The manufacturer guarantees that they will take whatever steps are necessary to meet the guarantee, at no additional cost to the Owner, regardless of the extent of the revisions required. A Corporate Officer of the manufacturer shall certify the guarantee and the submittal data.
- K. The work shall include a one-year warranty. This warranty shall be by the Contractor to the Owner for any defective workmanship or material which has been furnished at no cost to the Owner for a period of one year from the date of substantial completion of System.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Extended warranty shall be provided for systems installed during earlier phases of construction through to substantial completion of the final phase. Explain the provisions of warranty to the Owner at the "Demonstration of Completed System" meeting to be scheduled with the Owner upon project completion.

L. Starting of Mechanical Systems:

1. Provide material and labor to perform start-up of each respective item of equipment and system prior to beginning of test, adjust and balance procedures.
2. Provide labor to assist the Owner's Representative in acceptance review.
3. Provide point by point system check-out. Submit results in tabulated form by system. Include this data as part of Operation and Maintenance Manuals.
4. Provide information and assistance and cooperate with test, adjust and balance services.
5. Comply strictly with manufacturer's recommended procedures in starting up mechanical systems.
6. Provide such periodic continuing adjustment services as necessary to ensure proper functioning of mechanical systems until acceptance and up to 1 full year after date of Owner acceptance.

1.4 SUBMITTALS

- A. Submit in accordance with Division 01 requirements.
- B. No equipment shall be fabricated or delivered until the receipt of approved shop drawings from the Owner or Owner's approved representative.
- C. AHU manufacturer shall provide the following information with each shop drawing/product data submission:
 1. Dimensioned arrangement drawings for each AHU including a plan and elevation view of the assembled unit with overall dimensions, lift points, unit shipping split locations and dimensions, installation and operating weights, and installation, operation and service clearances.
 2. All electrical, piping, and ductwork requirements, including sizes, connection locations, and connection method recommendations.
 3. Each component of the unit shall be identified and mechanical specifications shall be provided for unit and accessories describing construction, components, and options.
 4. All performance data, including capacities and airside and waterside pressure drops, for components.
 5. Fan curves shall be provided for fans with the design operating points indicated and at 15% greater RPM along the system curve with fan efficiency and horsepower clearly indicated. Data shall be corrected to actual operating conditions, temperatures, and altitudes.
 6. Submit computer coil selection clearly indicating system design conditions, as well as coil hand connections, electric heating coil data, where applicable.
 7. A filter schedule must be provided for each air handling unit supplied by the air handling unit manufacturer. Schedule shall detail unit tag, unit size, corresponding filter section location within the AHU, filter arrangement (e.g. angled/flat), filter depth, filter type (e.g. pleated media), MERV rating, and filter quantity and size.
 8. A schedule detailing necessary trap height shall be provided for each air handling unit. Schedule shall detail unit tag, unit size, appropriate trap schematic with recommended trap dimensions, and unit supplied base rail height. Contractor

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- shall be responsible for additional trap height required for trapping and insulation beyond the unit supplied base rail height by adequate housekeeping pad.
9. A coil valve coordination schedule shall be provided for each air handling unit supplied by the air handling unit manufacturer. Schedule shall detail unit tag, coil type and corresponding section location within the AHU, valve style (e.g. global, ball), valve type (e.g. electronic 2-way/3-way), valve position (e.g. normally open/closed), size, flow coefficient (CV), and close-off pressure.
 10. An electrical MCA – MOP schedule shall be provided for each electrical circuit to which field-power must be supplied. Schedule to detail unit tag, circuit description, voltage/phase/hertz, Minimum Circuit Ampacity (MCA), and calculated Maximum Overcurrent Protection (MOP).
 11. Sound data shall be provided using ARI 260 test methods. Unit discharge, inlet, and radiated sound power levels in dB shall be provided for 63, 125, 250, 500, 1000, 2000, 4000, and 8000 Hz.

D. The AHU manufacturer shall list any exceptions to the specification.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Packaged Air Handling Units:

1. Carrier
2. Daikin Applied (McQuay)
3. Johnson Controls
4. Trane

2.2 FABRICATION

A. Packaged Air Handling Units:

1. General:
 - a. Sizes, types and performance as indicated on unit schedule.
 - b. Each unit complete with factory furnished components as shown on the plans. Each air handler unit shall be completely factory assembled, or partially assembled, tested and shipped in one piece or in sections for field assembly depending on size. All casings and access doors shall be of double wall construction. All components shall be assembled on a base rail or mounting legs of sufficient height to provide proper condensate drain trapping, provided with the unit, complete with lifting lugs to accept cable in chain hooks.
 - c. All units shall have decals and tags to indicate caution areas and to aid unit service. Nameplates shall be fixed to the unit.
2. Cabinet, Casing and Frame: - Refer to 2.3 FABRICATION FOR OUTDOOR AIR HANDLING UNITS.
3. Access Doors:
 - a. Access doors shall be 2" double-wall construction. Interior and exterior shall be of the same construction as the interior and exterior wall panels.
 - b. All doors downstream of cooling coils shall be provided with a thermal break construction of door panel and door frame.
 - c. Gasketing shall be provided around the full perimeter of the doors to prevent air leakage.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- d. Door hardware shall be surface-mounted to prevent through-cabinet penetrations that could likely weaken the casing leakage and thermal performance.
 - e. Handle hardware shall be designed to prevent unintended closure.
 - f. Access doors shall be hinged and removable without the use of specialized tools to allow.
 - g. Hinges shall be interchangeable with the door handle hardware to allow for alternating door swing in the field to minimize access interference due to unforeseen job site obstructions.
 - h. Door handle hardware shall be adjustable and visually indicate locking position of door latch external to the section.
 - i. All doors shall be a minimum 60" high when sufficient height is available, or the maximum height allowed by the unit height.
 - j. A single door handle shall be provided for each door linking multiple latching points necessary to maintain the specified air leakage integrity of the unit.
 - k. A shatterproof window shall be provided in fan access doors.
4. Coil Sections:
- a. Coil sections shall be blow thru or draw thru as scheduled or detailed on drawings and incorporate single or multiple coils. Coils shall be guaranteed to have no moisture carry-over.
 - b. Coil row depth shall match that shown on the air handling unit schedule, except that the minimum row depth shall be that listed, or 8 rows, whichever is less. Maximum fin density shall be 130 fins per foot, regardless of the value scheduled.
 - c. Water coils shall be of the cartridge type and have threaded connections (direct expansion coil shall have sweat-type connections) located on the same end. Coil headers, distributors and connections shall be completely enclosed in the unit casing. Vent and drain connections shall be provided on all water cooling coils. Coil supports shall be Type 304 stainless steel.
 - d. Coils shall have non-ferrous headers and copper tubes, mechanically bonded to ripple-corrugated aluminum fins. Coils shall have a staggered tube type design. Coils shall have Type 304 stainless steel casing. Coils shall be certified in accordance with Air Conditioning and Refrigeration Institute (ARI) Standard 410-72. Coil performance shall be substantiated by computer generated output data. Coils shall be suitable for glycol solutions.
 - e. Chilled water coils shall have 1/2" or 5/8" O.D. copper tubes. Coils shall be circuited for minimum pressure drop. Coils shall be tested at 315 pounds air pressure under warm water and be guaranteed for 150 psig working pressures. Coils shall be guaranteed to produce no carryover.
5. Condensate Pan:
- a. A double wall condensate drain pan consisting of inner 18 gauge 304SS pan, an outer 18 gauge galvanized steel pan and minimum 5/8" thick rigid foam insulation between the two pans.
 - b. Pan shall be non-trapping design sloped to the drain connection and guaranteed not to have standing water after shut-down. It shall extend beyond the leaving airside of the cooling coil and extend underneath the coil connections.
 - c. The drain pan shall be thermally isolated from the unit casing. A threaded drain connection shall extend through the unit base.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- d. For stacked coils, an intermediate Type 304 stainless steel drain pan extending a minimum of 6" past shall be provided with drop tubes on each end, or a method to transfer condensate to the lower drain pan shall be provided.
6. Direct Drive Plenum Fans (Refer to Drawing Schedule):
- a. Fan shall be direct driven, arrangement 4 plenum fan constructed per AMCA requirements for the duty specified. The fan or fans in total shall be selected to deliver the specified airflow quantity at the specified operating Total Static Pressure.
 - b. Fan/motor assemblies will be internally isolated with spring isolators and flex collars.
 - c. Fan motors shall be E+3, inverter ready pedestal mounted, ODP selected at the operating voltage and efficiency as specified or as scheduled elsewhere. Each fan motor shall be sized so the fan maximum brake horsepower does not exceed motor's nominal nameplate rating.
 - d. Fans shall be positioned in the air tunnel cross section and with adequate spacing upstream and downstream for servicing and airflow.
 - e. Fan downstream access door width shall be wide enough to permit the fan motor, fan wheel or fan motor/wheel removal.
 - f. Fans shall be supplied with a Piezometer Flow measuring station consisting of multiple recessed measuring ports located at the narrowest throat on the inlet cone and a static reference port in the unit. Flow measuring station shall not obstruct the inlet of the fan and shall have no effect on fan performance (flow or static) or sound power levels. Piezometer Flow measurement system will be supplied and installed by the fan manufacturer.
 - g. Piezometer signal shall be converted thru an accurate pressure transducer into a 0-10 volt output control signal. Provide a fan calibration formula to convert the flow signal into the fan CFM.
 - h. Units will have an ETL or UL 1995 label.
 - i. Provide shaft grounding rings on all motors driven by a VFD. Typically to an AEGIS – SGR model.
9. Filter Section:
- a. The filter section shall be capable of accepting 2"- 30% pre-filters. They shall be supplied complete with galvanized steel filter racks as an integral part of the unit.
 - b. Provide fixed filter block-offs as required to prevent air bypass around filters.
 - c. Filters shall be accessible from both sides of the unit or as shown on the documents.
 - d. The filter section shall be provided with filters and filter differential pressure gauge (refer to controls drawings) as specified in Section 23 41 00.
7. Return Air/Outdoor Air Mixing Section:
- a. A return air plenum shall provide 100% return air capability. A duct collar shall accept return air ductwork return air connection as detailed on drawings.
 - b. If required: 0-100% economizer dampers shall allow for modulating 0-100% outdoor air intake. The 0- 100% economizer dampers shall consist of outside air, return air and exhaust air dampers arranged to

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

provide mixing of the airstreams. The outside and return air damper shall be sized to handle 100% of the supply air volume and be of a low leak design including gasketing and side seals on all blade edges. Blades shall be of a heavy-duty, airfoil design. Leakage shall not exceed 4 CFM/SF at 1" w.g.

8. Factory Plenum Section Casing: Reinforced mill galvanized or primed steel with baked finish, minimum 18 ga. panels, gasketed joints between panels, 1" thick, 3 lbs. density glass fiber insulation with vapor barrier, access doors with safety latch handles. Suitable for 6.0" w.g. positive or 4" w.g. negative static. Field Built Plenums are NOT acceptable.
9. Discharge Air Plenum: A discharge air plenum shall be provided for sound attenuation with outlet velocities as scheduled and will have 1" duct collar for a bottom or front supply air duct connection as detailed.

2.3 FABRICATION FOR OUTDOOR AIR HANDLING UNITS

- A. In addition to all other details specified within for air handling units, units that are installed outdoors shall also comply with the following sections. Outdoor air handling units shall have only single door handles for each door linking multiple latching points necessary to maintain the specified air leakage integrity of the unit and ease of maintenance. Outdoor AHUs shall be shipped with all openings covered to protect unit interior from in-transit debris.
- B. Unit Paint: External surfaces of all outdoor unit casings shall be prepared and painted with a minimum 1.5 mil thick enamel finish or equal. Paint shall be able to withstand a salt spray test in accordance with ASTM B117 for a minimum of 500 consecutive hours. Paint shall be AHU Manufacturer's standard color, unless otherwise indicated in the schedule and drawings.
- C. Unit Base
 1. Outdoor units shall have a 6-inch welded base and steel cross members for structural rigidity and supports the full perimeter of the air handling unit. AHU panels must overhang the primary unit base such that no ledge exists for water to pool. The entire AHU perimeter shall be sealed for additional water management protection. A drain pan under the entire unit or sections shall not be an acceptable alternative to prevent water from entering the building space.
 2. Unit base shall be designed to allow the unit to be either pier-mounted or rest on a roofcurb when field-installed as indicated on the schedule and drawings.
- D. Unit Roof
 1. Outdoor unit roofs shall incorporate a standing seam on the exterior to ensure a rigid roof construction and prevent water infiltration. Roof assembly shall overhang all walls by 1.5-inch minimum to prevent sheeting from roof to side panels. Rain gutters shall also be provided over all doors to direct rain away from the door assembly.
 2. Outdoor roofs shall be sloped, not less than 0.125 inches per foot, for water drainage. Where outdoor units are shipped in multiple sections, provide standing-seam joiners at each split with adhesive, hardware, and cover strips for field joining by the installing contractor.
- E. External Pipe Cabinets: The AHU manufacturer shall provide external pipe cabinet assemblies as indicated on the schedule and drawings. External pipe cabinets shall be

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

factory assembled and shipped with the units for field mounting. Pipe cabinets shall have a minimum internal depth of <<CABINET_DEPTH>> [24] [36] [48] inches. Cabinet walls and doors shall be the same double-wall construction and exterior color/finish as the unit wall panels. Cabinet roofs shall be sloped away from the unit for water drainage.

F. Weather Hoods

1. Outside and exhaust air weather hoods shall be fabricated from the same material as the unit exterior. Hoods shall extend past the perimeter of the unit casing opening to ensure the hood does not obstruct the airflow path. Hoods shall be painted with the same paint requirements identified for the external casing herein.
2. Inlet hoods for each outside damper shall be provided with a high performance sine-wave moisture eliminator to prevent entrainment of water into the unit from outside air. Wire mesh screens shall not be acceptable as a moisture eliminator. Exhaust hoods shall be provided on exhaust air openings.
3. All hoods shall be sized for 100 percent of nominal damper capacities and furnished with bird screens or similar protection to prevent nesting and entry into AHU inlet or exhaust paths.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install 6" manufacturer base rail to allow for condensate trapping.
- B. The Mechanical Contractor shall level all unit sections in accordance with the unit manufacturer's instructions. The Mechanical Contractor shall provide and install all necessary permanent shim material to ensure individual sections and entire assembled units are level.
- C. The Mechanical Contractor shall be responsible to coordinate ALL of his installation requirements with the Owner and the Owner's selected Mechanical Contractor to ensure that a complete installation for each unit is being provided. Coordination efforts shall include such items as unloading and hoisting requirements, field wiring requirements, field piping requirements, field ductwork requirements, requirements for assembly of field-bolted or -welded joints, and all other installation and assembly requirements.
- D. The AHU manufacturer shall provide all screws and gaskets for joining of sections in the field.
- E. If equipment is to be stored for a period of time prior to installation, the Mechanical Contractor shall remove all stretch or shrink wrap from units upon receipt to prevent unit corrosion and shall either place the units in a controlled indoor environment or shall cover the units with canvas tarps and place them in a well-drained area. Covering units with plastic tarps shall not be acceptable.
- F. Assemble and install in accordance with manufacturers written installation instructions and details on drawings.
- G. Coordinate duct, piping and electrical work so as to provide access to unit for maintenance, filter replacement, coil, fan shaft and motor removal with minimum disturbance of piping.
- H. Mount units at proper elevation and arrange condensate trap for proper drainage at design pressure differential. Pipe condensate to nearest floor or roof drain.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- I. Install air vents and drain valves to permit proper venting and drainage.
- J. Prior to unit start-up all controls shall be installed and tested.
- K. Prior to initial start-up and for system testing install air filters to protect the unit and ductwork from dirt and debris. After the system has been tested and prior to turning the system over to the Owner, replace the pre-filters with new, clean filters as specified.
- L. All joints or assembled seams of the assembled unit shall be caulked or gasketed air tight up to 1.5 times design static pressure, or 8" w.g., whichever is less, and shall not exceed 0.0042" per inch of panel span (L/240).
- M. Prior to turning the system over to the Owner, all damages incurred during shipping, storing and installing shall be repaired. These repairs shall be sufficient to bring the equipment back to the quality standards equal to the original manufacturing standards. These repairs shall include but are not limited to repairing painted surfaces, dent removal, combing coil fins, repairing or replacing wet, sagging or torn insulation, etc.

END OF SECTION 23 73 00

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 01 00
OPERATION AND MAINTENANCE MANUALS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, Division 01, 26, 28 Specification Sections apply to this Section.
- B. The requirements in this section of the specifications are in addition to all requirements in sections referenced above.

1.2 SUMMARY

- A. This section includes the requirements for Operation and Maintenance Manuals (O & M Manuals) specifically applicable to Division 26, 28 Sections, in addition to Division 01 - General Requirements and any supplemental requirements/conditions.

1.3 OPERATION AND MAINTENANCE MANUALS

- A. O & M Data:
 - 1. Manufacturer's operation and maintenance data is required for all items as called for in the specifications. O & M Manuals shall include manufacturer's name, model number(s), characteristics, manufacturer's agent, service agent, supplier, where and/or what item(s) are used for and description (i.e. surge suppression - switchboard MDPA).
 - 2. Include troubleshooting instructions, list of special tools required, theory of operation, manufacturer's care and cleaning, preventative maintenance instructions, wiring diagrams, and point-to-point schematics.
- B. O & M Manuals to include:
 - 1. Completed forms and information per Division 01, General Requirements, and this section of the specifications.
 - a) Table of Contents
 - b) Project Addresses
 - c) Specification reference number and index for each Section in the Systems Schedule
 - d) Check Out Memo
 - e) Conductor Insulation Resistance Test Memo
 - f) D-C High Voltage Cable Test Report
 - g) Ground Test Information
 - h) Motor Test Information
 - i) Voltage and Amperage Readings Tabulated Data.
 - j) Progress and Record Drawing Certification
 - k) Spare Parts Certification Memo
 - 2. Shop Drawings: Shop drawings shall be a copy of the final and accepted shop drawing submitted.
 - 3. Product Data: Product data and/or Catalog sheets shall be a copy of the final and accepted submittal.
 - 4. Warranty/Guarantee: Provide copy of warranty/guarantee. Original warranty/guarantee is to be incorporated into separate project warranty book with warranty/guarantees provided for other sections and divisions of the specifications and submitted for Architectural/Owner acceptance.
 - 5. Copies of electrical panel schedules and electrical panel directories included with the corresponding specification section
 - 6. Wiring diagrams, schematic, etc. inserted in proper order, for:
 - a) Control devices, motor controls.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- b) Panelboards.
 - c) Distribution panelboards.
 - d) Modifications to Switchboards.
 - e) Each and every part of the Systems sections of these Specifications.
7. Division 26
- a) Product data and/or catalog sheets on all equipment applicable to this project.
 - b) Equipment supplier list for each section's equipment.
 - c) Grounding; in addition to above provide:
 - 1. Ground Test Information Form
 - d) Panels, distribution panelboards, switchboards; in addition to above provide:
 - 1. Internal wiring diagrams.
 - 2. Bus diagrams.
 - 3. Operation and maintenance requirements, instructions, and recommended testing.
 - 4. Parts list.
 - 5. Copy of directory.
 - 6. Voltage and Amperage Readings Tabulated Data Form
 - 7. Check-Out Memo Form
 - e) Overcurrent protective devices; in addition to above provide the following for large circuit breakers:
 - 1. Parts list.
 - 2. Operation and maintenance requirements.
 - 3. Wiring diagrams.
 - 4. Testing data.
 - 5. Installation/removal instructions.
 - 6. Check-Out Memo Form
 - f) Motor Control; in addition to above provide the following:
 - 1. Internal wiring diagrams.
 - 2. Wiring diagrams.
 - 3. Bus diagrams.
 - 4. Operation and maintenance requirements, instructions, and recommended testing.
 - 5. Parts list.
 - 6. Copy of directory.
 - 7. Testing data, motor test information sheets.
 - 8. Check-Out Memo Form
8. Division 28:
- a) Installer's name, address, phone, etc. for each system.
 - b) Authorized representatives name, address, phone, etc. for each system.
 - c) Equipment supplier's name, address, phone, etc. for each system.
 - d) Surge Suppression.
 - 1. Product data and/or catalog sheets on equipment applicable to this project.
 - 2. Parts list.
 - 3. Recommended testing and replacement procedures.
 - e) Fire Alarm, Sound/Paging, Television, Security, Closed Circuit systems.
 - 1. Product data and/or catalog sheets on equipment applicable to this project.
 - 2. Parts list.
 - 3. Installation/removal instructions.
 - 4. Wiring diagrams of panels.
 - 5. Point-to-point wiring diagrams of system.
 - 6. Operation and maintenance requirements.
 - 7. Shop drawing as submitted and accepted in submittal process.
 - 8. Check-Out Memo Form
 - f) Telephone, Computer Systems.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Product data and/or catalog sheets on equipment applicable to this project.
2. Parts list.
3. Wiring diagrams of panels.

1.4 SUBMITTALS

- A. Refer to Section 01 77 00 Closeout Procedures for processing submittals.

1.5 DELAYS

- A. Contractor is responsible for delays in job project accruing directly or indirectly from late submissions or resubmissions of shop drawings, or product data.

1.6 RESUBMITTALS

- A. The A/E shall be reimbursed cost to review re-submittals subsequent to the second submittal.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

PROJECT ADDRESSES

OWNER:

ARCHITECT:

CONSULTING ENGINEER:

Matern Professional Engineering, Inc.
130 Candace Drive
Maitland, Florida 32751
Telephone No.: (407) 740-5020
Fax No.: (407) 740-0365

GENERAL CONTRACTOR:

SUBCONTRACTOR:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

CHECK OUT MEMO FORM

This form shall be completed and a copy provided to the Owner at the Owner's Performance Verification and Demonstration meeting. A copy shall also be included in the specification section of each O & M Manual for the equipment checked.

Project Name:

Type of equipment checked:

Equipment Number:

Name of manufacturer of equipment:

Signature below by the manufacturer's authorized representative signifies that the equipment has been satisfactorily tested and checked out on the job by the manufacturer.

1. The attached Test and Data and Performance Verification information was used to evaluate the equipment installation and operation.
2. The equipment is properly installed, has been tested by the manufacturer's authorized representative, and is operating satisfactorily in accordance with all requirements, except for items noted below.*
3. Written operating and maintenance information has been presented to the Contractor, and gone over with him in detail.
4. Sufficient copies of all applicable operating and maintenance information, parts lists, lubrication checklists, and warranties have been furnished to the Contractor for insertion in the Operation and Maintenance Manuals.

Checked By: (Print or Type Name of Manufacturer's Representative)

(Address and Phone No. of Representative)

(Signature and Title of Representative)

(Date Checked)

Witnessed By: Signature and Title of Contractor Rep.)

*Exceptions Noted At Time Of Check-Out (use additional page if necessary)

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

CONDUCTOR INSULATION RESISTANCE TEST MEMO

PROJECT NAME: _____

CONDUCTOR FROM _____ TO

SIZE

INSULATION TYPE

INSULATION VOLTAGE RATING

DATE _____ TIME

WEATHER CONDITIONS

TEST VOLTAGE (DC)

RANGE

MEGGER INSTRUMENT/SERIAL NUMBER

TESTING METHODOLOGY

INSULATION RESISTANCE MEASUREMENT (ACCEPTABLE MEASUREMENT NOT TO BE LESS THAN
(1) MEGOHM):

PHASE A TO GROUND _____

PHASE B TO GROUND _____

PHASE C TO GROUND _____

NEUTRAL TO GROUND _____

ISOLATED GROUND TO GROUND _____

CONTRACTOR'S REPRESENTATIVE:

DATE:

OWNER'S REPRESENTATIVE:

DATE:

ENGINEER'S REPRESENTATIVE:

DATE:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

DC HIGH VOLTAGE CABLE TEST REPORT

Project Name: _____

Location: _____

Description: _____

Rated Voltage: _____

TEST DATA

Set Leakage @ Test Voltage _____ ma Variac _____

Pri. Voltage _____

Sphere Gap _____ Inches

Duct Temp. _____ Ambient Temp. _____ Weather _____

Cable Status _____ 1 hour prior to test

Phase or Conductor	<u>A</u>	<u>B</u>	<u>C</u>	Remarks
Starting Time	<u>MA</u>	<u>MA</u>	<u>MA</u>	

- 0
- 15 sec.
- 30 sec.
- 45 sec.
- 1 min.
- 2 min.
- 3 min.
- 4 min.
- 5 min.

Final Test Voltage _____

Time Finish: _____

KV DC after 1 min.

Test Procedure _____ No. of Terminals _____

Joints _____

Witnessed by: _____ Performed by: _____

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

GROUND TEST INFORMATION

PROJECT NAME: _____

GROUND TYPE: _____

TEST BY: _____

DATE OF TEST: _____

GROUND LOCATION: _____

GROUND TYPE (Rod, Water pipe, etc.):

PRIOR TO CONNECTION TO SYSTEM

GROUND: _____ (OHMS)

AFTER CONNECTION TO SYSTEM

GROUND: _____ (OHMS)

WEATHER CONDITIONS (Wet/Dry):

SOIL CONDITIONS (Wet/Dry):

CONTRACTOR'S REPRESENTATIVE:

DATE:

ENGINEER'S REPRESENTATIVE:

DATE:

OWNER'S REPRESENTATIVE:

DATE:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

MOTOR TEST INFORMATION

PROJECT NAME:
DESCRIPTION OF MOTOR:
NAME OF CHECKER:
DATE CHECKED:

- (a) Name and identifying mark of motor (indicate at existing)
- (b) Manufacturer
- (c) Model Number
- (d) Serial Number
- (e) RPM
- (f) Frame Size
- (g) Code Letter
- (h) Horsepower
- (i) Nameplate Voltage and Phase
- (j) Nameplate Amps
- (k) Actual Voltage
- (l) Actual Amps
- (m) Starter Manufacturer
- (n) Starter Size
- (o) Heater Size, Catalog No. and Amp Rating
- (p) Manufacturer of dual-element fuse
- (q) Amp rating of fuse
- (r) Power Factor

CONTRACTOR'S REPRESENTATIVE:

DATE:

SIGNATURE OF CHECKER:

DATE:

OWNER'S AUTHORIZED REPRESENTATIVE:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

PROGRESS AND RECORD DRAWING CERTIFICATION

NAME OF PROJECT:

DIVISION NUMBER AND NAME:

This is to certify that the attached marked-up design prints were marked as the items were installed at the site during construction, and that these prints represent as accurate "As-Built" record of the work as actually installed. One copy will be turned over to the Owner at the instruction in Operation Conference. The duplicate copy is for the Engineer's files.

Name Of General Contractor

BY: Authorized Signature And Title

Date

Name Of Subcontractor

BY: Authorized Signature And Title

Date

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SPARE PARTS CERTIFICATION MEMO

This form shall be completed and a copy provided to the Owner at the Owner's Performance Verification and Demonstration meeting. A copy shall also be included in the specification section of each O & M Manual for the equipment checked.

Project Name:

Type of Spare Parts:

Specification Reference:

Quantity of Spare Parts:

Signature below by the contractor signifies that the spare parts required by the drawings and/or specifications have been turned over to the Owner.

(Name of General Contractor)

(Signature, Title, Date)

(Name of Subcontractor)

(Signature, Title, Date)

(Name of Owner)

(Signature, Title, Date)

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

VOLTAGE AND AMPERAGE READINGS (TABULATED DATA)

PROJECT NAME: _____
SWITCHGEAR/PANELBOARD

FULL LOAD AMPERAGE READINGS:

DATE _____
TIME _____

PHASE A. _____
B. _____
C. _____
N. _____
GROUND _____

FULL LOAD VOLTAGE READINGS:

DATE _____
TIME _____
PHASE A TO N _____ A TO B _____
B TO N _____ A TO C _____
C TO N _____ B TO C _____

VOLTAGE AT THE END OF THE LONGEST BRANCH

TYPE OF LOAD

NO LOAD VOLTAGE READINGS:

DATE _____
TIME _____
PHASE A TO N _____ A TO B _____
B TO N _____ A TO C _____
C TO N _____ B TO C _____

_____ ENGINEERS REPRESENTATIVE
_____ OWNER'S AUTHORIZED REPRESENTATIVE
_____ CONTRACTORS REPRESENTATIVE
_____ DATE

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 01 03
MINOR ELECTRICAL DEMOLITION FOR REMODELING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes the requirements for electrical demolition.
- B. Provide and install all equipment, labor, material, accessories, and mounting hardware for completion of minor electrical demolition for remodeling.

1.3 REFERENCES

- A. NFPA 70 National Electrical Code
- B. Underwriters Laboratories

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

- A. Materials and equipment for patching and extending work: As specified in individual Sections.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify field measurements and circuiting arrangements are as shown on Drawings.
- B. Verify that abandoned wiring and equipment serve only abandoned facilities.
- C. Demolition drawings are based on field observation and existing record documents. Report discrepancies to Architect/Engineer before disturbing existing installation.
- D. Beginning of demolition means installer accepts existing conditions.

3.2 PREPARATION

- A. Disconnect electrical systems in walls, floors, and ceilings scheduled for removal.
- B. Provide temporary wiring and connections to maintain existing systems in service during construction. When work must be performed on energized equipment or circuits, use personnel experienced in such operations.
- C. Existing Electrical Service: Maintain existing system in service until new system is complete and ready for service. Disable system only to make switchovers and connections. Obtain permission from Owner, Architect/Engineer at least 24 hours before partially or completely disabling system. Minimize outage duration. Make temporary connections to maintain service in areas adjacent to work area.
- D. Existing Fire Alarm System: Maintain existing fire alarm system during replacement of RTU Unit. System shall be fully operation until Fire Alarm devices associated with the RTU replacement are excepted. Disable system only to make switchovers and connections. Notify Owner, Architect/Engineer and local fire service at least 24 hours before partially or completely disabling system. Minimize outage duration. Make temporary connections to maintain service in areas adjacent to work area. For the full period of time the system is deactivated, a safety fireman's watch is required to be provided to enact a fire watch for areas that experience a loss of fire protection and notification coverage due to the modifications.

3.3 DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Remove, relocate, and extend existing installations to accommodate new construction.
- B. Remove abandoned wiring to source of supply.
- C. Remove exposed abandoned conduit, including abandoned conduit above accessible ceiling finishes. Cut conduit flush with walls and floors, and patch surfaces.
- D. Disconnect and remove electrical devices and equipment serving utilization equipment that has been removed.
- E. Repair adjacent construction and finishes damaged during demolition and extension work.
- F. Seal openings in walls, floors, etc. and fire stop in accordance with the accepted UL detail to maintain integrity of assembly.
- G. Maintain access to existing electrical installations which remain active. Modify installation or provide access panel as appropriate and as required to comply with the requirements of the NEC.
- H. Extend existing installations using materials and methods compatible with existing electrical installations. Extension must meet or exceed the materials/methods specified in the contract documents.

3.4 CLEANING AND REPAIR

- A. Clean and repair existing materials and equipment which remain or are to be reused, including but not limited to:
 - 1. Panelboards: Clean exposed surfaces and check tightness of electrical connections. Replace damaged circuit breakers and provide closure plates for vacant positions. Provide typed circuit directory showing revised circuiting arrangement.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 01 05
INVESTIGATION OF EXISTING ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes testing and documentation of existing electrical systems.

1.3 REFERENCES

- A. IEEE Recommended Practices

1.4 DESCRIPTION

- A. Test the essential features of the following existing electrical systems:
 - 1. Fire detection devices, smoke detection devices.
 - 2. Controls and alarms.
 - 3. Building grounding systems.
- B. Each system shall be tested once only, and after completion of testing, results given to the Owner, Engineer and/or Owner's representative. Point out any non-operational function noticed during testing.
- C. Document the existing conditions and operation of the existing electrical systems prior to any work.
- D. Contractor is responsible for all non-working systems and their components unless non-working status is verified prior to work on system.

1.5 TIME

- A. The testing shall be held at a date to be agreed upon in writing by the Owner or his Representative.

1.6 ATTENDING PARTIES

- A. The testing shall be held in the presence of the Owner, or his Representative and Contractor.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 PERFORMANCE VERIFICATION

- A. Test the operation of each of the following existing devices and associated systems:
 - 1. Fire Alarm System:
 - a) Test each pull station and record location of each tested device, and note either operational or non operational.
 - b) Test each heat detector and record location of each tested device and note either operational or non operational.
 - c) Test each duct mounted smoke detector with canned smoke and verify alarm activation, remote pilot light activation and damper operation. Record location of each tested device and note either operational or non operational.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- d) Upon alarm activation verify that the fire alarm zone lights and audible/visual signals function properly. Verify that the local fire department or responding agency receives an automatic signal.
 - e) Upon alarm activation verify that the fire alarm zone lights and audible/visual signals function properly. Verify that the local fire department or responding agency receives an automatic signal.
- B. The Electrical Contractor shall investigate all existing systems as called out in this performance verification prior to the beginning of any work which could affect these systems.
- C. Each system shall be retested after completion of remodel and/or renovation to ensure proper operation is maintained. Demonstrate operation per Section 26 08 03 Demonstration of Completed Electrical Systems.

3.2 INVESTIGATION/TESTING FORMS

- A. Submit Existing Facilities Investigation Form and advise Owner/Engineer of all deficiencies in system(s) prior to work. All systems will be assumed to be fully operational if Form not received by Engineer prior to work on system.
- B. Submit five copies of the Existing Facilities Investigation Form for each device tested, signed by the Contractor, Subcontractor and Owner, and submit each test result to the Owner's Authorized Representative.

Attachments:
Existing Facilities Investigation
Ground Test Information

END OF SECTION

EXISTING FACILITIES INVESTIGATION

PROJECT: _____

The existing systems on the above project have been investigated and checked to determine the existing condition of all existing electrical systems within the area(s) affected by the scope of work of this project. The investigation consisted of testing all electrical systems/devices as required by Section 26 01 05 Investigation of Existing Electrical Systems.

All equipment was found to be operational except as noted herein (list below):

PRIME CONTRACTOR

AUTHORIZED SIGNATURE AND TITLE

DATE _____

OWNER'S AUTHORIZED REPRESENTATIVE

AUTHORIZED SIGNATURE AND TITLE

DATE _____

Note To Contractor: Upon completion of investigation and one week prior to the commencement of work, submit five copies of the completed Existing Facilities Investigation Form to the Owner's Authorized Representative, signed and dated by the Contractor. The Owner's Authorized Representative's signature and date is required to verify receipt of Form. Retain copy(ies) and submit copy of Form in each Operation and Maintenance Manual. Contractor shall submit quantities of Forms as required to present required information.

GROUND TEST INFORMATION

PROJECT NAME _____

GROUND TYPE _____

TEST BY _____

DATE OF TEST _____

GROUND LOCATION: _____

GROUND TYPE (Rod, Water pipe, etc.) _____

PRIOR TO CONNECTION TO SYSTEM

GROUND _____ (OHMS)

AFTER CONNECTION TO SYSTEM

GROUND _____ (OHMS)

WEATHER CONDITIONS (Wet/Dry) _____

SOIL CONDITIONS (Wet/Dry) _____

CONTRACTOR'S REPRESENTATIVE

DATE _____

ENGINEER'S REPRESENTATIVE

DATE _____

OWNER'S REPRESENTATIVE

DATE _____

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 00
COMMON WORK RESULTS FOR ELECTRICAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This section includes Basic Electrical Requirements specifically applicable to Division 26, 28 Sections, in addition to Division 01 - General Requirements - and any supplemental requirements/conditions.

1.3 DESCRIPTION OF WORK

- A. The work required under this Division shall include all materials, labor and auxiliaries required to install a complete and properly operating electrical system.
- B. The Contractor shall furnish, perform, or provide all labor including planning, purchasing, transporting, storing, installing, testing, cutting and patching, trenching, excavating, backfilling, coordination, field verification, equipment (installation and safety), supplies, and materials necessary for the correct installation of complete electrical systems (as described or implied by these specifications and the applicable drawings) in strict accordance with applicable codes, which may not be repeated in these specifications, but are expected to be common knowledge of qualified Bidders.
- C. The Division 26 Contract Documents refer to work required in addition to (or above) the minimum requirements of the NEC and applicable local codes. All work shall comply with all applicable codes as a minimum and with the additional requirements called for in these Contract Documents.
- D. Only trained, and qualified personnel shall be used by the Contractor to perform work. The Contractor shall not perform work, which violates applicable Codes, even if called for in the Contract Documents. The Contractor's Bid shall include work necessary to completely install the electrical systems indicated by the Contract Documents in accordance with applicable Codes.
- E. Refer to other Division 26 Sections for additional work requirements.
- F. Coordinate and verify power shut downs requirements owner. Bid to include all work required for complete and properly operating systems during owner's required operational hours.
- G. Connections of all items using electric power shall be included under this division of the specifications, including necessary wire, conduit, circuit protection, disconnects and accessories. Securing of roughing-in drawings and connection information for equipment involved shall also be included under this division. See other divisions for specifications for electrically operated equipment.

1.4 WORK SEQUENCE

- A. Install work in stages and/or phases to accommodate Owner's occupancy requirements. Coordinate electrical schedule and operations with Owner and Architect/Engineer.

1.5 CODES, FEES, AND STANDARDS

- A. Conform to all applicable requirements of Section 26 05 09 Reference Standards and Regulatory Requirements.
- B. Obtain permits and request inspections from authority having jurisdiction and applicable utility companies.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- C. Pay for all required licenses, fees, and inspections.
- D. Material shall be new and free of defects with UL listing or be listed with an approved, nationally recognized Electrical Testing Agency if and only if UL Listing is not available for material.

1.6 PROJECT/SITE CONDITIONS

- A. Install Work in locations shown or described in the Contract Documents, unless prevented by Project conditions.
- B. The Contractor shall install all equipment so that all Code required and Manufacturer recommended servicing clearances are maintained. Contractor shall be responsible for the proper arrangement and installation of all equipment within any designated space. Should the Contractor determine that a departure from the Contract Documents is necessary, he shall submit to the A/E, for approval, detailed drawings of his proposed changes with his written reasons for the changes. No changes shall be implemented by the Contractor without the issuance of the required drawings, clarifications, and/or change orders.
- C. The Contractor shall verify finish dimensions at the project site in preference to using dimensions noted on Contract Documents.

1.7 INVESTIGATION OF SITE

- A. Check site and existing conditions thoroughly before bidding. Advise A/E of discrepancies or questions noted.
- B. Each Bidder shall visit the site and shall thoroughly familiarize himself with existing field conditions and the proposed work as described or implied by the Contract Documents. During the course of the site visit, the electrical bidder shall verify every aspect of the proposed work and the existing field conditions in the areas of construction and demolition which will affect his work. The Contractor will receive no compensation or reimbursement for additional expenses he incurs due to failure to make a thorough investigation of the existing facilities. This shall include rerouting around existing obstructions.
- C. Submission of a proposal will be construed as evidence that such examination has been made and later claims for labor, equipment or materials required because of difficulties encountered will not be recognized.
- D. Existing conditions and utilities indicated are taken from existing construction documents, surveys, and field investigations. Unforeseen conditions probably exist and existing conditions shown on drawings may differ from the actual existing installation with the result being that new work may not be field located exactly as shown on the drawings. Contractor shall field verify dimensions of all site utilities, conduit routing, boxes, etc., prior to bidding and include any deviations in the contract. Notify A/E if deviations are found.
- E. All existing electrical is not shown. The Contractor shall become familiar with all existing conditions prior to bidding, and include in his bid the removal of all electrical equipment, wire, conduit, devices, fixtures, etc. that is not being reused, back to its originating point.
- F. The Contractor shall locate all existing utilities and protect them from damage. The Contractor shall pay for repair or replacement of utilities or other property damaged by operations in conjunction with the completion of this work.
- G. Remove existing power, lighting, systems, material and equipment which are made obsolete or which interfere with the construction of the project. Reinstall power, lighting, systems, materials and equipment which are required to remain active for the facility to be fully functional.
- H. All items removed and not re-used shall be immediately turned over to Owner as they are made available by renovation. Remove items from job site and deliver to Owner's storage location(s) as directed by project manager. Discard complete items which Owner elects to refuse.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- I. Work is in connection with existing buildings which must remain in operation while work is being performed. Work shall be in accord with the schedule required by the Contract. Schedule work for a minimum outage to Owner. Notify Owner 72 hours in advance of any shut-down of existing systems. Perform work during non-general office operating hours unless otherwise accepted by Owner. Protect existing buildings and equipment during construction.
- J. Bid shall include all removal and relocation of all piping, fixtures or other items required for completion of alterations and new construction.
- K. See 16060 for additional requirements due to existing conditions.

1.8 CONTRACT DOCUMENTS

- A. These specifications and applicable drawings shall be considered supplementary, one to the other and are considered Contract Documents. All workmanship, methods, and/or material described or implied by one and not described or implied by the other shall be furnished, performed, or otherwise provided just as if it had appeared in both sets of documents.
- B. Where a discrepancy or conflict is found between these specifications and any applicable drawing, the Contractor shall notify the A/E in written form. In the event that a discrepancy exists between specifications and any applicable drawing, the most stringent requirement shall govern unless the discrepancy conflicts with applicable codes wherein the code shall govern. The most stringent requirement shall be that work, product, etc which is the most expensive and costly to implement.
- C. The drawings are diagrammatic and are not intended to include every detail of construction, materials, methods, and equipment. They indicate the result to be achieved by an assemblage of various systems. Coordinate equipment locations with Architectural and Structural drawings. Layout equipment before installation so that all trades may install equipment in spaces available. Coordinate installation in a neat and workmanlike manner.
- D. Wiring arrangements for equipment shown on the drawings are intended to be diagrammatic and do not show all required conductors and functional connections. All wiring and appurtenances required for the proper operation of all equipment to be connected shall be provided.
- E. Specifications require the Contractor to provide shop drawings which shall indicate the fabrication, assembly, installation, and erection of a particular system's components. Drawings that are part of the Contract Documents shall not be considered a substitute for required shop drawings, field installation drawings, Code requirements, or applicable standards.
- F. Locations indicated for outlets, switches, and equipment are approximate and shall be verified by instructions in specifications and notes on the drawings. Where instructions or notes are insufficient to locate the item, notify the A/E.
- G. The Contractor shall take finish dimensions at the project site in preference to scaling dimensions on the drawings.
- H. Where the requirements of another Division, section, or part of these specifications exceed the requirements of this Division those requirements shall govern.

1.9 MATERIALS AND EQUIPMENT

- A. Material shall be new (except where specifically noted, shown or specified as "Reused") and/or denoted as existing) and shall be UL listed and bear UL label. Where no UL label listing is available for a particular product, material shall be listed with an approved, nationally recognized Electrical Testing Agency. Where no labeling or listing service is available for certain types of equipment, test data shall be submitted to prove to the Engineer that equipment meets or exceeds available standards.
- B. Where Contract Documents list design selection or manufacturer, type, this model shall set the standard of quality and performance required. Where no brand name is specified, the source

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

and quality shall be subject to A/E's review and acceptance. Where Contract Documents list accepted substitutions, these items shall comply with Section 01 25 00 and requirements in this Division of the Specifications for substitutions.

- C. When a product is specified to be in accordance with a trade association or government standard and at the request of A/E the Contractor shall furnish a certificate that the product complies with the referenced standard and supporting test data to substantiate compliance.
- D. Where multiple items of the same equipment or materials are required, they shall be the product of a single Manufacturer.
- E. Where the Contract Documents require materials and/or equipment installed, pulled, or otherwise worked on, the materials and/or equipment shall be furnished and installed by the Contractor responsible for Division 26 methods and materials unless specifically noted otherwise.
- F. Where the contract documents refer to the terms "furnish," "install," or "provide," or any combination of these terms) the materials and/or equipment shall be supplied and delivered to the project including all labor, unloading, unpacking, assembly, erection, anchoring, protecting supplies and materials necessary for the correct installation of complete system unless specifically noted otherwise.
- G. Before the Contractor orders equipment, the physical size of specified equipment shall be checked to fit spaces allotted on the drawings, with NEC working clearances provided. Internal access for proposed equipment substitutions shall be provided.
- H. Electrical equipment shall be protected from the weather during shipment, storage, and construction per manufacturer's recommendations for storage and protection. Should any apparatus be subjected to possible damage by water, it shall be thoroughly dried and put through a dielectric test, at the expense of the Contractor, to ascertain the suitability of the apparatus, or it shall be replaced without additional cost to the Owner. No additional time will be allowed and the project completion date shall be maintained.
- I. Inspect all electrical equipment and materials prior to installation. Damaged equipment and materials shall not be installed or placed in service. Replace or repair and test damaged equipment in compliance with industry standards at no additional cost to the Owner. Equipment required for the test shall be provided by the Contractor with no additional cost to the Contract.
- J. Material and equipment shall be provided complete and shall function up to the specified capacity/function. Should any material and/or equipment as a part or as a whole fail to meet performance requirements, replacements shall be made to bring performance up to specified requirements. Damages to finish by such replacements, alterations, or repairs shall be restored to prior conditions, at no additional cost to the Owner.
- K. Where the Contract Documents denote equipment and/or material to be 'new' and/or 'existing' and also provide no denotation for other equipment as to it being 'new' and/or 'existing,' this is not to infer that the non-denoted equipment is either new or existing, or opposite of the equipment that is denoted. The use of the terms 'new' or 'existing' is meant to clarify denoted equipment/materials for that item only, and the lack of the terms 'new' or 'existing' in relation to identifiers/notes/denotations on the drawings is not to infer that this non-denoted equipment or materials is new or existing.

1.10 MISCELLANEOUS CIRCUITS REQUIRED

- A. Provide 120 volt, 20 amp circuit to all fire alarm panels, remote panels, etc (whether shown on drawings or not). Connect to spare 20 amp, 1 pole circuit breaker in nearest 120 volt panel. Re-label circuit breaker accordingly. Provide locking device on breaker. Coordinate location with fire alarm system engineer (and drawings/specifications) prior to bid and provide all electrical. Coordinate final location and electrical requirements with panel installer after bid and provide all electrical. Nearest panel to be nearest emergency panel, when building has emergency generator

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

system.

- B. Provide 120 volt, 20 amp circuit to fire and smoke dampers (whether shown on drawings or not). Connect to spare 20 amp, 1 pole circuit breaker in nearest 120 volt panel. Re-label circuit breaker accordingly. Provide locking device on breaker. Coordinate location with fire protection engineer (and drawings/specifications) prior to bid and provide all electrical. Coordinate final location and electrical requirements with damper installer after bid and provide all electrical. Nearest panel to be nearest emergency panel, when building has emergency generator system.
- C. Provide 120 volt, 20 amp circuit to building control panels for HVAC system (whether shown on drawings or not). Connect to spare 20 amp, 1 pole circuit breaker in nearest 120 volt panel. Re-label circuit breaker accordingly. Provide locking device on breaker. Coordinate location with fire protection engineer (and drawings/specifications) prior to bid and provide all electrical. Coordinate final location and electrical requirements with damper installer after bid and provide all electrical

1.11 SUPERVISION OF THE WORK

- A. Reference the General Conditions for additional requirements.
- B. The Contractor shall provide experienced, qualified, and responsible supervision for work. A competent foreman shall be in charge of the work in progress at all times. If, in the judgement of the A/E, the foreman is not performing his duties satisfactorily, the Contractor shall immediately replace him upon receipt of a letter of request from the A/E. Once a satisfactory foreman has been assigned to the work, he shall not be withdrawn by the Contractor without the written consent of the A/E.
- C. Provide field superintendent who has had a minimum of four (4) years previous successful experience on projects of comparable size and complexity. Superintendent shall be on the site at all times during construction and must have, as a minimum, an active Journeyman's Electrical License in the State of Florida.
- D. Superintendent shall be employed by a currently licensed Florida Certified Electrical Contractor (EC) or a currently licensed Florida Registered Electrical Contractor (ER).

1.12 COORDINATION

- A. Provide all required coordination and supervision where work connects to or is affected by work of other trades, and comply with all requirements affecting this Division. Work required under other divisions, specifications or drawings to be performed by this Division shall be coordinated with the Contractor and such work performed at no additional cost to Owner including but not limited to electrical work required for:
 - 1. Fire shutters
 - 2. Mechanical Division of the Specifications
- B. Contractor shall obtain set of contract documents from Owner for all areas of work noted above and include all electrical work in bid whether included in Division 26 Contract Documents or not.
- C. Installation studies shall be made to coordinate the electrical work with other trades. Work shall be preplanned. Unresolved conflicts shall be referred to the A/E prior to installation of the equipment for final resolution.
- D. For locations where several elements of electrical or combined mechanical and electrical work must be sequenced and positioned with precision in order to fit into the available space, prepare coordination drawings at 1/4" scale showing the actual physical dimension required for the installation to assure proper integration of equipment with building systems and NEC required clearances. Coordination drawings shall be provided for all areas of conflict as determined by the A/E.
- E. Secure accepted shop drawings from all required disciplines and verify final electrical

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

characteristics before roughing power feeds to any equipment. When electrical data on accepted shop drawings differs from that shown or called for in Construction Documents, make adjustments to the wiring, disconnects, and branch circuit protection to match that required for the equipment installed.

- F. Damage from interference caused by inadequate coordination shall be corrected at no additional cost to the Owner and the contract time for completion will not be extended.
- G. The Contractor shall maintain an up-to-date set of Contract Documents (Drawings and Specifications) of all trades on the project site, including Mechanical, and Electrical.
- H. The Contract Documents describe specific sizes of switches, breakers, fuses, conduits, conductors, motor starters and other items of wiring equipment. These sizes are based on specific items of power consuming equipment (heaters, lights, motors for fans, compressors, pumps, etc.). The Contractor shall coordinate the requirements of each load with each load's respective circuitry shown and with each load's requirements as noted on its nameplate data and manufacturer's published electrical criteria. The Contractor shall adjust circuit breaker, fuse, conduit, and conductor sizes to meet the actual requirements of the equipment being provided and installed and change from single point to multiple points of connection (or vice versa) to meet equipment requirements. Changes due to these coordination efforts shall be made at no additional cost to the Owner.

1.13 PROVISION FOR OPENINGS

- A. Locate openings required for work. Provide sleeves, guards or other accepted methods to allow passage of items installed.
- B. Coordinate with roofing Contractor on installation of electrical items which pierce roof. Roof penetrations shall not void roof warranty.
- C. Where work pierces waterproofing, it shall maintain the integrity of the waterproofing. Coordinate roofing materials which pierce roof for compatibility with membrane or other roof types with Contractor prior to installation.

1.14 SURFACE MOUNTED EQUIPMENT

- A. Surface mounted fixtures, outlets, cabinets, conduit, panels, etc. shall have factory applied finish and/or shall be painted as directed by Engineer. Paint shall be in accordance with other applicable sections of the specifications for this project.

1.15 CUTTING AND PATCHING

- A. New Construction:
 - 1. Reference Division 01 - General Requirements.
 - 2. Cutting of work in place shall be cut, drilled, patched and refinished by trade responsible for initial installation.
 - 3. The Contractor shall be responsible for backfilling and matching new grades with adjacent undisturbed finished surface.
- B. Existing Construction:
 - 1. See Section 26 01 03 Minor Electrical Demolition for Remodeling for additional requirements.

1.16 INSTALLATION

- A. Erect equipment to minimize interferences and delays in execution of the work.
- B. Take care in erection and installation of equipment and materials to avoid marring finishes or

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

surfaces. Any damage shall be repaired or replaced as determined by the A/E at no additional cost to the Owner.

- C. Equipment requiring electrical service shall not be energized or placed in service until A/E is notified and is present or have waived their right to be present in writing. Where equipment to be placed in service involves service or connection from another Contractor or the Owner, the Contractor shall notify the Owner in writing when the equipment will be ready. The Owner shall be notified as far in advance as possible of the date the various items of equipment will be complete.
- D. Equipment supports shall be secured and supported from structural members except as field accepted by the A/E in writing.
- E. Plywood material shall not be used as a backboard for mounting panel boards, disconnects, motor starters, and dry type transformers. Provide "cast in place" type inserts or install expansion type anchor bolts. Electrical equipment shall not be mounted directly to dry wall for support without additional channels as anchors. Channels shall be anchored to the floor and structure above. Panelboards and terminal cabinets shall be provided with structural framing located within drywall partitions.
- F. The Contractor shall keep the construction site clean of waste materials and rubbish at all times. Upon completion of the work, the Contractor shall remove from the site all debris, waste, unused materials, equipment, etc.
- G. Inserts, pipe sleeves, supports, and anchorage of electrical equipment shall be provided. Where items are to be set or embedded in concrete or masonry, the items shall be furnished and a layout made prior to the setting or embedment thereof, so as to cause no delay to the project schedule.

1.17 PROGRESS AND RECORD DRAWINGS

- A. Keep two sets of blueline prints on the job, and neatly mark up design drawings each day as components are installed. Different colored pencils shall be used to differentiate each system of electrical work. Cost of prints and this labor task shall be included under this Division. All items on Progress Drawings shall be shown in actual location installed. Change the equipment schedules to agree with items actually furnished.
- B. Prior to request for substantial completion observation, furnish a set of neatly marked prints showing "as-installed" (as-built) condition of all electrical installed under this Division of the specifications. Marked up prints are to reflect all changes in work including change orders, field directives, addenda from bid set of Contract Documents, request for information responses, etc. Marked up set of prints to show:
 - 1. All raceways 1-1/2" and above, exactly as installed.
 - 2. All site raceways exactly as installed.
 - 3. Any combining of circuits (which is only allowed by specific written permission) or change in homerun outlet box shall be made on as-builts.
 - 4. Any circuit number changes on plan shall be indicated on as-builts.
 - 5. Any panelboard schedule changes shall be indicated on as-builts and final panelboard schedules..
- C. Marked up prints as noted above are to be submitted to A/E for review.. Contractor shall review submitted "as-builts" with Engineer in the field. Contractor shall verify every aspect for accuracy.
- D. The changes and alterations shall be transferred to AutoCAD Version 2007. Obtain CAD disk of the construction documents by the A/E, from the A/E. generate/update the CAD disks to include all changes, additions, etc. on the accepted marked up prints. Label each drawing "As-Built" and

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

date. Submit as-built CAD disk and reproducible of the as-builts.

- E. After acceptance of marked up prints by A/E with all changes, additions, etc. included on accepted marked up prints, submit set prior to request for final payment and/or request for final observation.
- F. Where the Contractor has failed to produce representative "as-built" drawings in accordance with requirements specified herein, the Contractor shall reimburse Engineer all costs to produce a set of "as-built" drawings to the Architect/Owner satisfaction.

1.18 OBSERVATION OF WORK REPORT

- A. Reference the General Conditions.
- B. Items noted by A/E or his representative during construction and before final acceptance which do not comply with the Contract Documents will be listed in a "Observation of Work" report which will be sent to the Contractor for immediate action. The Contractor shall correct all deficiencies in a prompt concise manner. After completion of the outstanding items, provide a written confirmation report for each item to the A/E. The report shall indicate each item noted, and method of correction. Enter the date on which the item was corrected, and return the signed reports so items can be rechecked. Failure to correct the deficiencies in a prompt concise manner or failure to return the signed reports shall be cause for disallowing request for payments.
- C. Items noted after acceptance during one-year guarantee period shall be checked by the Contractor in the same manner as above. The signed reports are to be returned by him when the items have been corrected.

1.19 SYSTEMS WARRANTY

- A. Reference the General Conditions.
- B. The work shall include a one-year warranty. This warranty shall be by the Contractor to the Owner for any defective workmanship or material which has been furnished at no cost to the Owner for a period of one year from the date of substantial completion of each System. Warranty shall not include lamps in service after one month from date of substantial completion of the System. Explain the provisions of warranty to the Owner at the "Demonstration of Completed System" meeting to be scheduled with the Owner upon project completion.
- C. Where items of equipment or materials carry a manufacturer's warranty for any period in excess of twelve (12) months, then the manufacturer's warranty shall apply for that particular piece of equipment or material.
- D. Where extended warranty or guarantee are called for herein, furnish three copies to be inserted in Operation and Maintenance Manuals.
- E. All preventative maintenance and normal service will be performed by the Owner's maintenance personnel after final acceptance of the work which shall not alter the Contractor's warranty.

1.20 WASTE MATERIALS DISPOSAL

- A. Contractor shall include in his bid the transport and disposal or recycling of all waste materials generated by this project in accordance with all rules, regulations and guidelines applicable. Contractor shall comply fully with Florida statute 403.7186 regarding mercury containing devices and lamps. Lamps, ballasts and other materials shall be transported and disposed of in accordance with all DEP and EPA guidelines applicable at time of disposal. Contractor shall provide owner with written certification of accepted disposal.

1.21 SUBSTANTIAL COMPLETION

- A. The Contractor shall be fully responsible for contacting all applicable parties A/E to schedule required observations of the work by Engineer. A minimum of 72 hours notice shall be given for all required observations of the work by Engineer, and minimum of 120 hours for substantial

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

completion observation. Time and date shall be agreed on by all applicable parties in writing.

- B. Work shall be complete as required by authorities having jurisdiction and the general conditions of the contract prior to request for substantial completion observation. Work must be deemed substantially complete by A/E to fulfill requirements.

1.22 PROHIBITION OF ASBESTOS AND PCB

- A. The use of any process involving asbestos or PCB, and the installation of any product, insulation, compound of material containing or incorporating asbestos or PCB, is prohibited. The requirements of this specification for complete and operating electrical systems shall be met without the use of asbestos or PCB.
- B. Prior to the final review field visit, the Contractor shall certify in writing that the equipment and materials installed in this Project under this Division 26 contain no asbestos or PCB. Additionally, all manufacturers shall provide a statement with their submittal that indicates that their product contains no asbestos or PCB. This statement shall be signed and dated by a duly authorized agent of the manufacturer.

PART 2 - PRODUCTS (Not Applicable)

PART 3- EXECUTION (Not Applicable)

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 03
EQUIPMENT WIRING SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION OF SYSTEM

- A. Provide and install all equipment, labor, material, accessories, and mounting hardware for a complete and operating system for the following:
 - 1. Electrical connections to equipment specified under other sections.

1.2 RELATED SECTIONS

- A. Summary of Work
- B. Conduit.
- C. Building Wire and Cable.
- D. Boxes.

1.3 REFERENCES

- A. NEMA WD 1 - General Purpose Wiring Devices.
- B. NEMA WD 6 - Wiring Device Configurations.
- C. ANSI/NFPA 70 - National Electrical Code.

1.4 SUBMITTALS

- A. Submit under provisions of Division 01 General Requirements and 26 05 07 Submittals.

1.5 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories, Inc. as suitable for purpose specified and shown.

1.6 COORDINATION

- A. Submit under provisions of Division 01 General Requirements and Section 26 05 00 Common Work Results.
- B. Obtain and review shop drawings, product data, and manufacturer's instructions for equipment furnished under other sections.
- C. Determine connection locations and requirements.
- D. Sequence rough-in of electrical connections to coordinate with installation schedule for equipment.
- E. Sequence electrical connections to coordinate with start-up schedule for equipment.

PART 2 - PRODUCTS

2.1 CORDS AND CAPS

- A. Attachment Plug Construction: Conform to NEMA WD 1.
- B. Configuration: NEMA WD 6; match receptacle configuration at outlet provided for equipment.
- C. Cord Construction: ANSI/NFPA 70, Type SO multiconductor flexible cord with identified equipment grounding conductor, suitable for use in damp locations.
- D. Size: Suitable for connected load of equipment, length of cord, and rating of branch circuit

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

overcurrent protection.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify conditions under provisions of Section 26 01 05 Investigation of Existing Electrical Systems.
- B. Verify that equipment is ready for electrical connection, wiring, and energization.

3.2 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 (including inside of coolers/freezers).
- C. Make wiring connections using wire and cable with insulation suitable for temperatures encountered in heat producing equipment and in cooler/freezers.
- D. Provide receptacle outlet where connection with attachment plug is required. Provide cord and cap where field-supplied attachment plug is required.
- E. Provide suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.
- F. Install disconnect switches, controllers, control stations, and control devices as required.
- G. Modify equipment control wiring with terminal block jumpers as required.
- H. Provide interconnecting conduit and wiring between devices and equipment where required.

3.3 EQUIPMENT CONNECTION SCHEDULE

- A. By local authority and as required for a complete and operating service.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 07
SUBMITTALS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Requirements for submittals specifically applicable to Division 26, 28 Sections, in addition to Division 01 - General Requirements and any supplemental requirements/conditions.
- B. See Section 01 25 00 Substitution Procedures or additional requirements when submittal consists of accepted substitution equipment.

1.3 SUBMITTAL OF "ACCEPTED SUBSTITUTE" EQUIPMENT/PRODUCT

- A. Representation: In submitting item, equipment, product, etc. that has been listed on contract drawings, in contract documents or in an addenda, Contractor represents that he:
 - 1. Has investigated substituted item and has determined that it is equal or superior to specified product in all aspects and that use of substituted item will not require any additional time to the Contract.
 - 2. Will coordinate installation of accepted substitution into work, making changes as may be required to complete work in all aspects.
 - 3. Waives all claims for additional costs related to substitution which may subsequently become apparent.
 - 4. Will provide the same warranties for the substitution as for the product specified.
 - 5. Will absorb all costs incurred by the substitution when affecting other trades including but not limited to electrical, structural, architectural, etc.
 - 6. Will absorb any cost incurred by the Engineer in review of the substituted product if the acceptance of the substituted item creates the need for system modification and/or redesign, or if the substituting contractor exhibits negligence in his substituting procedure thus submitting inferior, misapplied or miss-sized equipment. In the event of additional engineering costs, the billing structure shall be agreed upon prior to review by all involved parties.
- B. Substitutions that cannot meet space requirements or other requirements of these Specifications, whether accepted or not, shall be replaced at the Contractor's expense with no additional time added to the Contract.

1.4 SUBMITTALS

- A. Submittals shall consist of "ELECTRICAL SUBMITTALS" (Power and Lighting) and "SYSTEMS SUBMITTALS."
- B. Submittals
 - 1. First sheet shall be prepared and filled out by Contractor and shall list project addresses, telephones, etc.; see "PROJECT ADDRESSES" Form included at end of this section.
 - 2. Second sheet shall be a photocopy of the Electrical Index pages in Specifications.
 - 3. Provide appropriate specification reference number and typed index for each section in

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

the Systems Schedule.

4. Submittals consisting of marked catalog sheets or shop drawings shall be in proper order. Submittal data shall be presented in a clear and thorough manner. Clearly mark each copy to identify pertinent products or models applicable to this project. Indicate all optional equipment and delete non-pertinent data. Markings shall be made with arrows or circles (highlighting is not acceptable).
5. Shop Drawings: Drawings to include identification of project and names of Architect, Engineer, General Contractor, subcontractor and supplier, data, number sequentially and indicate the following:
 - a) Fabrication and erection dimensions.
 - b) Arrangements and sectional views.
 - c) Necessary details, including complete information for making connections with other work.
 - d) Kinds of materials and finishes.
 - e) Descriptive names of equipment.
 - f) Modifications and options to standard equipment required by the work.
 - g) Leave blank area, size approximately 4 by 2 1/2 inches, near title block (for A/E's stamp imprint).
 - h) In order to facilitate review of drawings, insofar as practicable, they shall be noted, indicating by cross reference the contract drawings, note, and specification paragraph numbers where items occur in the Contract Documents.
 - i) Conduit/raceway rough-in drawings.
 - j) Items requiring shop drawings include (but not limited to):
 1. Each Section of Division 28 broad section (i.e., fire alarm, television, etc.).
 2. Special and/or modified equipment
 3. Main switchboard(s)
 4. UL listed fire and smoke stopping assemblies for each applicable penetration
 - k) See specific sections of Specifications for further requirements.
6. Product Data: Technical data is required for all items as called for in the Specifications regardless if item furnished is as specified.
 - a) Submit technical data verifying that the item submitted complies with the requirements of the Specifications. Technical data shall include manufacturer's name and model number, dimensions, weights, electrical characteristics, and clearances required. Indicate all optional equipment and changes from the standard item as called for in the Specifications. Furnish drawings, or diagrams, dimensioned and in correct scale, covering equipment, showing arrangement of components and overall coordination.
 - b) In order to facilitate review of product data, insofar as practicable, they shall be noted, indicating by cross reference the contract drawings, note, and/or specification paragraph numbers where and/or what item(s) are used for and where item(s) occur in the contract documents.
 - c) See specific sections of Specifications for further requirements.

1.5 PROCESSING SUBMITTALS

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Submittals with marking on each copy shall be submitted under provisions of General Requirements of the Contract, Section 01 33 00 Submittal Procedures, and this and other sections of the Specifications:
1. Project Addresses
 2. Index
 3. Basic Materials
 4. Panelboards
 5. Long Lead Items
 6. Systems Product Data
- B. Remainder of submittals are to be submitted no later than 60 days after award of contract or 60 days prior to Request for Substantial Completion whichever is earlier.
- C. The Contractor shall review all submittals before submitting to the A/E. No request for payment will be considered until the submittals have been reviewed and submitted for approval.
- D. Shop Drawing Review Notation.

<u>Action</u>	<u>Description</u>
1. No Exception Noted	No exceptions taken. Resubmittal not required.
2. Rejected	Not in compliance with Contract Documents. Resubmit.
3. Submit Specific Item	Resubmit item as specified.
4. Make Corrections Noted	Make corrections noted, resubmittal not required.
5. Revise and Resubmit	Make corrections noted, resubmittal is required
6. Review not Required	Not required for review. No action taken. Copy retained for reference.

- E. Acceptance: When returned to Contractor, submittals will be marked with A/E's stamp. If box marked "Rejected" "Revise and Resubmit" or "Submit Specific Item" is checked, submittal is not accepted and Contractor is to correct and resubmit as noted, otherwise submittal is accepted and Contractor is to comply with notation making necessary corrections on submittal. Review comments will generally not be on each individual submittal sheet, and will be on a separate sheet attached to shop drawing transmittal, submittal as a whole or each submittal section.
- F. Note that the acceptance of shop drawings or other information submitted in accordance with the requirements specified above, does not assure that the Engineer, Architect, or any other Owner's Representative, attests to the dimensional accuracy or dimensional suitability of the material or equipment involved, the ability of the material or equipment involved or the Mechanical/Electrical performance of equipment. Acceptance of shop drawings does not invalidate the plans and Specifications if in conflict, unless a letter requesting such change is submitted and accepted on the Engineer's letterhead.

1.6 DELAYS

- A. Contractor is responsible for delays in job progress accruing directly or indirectly from late submissions or resubmissions of shop drawings, or product data.

1.7 RE-SUBMITTALS

- A. The A/E shall be reimbursed for all costs to review resubmittals subsequent to the second submission for the same product. Cost will be billed to Contractor at Engineer's standard

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

hourly rate.

PART 2 - PRODUCTS - Not Used

PART 3 - EXECUTION - Not Used

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

PROJECT ADDRESSES

OWNER:

ARCHITECT:

ENGINEER:

Matern Professional Engineering, Inc.
130 Candace Drive
Maitland, Florida 32751
Telephone No.: (407) 740-5020
Fax No.: (407) 740-0365

GENERAL CONTRACTOR:

SUBCONTRACTOR:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 09
REFERENCE STANDARDS AND REGULATORY REQUIREMENTS

PART 1- GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Reference Standards and Regulatory Requirements applicable to Divisions 26, 28 sections.

1.3 REFERENCES

- A. The following references may be referenced within these specifications:

AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
AHERA	Asbestos Hazard Emergency Response Act
AIA	American Institute of Architects
ANSI	American National Standards Institute
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASME	ASME International American Society of Mechanical Engineers International
ASTM	ASTM International American Society for Testing and Materials International
BOR	Board of Regents
BICSI	BICSI, Inc.
BOCC	Board of County Commissioners St Johns County
CRSI	Concrete Reinforcing Steel Institute
DCA-ADAIA	Department of Community Affairs - Florida Americans with Disabilities Accessibility Implementation Act
DCA-ADAAG	Department of Community Affairs - Florida Americans with Disabilities Act Accessibility Guidelines
DCA-ARM	Department of Community Affairs - Accessibility Requirements Manual
DER Rule 17-761	Department of Environmental Regulation, Chapter 17-761 on

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Underground Storage Tank Systems

DER Rule 17-762	Department of Environmental Regulation, Chapter 17-762 on Above Ground Storage Tank Systems.
DMS/DOC	Department of Management Services Division of Communications
DOCA or DCA	State of Florida Department of Community Affairs
EIA/TIA	Electronics Industries Alliance/Telecommunications Industry Association
EJCDC	Engineers Joint Contract Documents Committee American Consulting Engineers Council
FAC	Florida Administrative Code
FBC	Florida Building Code
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FFPC	Florida Fire Prevention Code
FGC	Florida Building Code (Fuel Gas)
FLA	State of Florida
FMC	Florida Building Code (Mechanical)
FMG	FM Global (formerly Factory Mutual System)
FPC	Florida Building Code (Plumbing)
FS	Florida Statutes
HL	Hospital Licensure
ICC	International Code Council
IEEE	Institute of Electrical and Electronics Engineers, Inc
IES	Illumination Engineering Society of North America
ICPEA	International Power Cable Engineer's Association
IMCFMR	Intermediate Care Facilities for the Mentally Retarded
LPCR	Local Power Company Requirements
LPI	Lightning Protection Institute
LTCR	Local Telephone Company Requirements

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

NEC	National Electrical Code
NECPA	National Energy Conservation Policy Act
NESC	National Electrical Safety Code
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association
OSHA	Occupational Safety and Health Act
SBE	State Board of Education
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UFSRS	Uniform Fire Safety Rules and Standards of Insurance Division of State Fire Marshal
UL	Underwriters Laboratories, Inc.

1.4 REGULATORY REQUIREMENTS

A. Conform to all the applicable requirements of the following codes, standards, guidelines, etc.. If there should be conflicting requirements between these codes, standards, guidelines, etc., the more or most stringent requirement shall apply that does not violate any codes or laws.

1. Standards and Miscellaneous Codes/Requirements (Comply with latest edition or notice available unless otherwise adopted by Authority Having Jurisdiction):

- a) Americans with Disabilities Act of 1990, as amended
- b) ADA Standards for Accessible Design, 2010
- c) American National Standards Institute
- d) American Society of Heating, Refrigerating and Air Conditioning Engineers
- e) American Society of Mechanical Engineers
- f) American Society for Testing and Materials
- g) Concrete Reinforcing Steel Institute
- h) Department of Community Affairs
- i) Electronics Industries Association/Telecommunications Industry Association
- j) Florida Building Code, 2010
- k) Florida Fire Prevention Code, 5th edition
- l) Institute of Electrical and Electronics Engineers
- m) Illumination Engineering Society
- n) Local Power Company Requirements
- o) Lightning Protection Institute
- p) Local Telephone Company Requirements
- q) National Electrical Code, 2008
- r) National Energy Conservation Policy Act
- s) National Electrical Safety Code
- t) National Electrical Manufacturers Association
- u) NFPA 1 Fire Code
- v) NFPA 101 Life Safety Code
- w) Occupational Safety and Health Act

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- x) Safety Code for Elevators and Escalators
A17.1a, 2008 and A17.1b, 2009 Addenda
- y) Safety Code for Existing Elevators and Escalators
A17.3, 1996
- z) Sheet Metal and Air Conditioning Contractors
- aa) Underwriters Laboratories, Inc.
- bb) Applicable Federal, State, Local Codes, Laws and Ordinances, Florida Statutes
and Referenced Codes/Standards

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 10
ELECTRICAL SYMBOLS AND ABBREVIATIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Symbols and abbreviations specifically applicable to all Division 26 sections in addition to those in Division 01 - General Requirements and any supplemental requirements/conditions.

1.3 SYMBOLS

- A. In general the symbols used on the drawings conform to the Standard Symbols of the Institute of Electrical and Electronic Engineers with the exception of special systems or agencies as hereinafter noted.
 - Corps of Engineers.
 - Special Symbols as shown in schedules or legends.

1.4 ABBREVIATIONS

- A. The following abbreviations or initials are used.
 - A/C Air Conditioning
 - AFD Adjustable Frequency Drive
 - AC Alternating Current
 - ADD # Addendum #
 - A/E Architect/Engineer (or Engineer when Architect not applicable)
 - AFF Above Finished Floor
 - AFG Above Finished Grade
 - AHU Air Handler Unit
 - AIC Amps Interrupting Capacity
 - AL Aluminum
 - ALT Alternate
 - AMP Ampere
 - ANSI American National Standards Institute
 - AWG American Wire Gauge
 - @ At
 - B.C. Bare Copper
 - BIDS Baggage Information Display System
 - BLDG Building
 - BRKR Breaker
 - BTU British Thermal Unit
 - BTUH BTU Per Hour
 - C Conduit
 - CB Circuit Breaker
 - CBM Certified Ballast Manufacturers
 - CCTV Closed Circuit Television
 - cd Candela
 - CFM Cubic Feet per Minute
 - CH Chiller
 - CKT Circuit
 - CKT BRKR Circuit Breaker

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

C/L Center Line
Clg Ceiling
Comp Compressor
Conn Connection
Cond Condenser
Cont Continuous
CRI Color Rendering Index
CT Current Transformer
CU Copper
CU Compressor Condenser Unit
CW Cold Water
DB Direct Burial
DC Direct Current
Disc Disconnect
DN Down
DPST Double Pole Single Throw
DWG Drawing
EC Electrical Contractor (or General Contractor)
ELEV Elevator
EMT Electrical Metallic Tubing
Equip Equipment
EST Estimate
FAAP Fire Alarm Annunciator Panel
FACP Fire Alarm Control Panel
FARP Fire Alarm Remote Panel
FATC Fire Alarm Terminal Cabinet
FCCP Fire Alarm Command Center Panel
FHC Fire Hose Cabinet
FIDS Flight Information Display System
FLA Full Load Amperes
FT Feet
FLR Floor
FC Footcandles
FVNR Full Voltage Non-Reversing
GAL Gallon
Galv Galvanized
GPH Gallons per Hour
GPM Gallons per Minute
GFI Ground Fault Interrupting
GRS Galvanized Rigid Steel Conduit
GND Ground
HTG Heaters
HT Height
Hz Hertz (Cycles)
HPF High Power Factor
HPS High Pressure Sodium
HP Horsepower
HR Hour
HS Heat Strip
ICTC Intercom Termination Cabinet
IMC Intermediate Metallic Conduit
in Inches
JB Junction Box
kVA KiloVolt Ampere

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

kW Kilowatts
kWH Kilowatt Hour
K Kelvin
LLD Lamp Lumen Depreciation
LED Light Emitting Diode
LIU Light Interface Unit (Fiber Optic Patch Panel)
LT Light
LTG Lighting
LTS Lights
LPF Low Power Factor
MCB Main Circuit Breaker
MLO Main Lugs Only
Maint Maintenance
MH Manhole; Metal Halide
MFG Manufacturer
max Maximum
MCM/KCMIL Thousand Circular Mils
MPH Miles Per Hour
MM Millimeter
Min Minimum
MCP Motor Circuit Protector
MTD Mounted
N Neutral
NEC National Electrical Code
NEMA National Electrical Manufacturers Association
NFPA National Fire Protection Association
NPT National Pipe Thread
NF Non Fused
NC Normally Closed
NO Normally Open
NIC Not in Contract
No. Number
OB Outlet Box
OD Outside Diameter
OL Overload
OLS Overloads
OS&Y Outside Screw and Yoke (Sprinkler)
% Percent
Ø Phase
P Pole
PL Compact Fluorescent Lamp
PT Potential Transformer
PSF Pounds per Square Foot
PSI Pounds per Square Inch
PB Pullbox
PNL Panel
PR Pair
Pri Primary
PTZ Pan, Tilt, Zoom
PVC Polyvinyl Chloride
Recept Receptacle
RPM Revolutions per Minute
RS Rapid Start
SCA Short Circuit Amps

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Sec Secondary
SHT Sheet
S/N Solid Neutral
SPST Single Pole Single Throw
SF Square Foot
SW Switch
SWBD Switchboard
Sys System
THHN; THWN Nylon Jacketed Wire
TSP Twisted Shielded Pair
TTB Telephone Terminal Board
TTC Telephone Terminal Cabinet
TV Television
TVTC Television Terminal Cabinet
TVEC Television Equip. Cabinet
TYP Typical
Temp. Temperature
UL Underwriters' Laboratories
UTP Unshielded Twisted Pair
VFD Variable Frequency Drive
VHF Very High Frequency
VHO Very High Output
V Volt
VA Volt Amperes
Vol. Volume
VV Video Visitation
W Wire
W.P. Weatherproof
XFMR Transformer
Y Wye
Yd Yard
Yr Year
3R Rainproof
4X Stainless Steel Dusttight, Watertight

PART 2 - PRODUCTS (Not Applicable)
PART 3 - EXECUTION (Not Applicable)

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 19
BUILDING WIRE AND CABLE

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes requirements for provision and installation of building wire and cable.
- B. Provide all equipment, labor, material, accessories, and mounting hardware to properly install all conductors and cables rated 600 volts and less for a complete and operating system for the following:
 - 1. Building wire and cable.
 - 2. Wiring connectors and connections.
- C. No aluminum wiring shall be permitted.
- D. All sizes shall be given in American Wire Gauge (AWG) or in thousand circular mils (MCM/kcmil).

1.3 REFERENCES

- A. ANSI/NFPA 70 National Electrical Code
- B. NEC 330
- C. UL 486A-486B

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.5 SUBMITTALS

- A. Product Data: Submit catalog cut sheet showing, type and UL listing of each type of conductor, connector and termination.

1.6 QUALIFICATIONS

- A. Manufacturer: Company specializing in manufacturing products specified in this Section with minimum five years experience.

1.7 PROJECT CONDITIONS

- A. Verify that field measurements are as shown on Drawings.
- B. Conductor sizes are based on copper.
- C. Wire and cable routing shown on Drawings is approximate unless dimensioned. Route wire and cable as required to meet project conditions.
- D. Where wire and cable routing is not shown, and destination only is indicated, determine exact routing and lengths required.

1.8 COORDINATION

- A. Determine required separation between cable and other work.
- B. Determine cable routing to avoid interference with other work.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

PART 2 - PRODUCTS

2.1 BUILDING WIRE AND CABLE

- A. Description: Single conductor insulated wire.
- B. Conductor: Copper.
- C. Insulation Voltage Rating: 600 volts.
- D. Insulation: ANSI/NFPA 70, Type THHN/THWN and XHHW.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install products in accordance with manufacturer's instructions.
- B. Conductors #10 AWG or #12 AWG shall be 600 volt type THWN/THHN unless noted otherwise, rated 90 degrees C. dry, 75 degrees C wet.
- C. Conductors #8 AWG and larger shall be Type THWN-2/THHN unless noted otherwise, rated 90 degrees C, wet or dry.
- D. Use solid conductor for feeders and branch circuits 10 AWG and smaller (except for control circuits).
- E. Use conductor no smaller than 12 AWG for power and lighting circuits.
- F. Neatly train and lace wiring inside boxes, equipment, and panelboards.
- G. All conductors shall be installed in raceway.
- H. Conductor sizes indicated on circuit homeruns or in schedules shall be installed over the entire length of the circuit, unless noted otherwise on the Drawings or in these Specifications.
- I. Before installing raceways and pulling wire to any mechanical equipment, verify electrical characteristics with final submittal on equipment to assure proper number and AWG of conductors. (As for multiple speed motors, different motor starter arrangements, etc.).
- J. Coordinate all wire sizes with lug sizes on equipment, devices, etc. Provide/install lugs as required to match wire size.
- K. Where oversized conductors are called for (due to voltage drop, etc.) provide/install lugs as required to match conductors, or provide/install splice box, and splice to reduce conductor size to match lug size.

3.2 EXAMINATION

- A. Verify that mechanical work likely to damage wire has been completed.

3.3 PREPARATION

- A. Completely and thoroughly swab raceway before installing wire.

3.4 WIRING METHODS

- A. Use only building wire type (THHN/THWN for #10 and #12 and THHN/THWN-2 for #8 and larger) insulation in raceway unless noted otherwise.
- B. Wiring in vicinity of heat producing equipment; use only XHHW insulation in raceway.
- C. Conductors installed within fluorescent fixture channels shall be Type THHN or XHHW rated 90 degrees C dry. Conductors for all other light fixtures shall have temperature ratings as required to meet the UL listing of the fixture; however, in no case shall the temperature rating be less than 90 degrees C. Remove incorrect insulation types in new work.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.5 INTERFACE WITH OTHER PRODUCTS

- A. Identify wire and cable under provisions of Section 26 05 53 Identification for Electrical Systems.
- B. Identify each conductor with its circuit number or other designation indicated on Drawings.
- C. Identify neutrals with its associated circuit number(s).

3.6 FIELD QUALITY CONTROL

- A. Perform field inspection and testing under provisions of the General Requirements of the Contract Documents and Section 26 08 13 Tests and Performance Verification of Electrical System.
- B. Inspect wire for physical damage and proper connection.
- C. Measure tightness of bolted connections and compare torque measurements with manufacturer's recommended values.
- D. Verify continuity of each branch circuit conductor.

3.7 VERTICAL RISERS

- A. Provide vertical cable riser supports per NEC 300. 19. Cable supports shall be O-Z/Gedney Type "S" or equal. These shall be located in accessible pullboxes of adequate size. Provide for adequate structural connection of cable supports to pullbox, which will transfer cable weight to building.

3.8 PULLING

- A. No wire shall be pulled until the conduit system is complete from pull point to pull point and major equipment terminating conduits have been fixed in position.
- B. Mechanical pulling devices shall not be used on conductors sized #8 and smaller. Pulling means which might damage the raceway shall not be used.
- C. Use only powdered soapstone or other pulling lubricant acceptable to the A/E. Compound or lubricant shall not cause the conductor or insulation to deteriorate.
- D. All conductors to be installed in a common raceway shall be pulled together. The manufacturer's recommended pulling tensions shall not be exceeded.
- E. Bending radius of insulated wire or cable shall not be less than the minimum recommended by the manufacturer.
- F. Where communications type conductors are installed, special requirements shall apply as outlined under that specific system detail specifications.

3.9 CONTROL AND SIGNAL CIRCUITS

- A. For control and signal circuits above 50 VAC, conductors shall be #14 AWG minimum size Type XHHW or THWN-THHN as permitted by NFPA 70 within voltage drop limits, increased to #12 AWG as necessary for proper operation.
- B. For control and signal circuits 50 VAC and below, conductors, at the Contractor's option, may be #16 AWG, 300 volt rated, PVC insulated, except where specifically noted otherwise in the Contract Documents.
- C. Conductor insulation for fire alarm systems shall be as accepted by Code Inspection Authority only. Wire acceptance by the A/E shall not supersede this final acceptance for conditions of this specific project.
- D. Install circuit conductors in conduit.
- E. Circuit conductors to be stranded.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.10 COLOR CODING

- A. All power feeders and branch circuits No. 6 and smaller shall be wired with color-coded wire with the same color used for a system throughout the building. Power feeders above No. 6 shall either be fully color-coded or shall have black insulation and be similarly color-coded with tape or paint in all junction boxes and panels. Tape or paint shall completely cover the full length of conductor insulation within the box or panel.
- B. Unless otherwise accepted or required by A/E to match existing, color-code shall be as follows:
Neutrals: 120/208V system white; 277/480V system natural gray
Ground Wire: green, bare
Isolated Ground Wire: green with yellow stripes
120/208V: Phase A black, Phase B red, Phase C blue
277/480V: Phase A brown, Phase B orange, Phase C yellow
- C. All switchlegs, other voltage system wiring, control and interlock wiring, shall be color-coded other than those noted above.

3.11 TAPS/SPLICES/CONNECTORS/TERMINATIONS

- A. Clean conductor surfaces before installing lugs and connectors.
- B. Make splices, taps, and terminations to carry full ampacity of conductors with no perceptible temperature rise.
- C. Power and lighting conductors shall be continuous and unspliced where located within conduit. Splices shall occur within troughs, wireways, outlet boxes, or equipment enclosures where sufficient additional room is provided for all splices. No splices shall be made in in-ground pull boxes (without written acceptance of engineer).
- D. Splices in lighting and power outlet boxes, wireway, and troughs shall be kept to a minimum. Pull conductors through to equipment, terminal cabinets, and devices.
- E. No splices shall be made in junction box or outlet boxes (wire No. 8 and larger) without written acceptance of Engineer.
- F. No splices shall be made in communications outlet boxes, pull boxes or wireways (i.e., fire alarm, etc.) without written acceptance of Engineer. Pull cables through to equipment cabinets, terminal cabinets and devices.
- G. Allow adequate conductor lengths in all junction boxes, pull boxes and terminal cabinets. All termination of conductors in which conductor is in tension will be rejected and shall be replaced with conductors of adequate length. This requirement shall include the Contractor to provide sleeve type vertical cable supports in vertical raceway installations provided in pullboxes at proper vertical spacings.
- H. A calibrated torque wrench shall be used for all bolt tightening.
- I. Interior Locations:
 - 1. All (non-electronic systems) copper taps and splices in No. 8 or smaller shall be fastened together by means of "spring type" connectors. All taps and splices in wire larger than No. 8 shall be made with compression type connectors and taped to provide insulation equal to wire.
- J. Exterior Locations:
 - 1. Make splices, taps and terminations above grade in splice or termination cabinets. Do not splice any cable in ground or below finished grade.
 - 2. All taps and splices shall be made with compression type connectors and covered with Raychem heavywall cable sleeves (type CRSM-CT, WCSM or MCK) with type "S" sealant

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

coating with sleeve kits as per manufacturer's installation instructions or be terminated/connected to terminal strips in above grade terminal boxes suitable for use.

- a) Provide and install above grade termination cabinets sized to meet applicable codes and standards, where required for splicing.

END OF SECTION

SECTION 26 05 23
POWER SYSTEM STUDY WITH ARC FLASH ANALYSIS

PART 1 GENERAL

1.01 SCOPE

- A. The contractor shall furnish an Arc Flash Hazard Analysis Study per the requirements set forth in NFPA 70E - Standard for Electrical Safety in the Workplace. The arc flash hazard analysis shall be performed according to the IEEE Std. 1584-2002 equations that are presented in NFPA70E-2009, Annex D.
- B. The scope of the studies shall include all new distribution equipment supplied by the equipment Manufacturer under this contract as well as all directly affected existing distribution equipment associated with the Project.

1.02 DESCRIPTION

- A. Provide all labor, materials, and equipment necessary to properly and completely perform a Power System Study for the electrical distribution and control equipment and submit results in a report.
- B. Electrical distribution and control equipment is to include all equipment installed under this contract and all existing equipment that this project is connecting to, complete from new equipment to existing power company transformer(s) via all applicable existing power distribution and control equipment.
- C. Provide an up to date electrical system single-line diagram as required by NFPA 70E, "Standard for Electrical Safety in the Workplace", as referenced in OSHA 29 CFR 1910 Subpart S, Appendix A. This information shall include nameplate data for electrical components (e.g. transformers, medium voltage switchgear, panelboards, switchboards, motor control centers, etc.) for all portions of the electrical system from the utility intertie through the lowest rated panel.
- D. Cable sizes, types and lengths between electrical equipment components and up to date utility source data shall be provided for an accurate single-line representation of the electrical system. Unique characteristics of the equipment installation shall be provided which may impact the magnitude of the potential hazard (e.g. open space versus enclosure). Overcurrent device settings shall be verified.
- E. Data collection may require removal of barriers, opening of front panels, etc. while equipment is energized. The Contractor must provide proof (written documentation) that its employees working on the premises of the Building have been properly trained in the use and application of personal protective equipment (PPE) and the hazards of working on or near energized equipment. The Contractor must provide its own PPE protection with a minimum arc thermal performance rating (ATPV) of 40 calories/cm².
- F. The contractor shall be responsible for obtaining all required data of all equipment.
- G. The study shall verify adequacy of all equipment implemented under these specifications and to verify the correct application of circuit protective devices and other system components specified completely coordinated with the existing system.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- H. Adjust the System Design to optimize the results of the study as it relates to safety and reliable electrical system operation (e.g. overcurrent device settings, working distances, current limiting devices). This includes mitigation, where possible, of incident energy levels that exceed 40 calories/cm². A qualified engineer with power systems design experience shall provide this assistance
- I. The intent /goal of the protective system included herein is to establish arc flash levels that result in PPE levels of Category 2 or less.
- J. Identify locations where Category 2 cannot be achieved.
- K. The study shall address the case when the system is being powered from the normal source as well as from the on-site generating source.
- L. Minimum as well as maximum possible fault conditions shall be covered in the study.
- M. Fault conditions of all motors shall be considered.

1.03 REFERENCES

- A. Institute of Electrical and Electronics Engineers, Inc. (IEEE):
 - 1. IEEE 141 – Recommended Practice for Electric Power Distribution and Coordination of Industrial and Commercial Power Systems
 - 2. IEEE 242 – Recommended Practice for Protection and Coordination of Industrial and Commercial Power Systems
 - 3. IEEE 399 – Recommended Practice for Industrial and Commercial Power System Analysis
 - 4. IEEE 241 – Recommended Practice for Electric Power Systems in Commercial Buildings
 - 5. IEEE 1015 – Recommended Practice for Applying Low-Voltage Circuit Breakers Used in Industrial and Commercial Power Systems.
 - 6. IEEE 1584 - Guide for Performing Arc-Flash Hazard Calculations
- B. American National Standards Institute (ANSI):
 - 1. ANSI C57.12.00 – Standard General Requirements for Liquid-Immersed Distribution, Power, and Regulating Transformers
 - 2. ANSI C37.13 – Standard for Low Voltage AC Power Circuit Breakers Used in Enclosures
 - 3. ANSI C37.010 – Standard Application Guide for AC High Voltage Circuit Breakers Rated on a Symmetrical Current Basis
 - 4. ANSI C 37.41 – Standard Design Tests for High Voltage Fuses, Distribution Enclosed Single-Pole Air Switches, Fuse Disconnecting Switches and Accessories.
- C. The National Fire Protection Association (NFPA)
 - 1. NFPA 70 - National Electrical Code, latest edition
 - 2. NFPA 70E – Standard for Electrical Safety in the Workplace

1.04 SUBMITTALS FOR REVIEW/APPROVAL

- A. The short-circuit and protective device coordination results shall be submitted prior to receiving final approval of the distribution equipment shop drawings and/or prior to release of equipment drawings for manufacturing. This preliminary submittal of study data shall be sufficient to ensure that the selection of device and characteristics will be satisfactory.

1.05 SUBMITTALS FOR CONSTRUCTION

- A. The results of the short-circuit, protective device coordination and arc flash hazard analysis studies shall be summarized in a final report.. For large system studies, submittals requiring more than five (5) copies of the report will be provided without the section containing the computer printout of the short-circuit input and output data. Additional copies of the short-circuit input and output data, where required, shall be provided on CD in PDF format.
- B. For large system studies with more than 200 bus locations, the contractor is required to provide the study project files to the Owner in electronic format. In addition, a copy of the computer analysis software viewer program is required to accompany the electronic project files, to allow the Owner to review all aspects of the project and print arc flash labels, oneline diagrams, etc.
- C. The report shall include the following sections:
 - 1. Executive Summary.
 - 2. Descriptions, purpose, basis and scope of the study
 - 3. Tabulations of circuit breaker, fuse and other protective device ratings versus calculated short circuit duties
 - 4. Protective device time versus current coordination curves, tabulations of relay and circuit breaker trip unit settings, fuse selection
 - 5. Fault current calculations including a definition of terms and guide for interpretation of the computer printout
 - 6. Details of the incident energy and flash protection boundary calculations
 - 7. Recommendations for system improvements, where needed
 - 8. One-line diagram
- D. Arc flash labels shall be provided in hard copy only. For large system studies (more than 200 bus locations) arc flash labels shall be provided in hard copy and label images shall be provided in electronic format.
- E. Report shall include:
 - 1. Available fault current at each equipment location with comparison to equipment rating
 - 2. Overcurrent device settings (e.g. pick-up, time delay, curve), "as found" and "as recommended"
 - 3. Incident energy level (calories/cm²) for each equipment location and recommended PPE
 - 4. List of prohibited energized work locations based on arc flash results.

1.06 QUALIFICATIONS

- A. The short-circuit, protective device coordination and arc flash hazard analysis studies shall be conducted under the supervision and approval of a Registered Professional Electrical Engineer skilled in performing and interpreting the power system studies.
- B. The Registered Professional Electrical Engineer shall be a full-time employee of the equipment manufacturer or an approved engineering firm.
- C. The Registered Professional Electrical Engineer shall have a minimum of five (5) years of experience in performing power system studies.
- D. The equipment manufacturer or approved engineering firm shall demonstrate experience with Arc Flash Hazard Analysis by submitting names of at least ten actual arc flash hazard analysis it has performed in the past year.

1.07 COMPUTER ANALYSIS SOFTWARE

- A. The studies shall be performed using the latest revision of the SKM Systems Analysis Power*Tools for Windows (PTW) software program or prior approved equal.

PART 2 PRODUCT

2.01 STUDIES

- A. Contractor to furnish short-circuit and protective device coordination studies as prepared by equipment manufacturer or an approved engineering firm.
- B. The contractor shall furnish an Arc Flash Hazard Analysis Study per NFPA 70E - Standard for Electrical Safety in the Workplace, reference Article 130.3 and Annex D.

2.02 DATA COLLECTION

- A. Contractor shall furnish all data as required by the power system studies. The Engineer performing the short-circuit, protective device coordination and arc flash hazard analysis studies shall furnish the Contractor with a listing of required data after award of the contract. The Contractor shall expedite collection of the data to assure completion of the studies as required for final approval of the distribution equipment shop drawings and/or prior to the release of the equipment for manufacturing.
- B. Source combination shall include present and future motors and generators.
- C. Load data utilized may include existing and proposed loads obtained from Contract Documents provided by Owner, or Contractor when available.
- D. Include fault contribution of existing motors in the study. The Contractor shall obtain required existing equipment data, if necessary, to satisfy the study requirements.

2.03 SHORT-CIRCUIT AND PROTECTIVE DEVICE EVALUATION STUDY

- A. Use actual conductor impedances if known. If unknown, use typical conductor impedances based on IEEE Standard 141-1993.
- B. Minimum transformer design impedances shall be used when test impedances are not available.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- C. Provide the following:
 - 1. Calculation methods and assumptions
 - 2. Selected base per unit quantities
 - 3. One-line diagram of the system being evaluated
 - 4. Source impedance data, including electric utility system and motor fault contribution characteristics
 - 5. Tabulations of calculated quantities
 - 6. Results, conclusions, and recommendations.
- D. Calculate short-circuit momentary and interrupting duties for a three-phase bolted fault at each:
 - 1. Electric utility's supply termination point
 - 2. Incoming switchgear
 - 3. Unit substation primary and secondary terminals
 - 4. Low voltage switchgear
 - 5. Motor control centers
 - 6. Standby generators and automatic transfer switches
 - 7. Branch circuit panelboards
 - 8. Other significant locations throughout the system.
- E. For grounded systems, provide a bolted line-to-ground fault current study for areas as defined for the three-phase bolted fault short-circuit study.
- F. Protective Device Evaluation:
 - 1. Evaluate equipment and protective devices and compare to short circuit ratings
 - 2. Adequacy of switchgear, motor control centers, and panelboard bus bars to withstand short-circuit stresses
 - 3. Notify Owner in writing, of existing, circuit protective devices improperly rated for the calculated available fault current.

2.04 PROTECTIVE DEVICE COORDINATION STUDY

- A. Proposed protective device coordination time-current curves (TCC) shall be displayed on log-log scale graphs.
- B. Include on each TCC graph, a complete title and one-line diagram with legend identifying the specific portion of the system covered.
- C. Terminate device characteristic curves at a point reflecting maximum symmetrical or asymmetrical fault current to which the device is exposed.
- D. Identify the device associated with each curve by manufacturer type, function, and, if applicable, tap, time delay, and instantaneous settings recommended.
- E. Plot the following characteristics on the TCC graphs, where applicable:
 - 1. Electric utility's overcurrent protective device

2. Medium voltage equipment overcurrent relays
 3. Medium and low voltage fuses including manufacturer's minimum melt, total clearing, tolerance, and damage bands
 4. Low voltage equipment circuit breaker trip devices, including manufacturer's tolerance bands
 5. Transformer full-load current, magnetizing inrush current, and ANSI through-fault protection curves
 6. Conductor damage curves
 7. Ground fault protective devices, as applicable
 8. Pertinent motor starting characteristics and motor damage points, where applicable
 9. Pertinent generator short-circuit decrement curve and generator damage point
 10. The largest feeder circuit breaker in each motor control center and applicable panelboard.
- F. Provide adequate time margins between device characteristics such that selective operation is provided, while providing proper protection.

2.05 ARC FLASH HAZARD ANALYSIS

- A. The arc flash hazard analysis shall be performed according to the IEEE Std. 1584-2002 equations that are presented in NFPA70E-2009, Annex D.
- B. The flash protection boundary and the incident energy shall be calculated at all significant locations in the electrical distribution system (switchboards, switchgear, motor-control centers, panelboards, busway and splitters) where work could be performed on energized parts.
- C. The Arc-Flash Hazard Analysis shall include all significant locations in 240 volt and 208 volt systems fed from transformers equal to or greater than 125 kVA where work could be performed on energized parts.
- D. Safe working distances shall be based upon the calculated arc flash boundary considering an incident energy of 1.2 cal/cm^2 .
- E. When appropriate, the short circuit calculations and the clearing times of the phase overcurrent devices will be retrieved from the short-circuit and coordination study model. Ground overcurrent relays should not be taken into consideration when determining the clearing time when performing incident energy calculations
- F. The short-circuit calculations and the corresponding incident energy calculations for multiple system scenarios must be compared and the greatest incident energy must be uniquely reported for each equipment location. Calculations must be performed to represent the maximum and minimum contributions of fault current magnitude for all normal and emergency operating conditions. The minimum calculation will assume that the utility contribution is at a minimum and will assume a minimum motor contribution (all motors off). Conversely, the maximum calculation will assume a maximum contribution from the utility and will assume the maximum amount of motors to be operating. Calculations shall take into consideration the parallel operation of synchronous generators with the electric utility, where applicable.

- G. The incident energy calculations must consider the accumulation of energy over time when performing arc flash calculations on buses with multiple sources. Iterative calculations must take into account the changing current contributions, as the sources are interrupted or decremented with time. Fault contribution from motors and generators should be decremented as follows:
 - 1. Fault contribution from induction motors should not be considered beyond 3-5 cycles.
 - 2. Fault contribution from synchronous motors and generators should be decayed to match the actual decrement of each as closely as possible (e.g. contributions from permanent magnet generators will typically decay from 10 per unit to 3 per unit after 10 cycles).
- H. For each equipment location with a separately enclosed main device (where there is adequate separation between the line side terminals of the main protective device and the work location), calculations for incident energy and flash protection boundary shall include both the line and load side of the main breaker.
- I. When performing incident energy calculations on the line side of a main breaker (as required per above), the line side and load side contributions must be included in the fault calculation.
- J. Mis-coordination should be checked amongst all devices within the branch containing the immediate protective device upstream of the calculation location and the calculation should utilize the fastest device to compute the incident energy for the corresponding location.
- K. Arc Flash calculations shall be based on actual overcurrent protective device clearing time. Maximum clearing time will be capped at 2 seconds based on IEEE Std. 1584-2002 section B.1.2. Where it is not physically possible to move outside of the flash protection boundary in less than 2 seconds during an arc flash event, a maximum clearing time based on the specific location shall be utilized.

2.06 REPORT SECTIONS

- A. Input data shall include, but not be limited to the following:
 - 1. Feeder input data including feeder type (cable or bus), size, length, number per phase, conduit type (magnetic or non-magnetic) and conductor material (copper or aluminum).
 - 2. Transformer input data, including winding connections, secondary neutral-ground connection, primary and secondary voltage ratings, kVA rating, impedance, % taps and phase shift.
 - 3. Reactor data, including voltage rating, and impedance.
 - 4. Generation contribution data, (synchronous generators and Utility), including short-circuit reactance (X''_d), rated MVA, rated voltage, three-phase and single line-ground contribution (for Utility sources) and X/R ratio.
 - 5. Motor contribution data (induction motors and synchronous motors), including short-circuit reactance, rated horsepower or kVA, rated voltage, and X/R ratio.

- B. Short-Circuit Output Data shall include, but not be limited to the following reports:
1. Low Voltage Fault Report shall include a section for three-phase and unbalanced fault calculations and shall show the following information for each applicable location:
 - a. Voltage
 - b. Calculated fault current magnitude and angle
 - c. Fault point X/R ratio
 - d. Equivalent impedance
 2. Momentary Duty Report shall include a section for three-phase and unbalanced fault calculations and shall show the following information for each applicable location:
 - a. Voltage
 - b. Calculated symmetrical fault current magnitude and angle
 - c. Fault point X/R ratio
 - d. Calculated asymmetrical fault currents
 1. Based on fault point X/R ratio
 2. Based on calculated symmetrical value multiplied by 1.6
 3. Based on calculated symmetrical value multiplied by 2.7
 - e. Equivalent impedance
 3. Interrupting Duty Report shall include a section for three-phase and unbalanced fault calculations and shall show the following information for each applicable location:
 - a. Voltage
 - b. Calculated symmetrical fault current magnitude and angle
 - c. Fault point X/R ratio
 - d. No AC Decrement (NACD) Ratio
 - e. Equivalent impedance
 - f. Multiplying factors for 2, 3, 5 and 8 cycle circuit breakers rated on a symmetrical basis
 - g. Multiplying factors for 2, 3, 5 and 8 cycle circuit breakers rated on a total basis
- C. Recommended Protective Device Settings:
1. Phase and Ground Relays:
 - a. Current transformer ratio
 - b. Current setting
 - c. Time setting

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- d. Instantaneous setting
- e. Recommendations on improved relaying systems, if applicable.
- 2. Circuit Breakers:
 - a. Adjustable pickups and time delays (long time, short time, ground)
 - b. Adjustable time-current characteristic
 - c. Adjustable instantaneous pickup
 - d. Recommendations on improved trip systems, if applicable.
- D. Incident energy and flash protection boundary calculations
 - 1. Arcing fault magnitude
 - 2. Protective device clearing time
 - 3. Duration of arc
 - 4. Arc flash boundary
 - 5. Working distance
 - 6. Incident energy
 - 7. Hazard Risk Category
 - 8. Recommendations for arc flash energy reduction

PART 3 EXECUTION

3.01 FIELD ADJUSTMENT

- A. Adjust relay and protective device settings according to the recommended settings table provided by the coordination study. Field adjustments to be completed by the contractor and/or electrical equipment manufacturer's field service personnel.
- B. Make minor modifications to equipment as required to accomplish conformance with short circuit and protective device coordination studies.
- C. Notify Owner in writing of any required major equipment modifications.

3.02 ARC FLASH WARNING LABELS

- A. The contractor of the Arc Flash Hazard Analysis shall provide a 3.5 in. x 5 in. thermal transfer type label of high adhesion polyester for each work location analyzed.
- B. All labels will be based on recommended overcurrent device settings and will be provided after the results of the analysis have been presented to the owner and after any system changes, upgrades or modifications have been incorporated in the system.
- C. The label shall include the following information, at a minimum:
 - 1. Location designation
 - 2. Nominal voltage
 - 3. Flash protection boundary

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. Hazard risk category
 5. Incident energy or energy range corresponding to reported Hazard risk category.
 6. Working distance
 7. Engineering report number, revision number and issue date.
- D. Labels shall be machine printed, with no field markings.
- E. Arc flash labels shall be provided in the following manner and all labels shall be based on recommended overcurrent device settings.
1. For each 600, 480 and applicable 208 volt panelboard, at least one arc flash label shall be provided.
 2. For each motor control center, one arc flash label shall be provided.
 3. For each switchboard, one arc flash label shall be provided.
 4. For each main switchboard with Utility Service, one flash label shall be provided for each section.
- F. Labels shall be field installed by the contractor.

3.03 ARC FLASH TRAINING

- A. The contractor of the Arc Flash Hazard Analysis shall train the owner's qualified electrical personnel of the potential arc flash hazards associated with working on energized equipment (minimum of 4 hours).

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 26
GROUNDING AND BONDING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes
 - 1. Grounding electrodes and conductors.
 - 2. Equipment grounding conductors.
 - 3. Bonding.
- B. Provide all labor, materials, and equipment necessary to properly install a grounding system conductor in all new branch wiring and feeder installations, which shall be in full compliance with all applicable codes as accepted by the Authorities Having Jurisdiction. The secondary distribution system shall include a grounding conductor in all raceways in addition to the return path of the metallic conduit.
- C. In general, all electrical equipment (metallic conduit, motor frames, panelboards, etc.) shall be bonded together with a green insulated or bare copper system grounding conductor in accordance with specific rules of NEC 250, and state codes. Bonding conductor through the raceway system shall be continuous from main switch ground bus to panel ground bar of each panelboard, and from panel grounding bar of each panelboard to branch circuit equipment and devices.
- D. All raceways shall have an insulated copper system ground conductor throughout the entire length of circuit installed with-in conduit in strict accordance with NEC. Grounding conductor shall be included in total conduit fill determining conduit sizes, even though not included or shown on drawings. Grounding conductors that run with feeders in PVC conduit outside of building(s) shall be bare only.
- E. Provide and install all grounding and bonding as required by the National Electrical Code (NEC) including but not limited to NEC 250.

1.3 REFERENCES

- A. ANSI/NFPA 70 National Electrical Code
- B. NFPA 780 Standard for the Installation of Lightning Protection Systems
- C. UL 467 Grounding and Bonding Equipment

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.5 SUBMITTALS

- A. Submit catalog cut sheets/product data on:
 - 1. Ground rods and couplings.
 - 2. Mechanical connectors.
 - 3. Ground bus bars and associated components.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. Testing equipment and procedures.
 - B. Product data shall prove compliance with specifications, National Electrical Code, manufacturers' specifications, and written installation data.
- 1.6 PROJECT RECORD DOCUMENTS
- A. Submit record documents to accurately record actual locations of grounding electrodes.
 - B. Submit test results of each ground rod. See Section 26 08 13 Tests and Performance Verification of Electrical System.

PART 2- PRODUCTS

2.1 MECHANICAL CONNECTORS

- A. All grounding connectors shall be in accordance with UL 467 and UL listed for use with rods, conductors, reinforcing bars, etc., as appropriate.
- B. Connectors and devices used in the grounding systems shall be fabricated of copper or bronze materials, and properly applied for their intended use. Specified items of designated manufacturers indicate required criteria. Equal products may be provided if approved equal. All connectors and devices shall be compatible with the surfaces being bonded and shall not cause galvanic corrosion by dissimilar metals. Materials in items not listed herein shall be of equal quality to the following specified items:
 1. Lugs: Substantial construction, of cast copper or cast bronze, with "ground" (micro-flat) surfaces, twin clamp, two-hole tongue, equal to Burndy QQA Series or T&B approved equal. Lightweight and "competitive" devices shall be rejected.
 2. Grounding and Bonding Bushings: Malleable iron, Thomas and Betts (T&B), or approved equal.
 3. Piping Clamps: Burndy GAR-TC Series with two hole compression terminal or T&B approved equal.
 4. Grounding Screw and Pigtail: Raco No. 983 or approved equal.
 5. Building Structural Steel, Existing: Thompson 701 Series heavy duty bronze "C" clamp with two-bolt vise-grip cable clamp.
- C. Mechanical lugs or wire terminals shall be used to bond ground wires together or to junction boxes and panel cabinets and shall be manufactured by Anderson, Buchanan, Thomas and Betts Co., or Burndy.

2.2 WIRE

- A. Material: Stranded copper.
- B. Size: Size to meet NFPA 70 requirements as a minimum, increase size if called for on Drawings, in these specifications, or as required for voltage drop.
- C. Insulated THWN (or bare as noted elsewhere).

2.3 GROUNDING BARS/GROUND BUS (INCLUDING SYSTEMS GROUND BUS/BARS AND GROUND BUS BARS)

- A. Ground bars shall be copper of the size and description as shown on the Drawings. If not sized on Drawings, bus bar shall be minimum 1/4" x 2" bus grade copper, spaced from wall on insulating 2" polyester molded insulator standoff/supports, and be 12" or greater minimum overall length, allowing 2" length per lug connected thereto. Increase overall length as required to facilitate all lugs required while maintaining 2" spacing. Size of bus bar used in main electrical room shall be similar except minimum of 4" high and 24" long.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. Provide bolt-tapping lug with two hex head mounting bolts for each terminating ground conductor, sized to match conductors. Mount on bus bar at 2" on center spacing. Lugs to be manufactured by Burndy, T&B, or approved equal.
- C. Standoff supports to be 2" polyester as manufactured by Glastic No. 2015-4C or approved equal.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install products in accordance with manufacturer's instructions.
- B. Install grounding electrodes conductor, bonding conductors, ground rods, etc. with all required accessories.
- C. Grounding shall meet (or exceed as required to meet these specifications) all the requirements of the NEC, the NFPA, and applicable standards of IEEE.
- D. Where there is a conflict between these specifications and the above applicable codes/standards, or between this section of these specifications and other sections, then the most stringent or excessive requirement shall govern. Where there is an omission of a code/standard requirement in these specifications then the code/standard requirements shall be complied with.
- E. Requirement in these specifications to comply with a specific code/standard article, etc. is not to be construed as deleting of requirements of other applicable codes/standards and their articles, etc.

3.2 EQUIPMENT GROUNDING CONDUCTORS

- A. Grounding conductors shall be provided with every circuit to meet (or exceed as required to meet these Specifications and/or Drawings) the requirements of NEC 250.
- B. At every voltage level, new portions of the electrical power distribution system shall be grounded with a dedicated copper conductor, which extends from termination back to power source in supply panelboard.
- C. Provide separate, insulated (bare if with feeder in PVC conduit outside of building(s)) conductor within each feeder and branch circuit raceway. Terminate each end on suitable lug, bus, or bushing.
- D. Except as otherwise indicated, each feeder raceway on the load side of the service entrance shall contain a ground conductor sized as indicated and where not shown shall be sized to meet (or exceed as required to meet these specifications and/or drawings) the requirements of NEC 250. Conductor shall be connected to the equipment grounding bus in switchboards and panelboards, to the Grounding Bus in all motor control centers, and as specified, to lighting fixtures, motors and other types of equipment and outlets. The ground shall be in addition to the metallic raceway and shall be properly connected thereto, using a lug device located within each item enclosure at the point of electric power connections to permit convenient inspection.
- E. Provide green insulated ground wire for all grounding type receptacles and for equipment of all voltages. In addition to grounding strap connection to metallic outlet boxes, a supplemental grounding wire and screw equal to Raco No. 983 shall be provided to connect receptacle ground terminal to the box.
- F. All plugstrips and metallic surface raceway shall contain a green insulation ground conductor from supply panel ground bus connected to grounding screw on each receptacle in strip and to strip channel. Conductor shall be continuous.
- G. Where integral grounding conductor is specified elsewhere in bus duct construction, provide equivalent capacity conductor from supply switchboard or panelboard grounding bus to the bus duct grounding conductor. Bond integral conductor to bus duct enclosure at each tap and each termination.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- H. All motors, all heating coil assemblies, and all building equipment requiring flexible connections shall have a green grounding conductor properly connected to the frames and extending continuously inside conduit with circuit conductors to the supply source bus with accepted connectors regardless of conduit size or type. This shall include Food Service equipment, Laundry equipment, and all other "Equipment By Owner" to which an electric conduit is provided under this Division.

3.3 MAIN ELECTRICAL SERVICE

- A. Existing Buildings:
 - 1. Contractor shall verify that each building's electrical service is properly grounded as required by the NEC.
 - 2. Provide and install electrical service grounding at each building as called for herein for all existing services that do not comply with the grounding specified above.
 - 3. Supplement existing electrical service grounding at each building as required to comply with all requirements in these specifications.
- B. Complete installation shall meet and exceed the requirements of the NEC 250.
- C. Artificial electrodes shall be provided for the main service in sufficient number and configuration to secure resistance specified.
- D. Provide and bond to all of the following:
 - 1. All piping entering or leaving all buildings (including chilled water piping).
- E. Ground/bond neutral per NEC 250.
- F. A main ground, bare copper conductor, sized per applicable table in NEC 250, but in no case less than #2/0, shall be run in conduit from the main switchgear of each building to a concrete encased electrode per NEC 250.52(A)(3).
- G. Electrical equipment connection rack mounted equipment.
 - 1. Bond all metal parts as noted above.
- H. Complete installation shall exceed the minimum requirements of NEC 250 and, when applicable, NFPA 780.

3.4 ROOF MOUNTED EQUIPMENT

- A. Bond and extend all new roof mounted electrical equipment to lightning protection system (when provided) per NFPA 780.
- B. Where lightning protection system is not provided, ground/bond all roof mounted electrical equipment to building steel and to two or more 30' ground rods at no less than 30' spacing driven vertically to a minimum depth of 30' plus 1' below grade.
 - 1. Bond the two or more ground rods together with a Class I or Class II as required per NFPA 780 lightning protection main copper conductor.
 - 2. Provide additional rod electrodes as required to achieve specified ground resistance.
 - 3. Complete installation shall exceed the minimum requirements of NFPA 780.

3.5 HAZARDOUS LOCATIONS

- A. Ground in hazardous locations shall be done in accordance with applicable portions of NEC 500, 501, 502, 503, 511 and 514.

3.6 MISCELLANEOUS GROUNDING CONNECTIONS

- A. Provide bonding to meet regulatory requirements.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. Required connections to building steel shall be with UL accepted non-reversible crimp type ground lugs exothermically welded to bus bar that is either exothermically welded to steel or bolted to steel in locations where weld will affect the structural properties of the steel. Required connections to existing building structural steel purlins/l beams shall be with heavy duty bronze "C" clamp with two bolt vise-grip cable clamp.
- C. Grounding conductors shall: be so installed as to permit shortest and most direct path from equipment to ground; be installed in conduit; be bonded to conduit at both ends when conduit is metal; have connections accessible for inspection; and made with accepted solderless connectors brazed (or bolted) to the equipment or to be grounded; in NO case be a current carrying conductor; have a green jacket unless it is bare copper; be run in conduit with power and branch circuit conductors. The main grounding electrode conductor shall be exothermically welded to ground rods, water pipe, and building steel.
- D. All surfaces to which grounding connections are made shall be thoroughly cleaned to maximum conductive condition immediately before connections are made thereto. Metal rustproofing shall be removed at grounding contact surfaces, for 0 ohms by digital Vm. Exposed bare metal at the termination point shall be painted.
- E. All ground connections that are buried or in otherwise inaccessible locations, shall be welded exothermically. The weld shall provide a connection which shall not corrode or loosen and which shall be equal or larger in size than the conductors joined together. The connection shall have the same current carrying capacity as the largest conductor.
- F. Install ground bushings on all metal conduits entering enclosures where the continuity of grounding is broken between the conduit and enclosure (i.e. metal conduit stub-up into a motor control center enclosure or at ground bus bar). Provide an appropriately sized bond jumper from the ground bushing to the respective equipment ground bus or ground bus bar.
- G. Install ground bushings on all metal conduits where the continuity of grounding is broken between the conduit and the electrical distribution system (i.e. metal conduit stub-up from wall outlet box to ceiling space. Provide an appropriately sized bond jumper from the ground bushing to the respective equipment ground bus or ground bus bar.
- H. Each feeder metallic conduit shall be bonded at all discontinuities, including at switchboards and all subdistribution and branch circuit panels with conductors in accordance with applicable table in NEC 250 for parallel return with respective interior grounding conductor.
- I. Grounding provisions shall include double locknuts on all heavywall conduits.

3.7 GROUNDING BAR/GROUND BUS (INCLUDING SYSTEMS GROUND BUS/BAR ON GROUND BUS/BAR) INSTALLATION

- A. Where indicated on the Drawings, provide and install grounding bar/ground bus (bus bar). These bus installations are intended to provide a low-impedance "earthing" path for surge voltages, which are electrically "clamped" and shunted to earth by variable-impedance surge protective devices. Metal sheaths of underground cables are also to be grounded thereto at points of building entrance.
- B. Mount bolt tapping lugs with hex head bolts to bus bar at 2" o.c. spacing, one for each ground conductor.
- C. Mount bus bar to wall using 2" polyester molded insulator stand-off.
- D. Extend a #2/0 (minimum size) or larger THWN insulated copper ground conductor (if larger size is called for on drawings or required by NEC for service ground, etc.) in PVC conduit to accepted service ground installation or ground bus/bar in main service equipment enclosure.
- E. Extend #6 insulated copper ground wire from respective bus/bar to each 'local' ground bus/bar in each cabinet for Division 28 sections.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- F. 'SYSTEMS' grounding bus/bar must be connected with #2/0 insulated copper conductor to grounding electrodes system as defined in NEC 800.100(B).

3.8 TESTING AND REPORTS

- A. Raceway Continuity: Metallic raceway system as a component of the facilities ground system shall be tested for electrical continuity. Resistance to ground throughout the system shall not exceed specified limits.
- B. Ground resistance measurements shall be made on each system utilized in the project. The ground resistance measurements shall include building structural steel, water pipe grounding system and other accepted systems as may be applicable. Ground resistance measurements shall be made in normally dry weather, not less than twenty-four hours after rainfall, and with the ground under test isolated from other grounds and equipment. Resistances measured shall not exceed specified limits.
- C. Upon completion of testing, the testing conditions and results shall be certified by the Contractor and submitted to the Architect/Engineer as called for in Section 26 08 13 Test and Performance Verification.

3.9 INTERFACE WITH OTHER PRODUCTS

- A. Interface with site grounding system.
- B. Interface with communications and mechanical controls system installed under Division 23 of specifications.

3.10 FIELD QUALITY CONTROL

- A. Inspect grounding and bonding system conductors and connections for tightness and proper installation.
- B. Use suitable test instrument to measure resistance to ground of system. Perform testing in accordance with test instrument manufacturer's recommendations using the fall-of-potential method.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 29
HANGERS AND SUPPORTS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
 - 1. Conduit and equipment supports.
 - 2. Anchors and fasteners.
- B. Furnish and install all supports, hangers and inserts required to mount fixtures, conduit, cables, pullboxes and other equipment furnished under this Division.

1.3 REFERENCES

- A. NECA National Electrical Contractors Association
- B. ANSI/NFPA 70 National Electrical Code

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

PART 2 - PRODUCTS

2.1 PRODUCT REQUIREMENTS

- A. Materials and Finishes: Provide corrosion resistance.
- B. Provide materials, sizes, and types of anchors, fasteners and supports to carry the loads of equipment and conduit. Consider weight of wire in conduit when selecting products.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Provide anchors, fasteners, and supports in accordance with NECA National Electrical Installation Standards.
- C. Do not fasten supports to pipes, ducts, mechanical equipment or conduit.
- D. Do not use spring steel clips and clamps.
- E. Obtain permission from A/E before using powder-actuated anchors.
- F. Obtain permission from A/E before drilling or cutting structural members.
- G. Fabricate supports from structural steel or steel channel. Rigidly weld members or use hexagon head bolts to present neat appearance with adequate strength and rigidity. Use spring lock washers under all nuts.
- H. Install surface-mounted cabinets and panelboards with minimum of four anchors.
- I. In wet and damp locations use steel channel supports to stand cabinets and panelboards 1" off wall.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- J. Use sheet metal channel to bridge studs above and below cabinets and panelboards recessed in hollow partitions.
- K. All items shall be supported from the structural portion of the building, except standard ceiling-mounted lighting fixtures, and small devices may be supported from ceiling system where permitted by Ceiling Contractor, however, no sagging of the ceiling will be permitted. Wire shall not be used as a support. Boxes and conduit shall not be supported or fastened to ceiling suspension wires or to ceiling channels.
- L. This Contractor shall lay out and install his work in advance of the laying of floors or walls, and shall furnish and install all sleeves that may be required for openings through floors, wall, etc. Where plans call for conduit to be run exposed, this Contractor shall furnish and install all inserts and clamps for the supporting of conduit. If this Contractor does not properly install all sleeves and inserts required, he will be required to do the necessary cutting and patching later at his own expense to the satisfaction of the Architect.
- M. All conduits shall be securely fastened in place per NEC. Hangers, supports or fastenings shall be provided at each elbow and at the end of each straight run terminating at a box or cabinet. The use of perforated iron for supporting conduits will not be permitted. The required strength of the supporting equipment and size and type of anchors shall be based on the combined weight of conduit, hanger and cables. Horizontal and vertical conduit runs may be supported by one-hole malleable straps, clamp-backs, or other accepted devices with suitable bolts, expansion shields (where needed) or beam-clamps for mounting to building structure or special brackets.
- N. Where two or more conduits are run parallel or in a similar direction, they shall be grouped together and supported by means of Kindorf type trapeze hanger system (racking) consisting of concrete inserts, threaded solid rods, washers, nuts and galvanized "L" angle iron, or Unistrut cross members. These conduits shall be individually fastened to the cross member of every other trapeze hanger with galvanized cast one hole straps, clamp backs, bolted with proper size cadmium machine bolts, washers and nuts. If adjustable trapeze hangers are used to support groups of parallel conduits, U-bolt type clamps shall be used at the end of a conduit run and at each elbow. J-bolts, or accepted clamps, shall be installed on each third intermediate trapeze hanger to fasten each conduit.
- O. Hanger assemblies shall be protected after fabrication by galvanizing. Hangers for PVC coated conduit shall be PVC coated galvanized conduit or stainless steel.
- P. On concrete or brick construction, insert anchors shall be installed with round head machine screws. In wood construction, round head screws shall be used. An electric or hand drill shall be used for drilling holes for all inserts in brick, concrete or similar construction. In brick, inserts shall be near center of brick, not near edge or in joint. Where steel members occur, same shall be drilled and tapped, and round head machine screws shall be used. All screws, bolts, washers, etc., used for supporting conduit or outlets shall be fabricated from rust-resisting metal, or accepted substitution. Fasteners similar to "TAP-CON" self tapping power driven type are acceptable. Plastic anchors are not acceptable.
- Q. Conduit supporting devices such as spring type conduit clips manufactured by Caddy Corporation may not be used.
- R. Threaded rod hangers shall be galvanized continuous thread type, minimum 3/8" diameter.
- S. Concrete/insert anchors, threaded rods, or similar fasteners installed on side or bottom of prestressed beams are not acceptable.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 33 - CONDUIT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes requirements for electrical conduit.
- B. Provide and install all equipment, labor, material, accessories, and mounting hardware for a complete and operating system for the following:
 - 1. Rigid Metal Conduit (RMC) NEC 344
 - 2. Aluminum Rigid Metallic Conduit (RMC) NEC 344
 - 3. Intermediate Metal Conduit (IMC) NEC 342
 - 4. Liquidtight Flexible Metal Conduit (LFMC) NEC 350
 - 5. Electrical Metallic Tubing (EMT) NEC 358
 - 6. Fittings and Conduit Bodies

1.3 REFERENCES

- A. ANSI C80.1 Electrical Rigid Steel Conduit, Zinc Coated
- B. ANSI C80.3 Steel Electrical Metallic Tubing, Zinc Coated
- C. ANSI/NEMA FB 1 Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing and Cable
- D. ANSI/NFPA 70 National Electrical Code
- E. NECA Standard Practice of Good Workmanship in Electrical Contracting

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.5 DESIGN REQUIREMENTS

- A. Conduit Size: ANSI/NFPA 70. (See Drawings and this and other sections of these Specifications for additional requirements).
- B. Raceways and conduits shall begin at an acceptable enclosure and terminate only in another such enclosure except conduit/raceway stub-outs.
- C. A raceway shall be provided for all electrical power and lighting, and electrical systems unless specifically specified otherwise.

1.6 SUBMITTALS

- A. Submit catalog cut sheet showing brand of conduit to be used and showing that conduit is UL listed and labeled, and manufactured in the United States.
- B. Submit catalog cut sheet on all types of conduit bodies and fittings.
- C. Product data shall be submitted for acceptance on:
 - 1. Conduits.
 - 2. Conduit straps, hangers and fittings.
 - 3. Fitting entering and leaving the ground or pavement.
- D. Submit UL listed fire and smoke stopping assemblies for each applicable application.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- E. Product data shall prove compliance with Specifications, National Electrical Code, National Board of Fire Underwriters, manufacturers' specifications and written installation data.

1.7 PROJECT RECORD DOCUMENTS

- A. Submit record documents to accurately record actual routing of conduits larger than 1.25".

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, properly store and protect products at the site.
- B. Accept conduit on site. Inspect for damage.
- C. Protect conduit from sun, rain, corrosion and entrance of debris by storing above grade. Provide appropriate covering.
- D. Protect PVC conduit from sunlight.

1.9 PROJECT CONDITIONS

- A. Verify that field measurements are as shown on Drawings.
- B. Verify routing and termination locations of conduit prior to rough-in.
- C. Conduit routing is shown on Drawings in approximate locations unless dimensioned. Route as required to complete wiring system.

PART 2 - PRODUCTS

2.1 GENERAL

- A. All conduits shall bear UL label or seal and shall be manufactured in the United States.
- B. Conduit systems and all related fittings, boxes, supports, and hangers must meet all the requirements of national, state, Orange County/City of Orlando and other federal codes where applicable.

2.2 MINIMUM TRADE SIZE

- A. Homeruns: 3/4" C.
- B. Underground Branches: 3/4".
- C. Aboveground Branches: 1/2".
- D. Flexible and seal-tite metallic conduit 1/2" C (maximum 6' long).
- E. Rigid conduit - 3/4".
- F. EMT - 3/4".
- G. Flexible and seal-tite metallic conduit 1/2" C. (maximum 6' long).
- H. Homeruns and Underground Branches: 3/4" C.
- I. Aboveground Branches: 1/2" C.
- J. All Types: 1/2" C.

2.3 RIGID METAL CONDUIT

- A. Comply with:
 - 1. ANSI C80.1.
 - 2. UL 6.
 - 3. NEC 344.
- B. Conduit material:
 - 1. Zinc coated or hot dipped galvanized steel
- C. Fittings:
 - 1. Threaded.
 - 2. Insulated bushings shall be used on all rigid steel conduits terminating in panels, boxes,

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

wire gutters, or cabinets, and shall be impact resistant plastic molded in an irregular shape at the top to provide smooth insulating surface at top and inner edge. Material in these bushings must not melt or support flame.

3. Zinc plated or hot dipped galvanized steel.

D. Conduit Bodies:

1. Comply with ANSI/NEMA FB 1.
2. Threaded hubs.
3. Zinc plated or hot-dipped galvanized malleable iron.

2.4 INTERMEDIATE METAL CONDUIT

A. Comply with:

1. UL Standard 1242.
2. NEC 342.

B. Conduit material: Zinc coated steel.

C. Fittings:

1. Threaded.
2. Zinc plated malleable iron.
3. Insulated bushings on terminations.

D. Conduit bodies:

1. Comply with ANSI/NEMA FB 1.
2. Threaded hubs.
3. Zinc plated or hot-dipped galvanized malleable iron.

2.5 FLEXIBLE METAL CONDUIT

A. Comply with:

1. NEC 348.
2. ANSI/UL 1.

B. Conduit material: Steel, interlocked.

C. Fittings:

1. ANSI/NEMA FB 1.
2. ANSI/UL 514B.
3. Malleable iron, zinc plated.
4. Threaded rigid and IMC conduit to flexible conduit coupling.
5. Direct flexible conduit bearing set screw type not acceptable.

2.6 LIQUID-TIGHT FLEXIBLE METAL CONDUIT

A. Comply with:

1. NEC 350.
2. ANSI/UL 360.

B. Conduit material:

1. Flexible hot-dipped galvanized steel core, interlocked.
2. Continuous copper ground built into core up to 1-1/4" size.
3. Extruded polyvinyl gray jacket.

C. Fittings:

1. Threaded for IMC/rigid conduit connections.
2. Accepted for hazardous locations where so installed.
3. Provide sealing washer in wet/damp locations.
4. Compression type.
5. ANSI/NEMA FB 1.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

6. ANSI/UL 514B.
7. Zinc plated malleable steel.

2.7 ELECTRICAL METALLIC TUBING

- A. Comply with:
1. UL 797.
 2. ANSI C80.3.
 3. NEC 358.
 4. ANSI/UL797.
- B. Conduit material: Galvanized steel tubing.
- C. Fittings:
1. ANSI/NEMA FB 1.
 2. Set screw.
 3. Zinc plated malleable steel.
 4. Concrete tight.
 5. T&B Series TC100 Series/TC700 Series

2.8 EXPANSION FITTINGS

- A. Expansion fittings shall be:
1. UL listed, hot dipped galvanized inside and outside providing a 4" expansion chamber when used with rigid conduit, intermediate metal conduit and electrical metallic conduit, or:
 2. Hot dipped galvanized expansion fitting shall be provided with an external braided grounding and bonding jumper with accepted clamps, UL listed for the application.

PART 3 - EXECUTION

3.1 LOCATION REQUIREMENTS

- A. Underground Installations:
1. Use rigid non-metallic conduit (PVC) only unless local Authority Having Jurisdiction or applicable codes/utility requirements, etc. require rigid steel conduit.
 2. Use galvanized rigid conduit.
 3. All conduits or elbows entering, or leaving the ground shall be rigid steel conduit coated with asphaltic paint.
 4. All underground raceways (with exception of raceways installed under floor slab) shall be installed in accordance with NEC 300.5, except the minimum cover for any conduit shall be 2'. Included under this Section shall be the responsibility for verifying finished lines in areas where raceways will be installed underground before the grading is complete.
 5. Where rigid metallic conduit is installed underground as noted above it shall be coated with waterproofing black mastic before installation, and all joints shall be re-coated after installation.
 6. All underground service lateral raceways shall be protected as required by NEC 300.5, including requirements for installation of warning tape.
- B. In Slab Above or on Grade:
1. Use coated rigid steel conduit, coated intermediate metal conduit (if accepted) or rigid non-metallic conduit.
 2. Coating of metallic conduit to be black asphaltic or PVC.
- C. Penetration of Slab:
1. Exposed Location:
 - a) Where penetrating a floor in an exposed location from underground or in slab, a black mastic coated or PVC coated galvanized rigid steel conduit shall be used.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Concealed Location:
 - a) Where penetrating a floor in a location concealed in block wall and acceptable by applicable codes, rigid non-metallic conduit may be used up to first outlet box, provided outlet box is at a maximum height of 48" above finished floor.
 - b) Where penetrating a floor in location other than that above use a black mastic coated or PVC coated galvanized rigid steel conduit.
 3. Roofs:
 - a) Conduit is not to be installed on roofs, without written authorization by A/E for specific conditions.
 - b) When accepted by written authorization conduit shall comply with the following:
 1. Be PVC coated rigid galvanized metal conduit.
 2. All fittings, etc. are to be PVC coated.
 3. Conduit shall be supported above roof at least 6" using accepted conduit supporting devices. Refer to applicable sections of specifications on roofing, etc.
 4. Supports to be fastened to roof using roofing adhesive or means as accepted by roofing contractor.
- D. Interior Dry Locations:
1. Concealed: Use rigid metal conduit, intermediate metal conduit, electrical metallic tubing. Exposed: Use rigid metal conduit, intermediate metal conduit, electrical metallic tubing. EMT may only be used where not subject to damage, which is interpreted by this specification to be above 90" AFF.
 2. Concealed or exposed flexible conduit:
 - a) Concealed flexible steel conduit or seal tight flexible steel conduit in lengths not longer than 6' in length with a ground conductor installed in the conduit or an equipment ground conductor firmly attached to the terminating fitting at the extreme end of the flex. Exposed flexible steel conduit or seal tight flexible steel conduit shall not exceed 2' in length, unless written authorization by A/E for specific conditions is granted.
- E. Interior Wet and Damp Locations:
1. Use rigid galvanized steel or intermediate metal conduit.
- 3.2 ADDITIONAL REQUIREMENTS FOR RIGID STEEL CONDUIT
- A. Rigid steel conduit shall be cut and threaded with tools accepted for the purpose and by qualified personnel.
 1. Accepted pipe vise.
 2. Roller/bade type cutter or band saw.
 3. Reamer capable of completely removing all ridges or burrs left by the cutter. Reaming with pliers is not acceptable.
 - B. Hangers shall be installed 8' apart.
 - C. Conduits stubbed through floor slabs, above grade and not contained inside walls, shall be rigid galvanized metallic conduit.
- 3.3 ADDITIONAL REQUIREMENTS FOR EMT
- A. Electrical metallic tubing (thin wall) may be installed inside buildings above ground floor where not subject to mechanical injury.
 - B. All cuts shall be reamed smooth and free of sharp and abrasive areas by use of an accepted reamer.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.4 ADDITIONAL REQUIREMENTS FOR FLEXIBLE STEEL CONDUIT AND SEAL-TITE FLEXIBLE STEEL CONDUIT

- A. Shall be properly grounded.
- B. Shall be installed with accepted fittings.

3.5 SUPPORTS

- A. Arrange supports to prevent misalignment during wiring installation.
- B. Support conduit using coated steel or malleable iron straps, lay-in adjustable hangers, clevis hangers, and split hangers.
- C. Group related conduits; support using conduit rack. Construct rack using steel channel; (minimum 24" increase distance as required) provide space on each for 25 percent additional conduits.
- D. Fasten conduit supports to building structure and surfaces under provisions of Section 26 05 29 Hangers and Supports.
- E. Do not support conduit with wire, metal banding material, or perforated pipe straps. Remove wire used for temporary supports
- F. Do not attach conduit to ceiling support wires.
- G. Conduits shall not be supported from ceiling grid supports, plumbing pipes, duct systems, heating or air conditioning pipes, or other building systems.
- H. Non-bolted conduit clamps, as manufactured Caddy Corp. are not accepted. Supporting conduit and boxes with wire is not accepted. All raceways except those from surface-mounted switches, outlet boxes or panels shall be supported with clamp fasteners with toggle bolt on hollow walls, and with lead expansion shields on masonry.

3.6 EXPANSION FITTINGS

- A. Provide expansion fittings to accommodate expansion and deflection where conduit crosses control and expansion joints.
- B. Expansion fittings shall be installed in the following cases: In each conduit run wherever it crosses an expansion joint in the concrete structure; on one side of joint with its sliding sleeve end flush with joint, and with a length of bonding jumper in expansion equal to at least three times the normal width of joints; in each conduit run which mechanically attached to separate structures to relieve strain caused by shift on one structure in relation to the other; in straight conduit run above ground which is more than 100' long and interval between expansion fittings in such runs shall not be greater than 100'.

3.7 GROUNDING

- A. All raceways shall have a copper system ground conductor throughout the entire length of circuit installed within conduit in strict accordance with NEC codes.
- B. Grounding conductor shall be included in total conduit fill determining conduit sizes, even though not included or shown on Drawings.
- C. Grounding conductors run with exterior/ underground feeders shall be bare only.
- D. Grounding conductors run with feeders shall be bonded to portions of conduit that are metal by accepted ground bushings.
- E. See other sections of these specifications for additional requirements.
- F. Grounding conductors (including lightning protection down conductors) run in metal conduit shall be bonded to metal conduit at both ends.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3.8 FIRE AND SMOKE STOPPING

- A. Contractor is to provide fire stopping and/or smoke stopping for all penetrations of existing (or new if applicable) fire or smoke barrier walls, chases, floors, etc. as required to maintain existing rating of floor, wall, chase, etc.
- B. Install conduit to preserve fire resistance rating of partitions and other elements.
- C. Install fireproofing material to maintain existing rating of floor, beams, etc. damaged or removed by renovation.
- D. Fire and smoke stopping material: A two-part silicone foam or a one-part putty, UL classified and FM accepted with flame spread of 0 and smoke development not to exceed 50 in accordance with ASTM E84. Material shall be suitable for penetration seals through fire-rated floors and walls when tested in accord with ASTM E119. Material shall not melt or soften at high temperatures, shall be suitable for direct outdoor and ultraviolet exposures, shall cure to give a tight compression fit, and shall not produce toxic fumes. Material, when heated, shall expand to fill and hold penetration closed where burn out of cable insulation or ATC tubing occurs.

3.9 VERTICAL RACEWAYS

- A. Cables in vertical raceways shall be supported per NEC 300-19. Provide and install supporting devices for cables, including any necessary accessible pullbox as required regardless if shown on Drawings or not. Provide and install access panels as required. Coordinate location of pull box and access panel with architect prior to installation. This includes empty raceways for future use.

3.10 GENERAL

- A. Install conduit in accordance with NECA Standard Practice of Good Workmanship in Electrical Contracting. Contractor shall layout all work prior to rough-in.
- B. Install nonmetallic conduit in accordance with manufacturer's instructions.
- C. Arrange conduit to maintain headroom and present neat appearance.
- D. Route conduit installed above accessible ceilings or exposed to view parallel or perpendicular to walls. Do not run from point to point.
- E. Route conduit in and under slab from point-to-point.
- F. Do not cross conduits in slab.
- G. Maintain adequate clearance between conduit and piping.
- H. Maintain 12" clearance between conduit and surfaces with temperatures exceeding 104 degrees F (40 degrees C).
- I. Cut conduit square using saw or pipe cutter; de-burr cut ends.
- J. Bring conduit to shoulder of fittings; fasten securely.
- K. Use conduit hubs to fasten conduit to sheet metal boxes in damp and wet locations and to cast boxes.
- L. Install no more than equivalent of three 90 degree bends between boxes. Use conduit bodies to make sharp changes in direction, as around beams. Use factory elbows for bends in metal conduit larger than 2" size.
- M. Avoid moisture traps; provide junction box with drain fitting at low points in conduit system.
- N. Provide and install pullboxes, junction boxes, fire barrier at fire rated walls etc., as required by NEC 300, whether shown on Drawings or not.
- O. Grounding and bonding of conduit under provisions of Section 26 05 26 Grounding and Bonding .

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- P. Identify conduit under provisions of Section 26 05 53 Identification for Electrical Systems.
- Q. Install all conduits concealed from view unless specifically shown otherwise on Drawings
- R. Rigid steel box connections shall be made with double locknuts and bushings.
- S. All raceways shall be kept clear of plumbing fixtures to facilitate future repair or replacement of said fixtures without disturbing wiring. Except where it is necessary for control purposes, all raceways shall be kept away from items producing heat.
- T. All raceway runs in masonry shall be installed at the same time as the masonry so that no face cutting is required, except to accommodate boxes.
- U. All raceways shall be run from outlet to outlet as shown on the Drawings, unless permission is granted to alter arrangement shown. If permission is granted arrangement shall be marked on field set of Drawings as previously specified.
- V. Spare conduit stubs shall be capped and location and use marked with concrete marker set flush with finish grade. Marker shall be 6" round x 6" deep with appropriate symbol embedded into top to indicate use. Also, tag conduits in panels where originating.
- W. All conduit stubbed above floor shall be strapped to Kindorf channel supported by conduit driven into ground or tied to steel. Spare conduit stubs shall be capped with a UL listed and accepted cap or plug for the specific intended use and identified with ink markers as to source and labeled "Spare."
- X. All connections to motors or other vibrating equipment including transformers or at other locations where required shall be made with not less than 12" of flexible liquid-tight steel conduit, with nylon insulated throat connectors and wire mesh grip fittings (manufactured by Thomas & Betts or accepted equal) at both terminations of conduit. Use angle connectors wherever necessary to relieve angle strain on flex conduit.
- Y. Provide conduit seal-offs wherever conduit crosses obvious temperature changes (i.e. from inside to outside of coolers, freezers, etc.).
- Z. Route conduit through roof openings for piping and ductwork or through suitable roof flashing or boot. Coordinate location with roofing installation specified under other sections of these Specifications.
- AA. All raceways shall be run in neat and workmanlike manner and shall be properly in accordance with latest edition of NEC with accepted conduit clamps, hanger rods and structural fasteners.
- BB. All raceway runs, whether terminated in boxes or not, shall be capped during the course of construction and until wires are pulled in, and covers are in place. No conductors shall be pulled into raceways until construction work which might damage the raceways has been completed.
- CC. Electrical raceways shall be supported independently of all other systems and supports, and shall in every case avoid proximity to other systems which might cause confusion with such systems or might provide a chance of electrolytic actions, contact with live parts or excessive induced heat.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 34
OUTLET BOXES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes wall and ceiling outlet boxes (and/or small junction/pullboxes).
- B. Provide and install all outlet boxes (flush or surface) complete with all accessories as required to facilitate installation of electrical system and as required by the NEC.

1.3 REFERENCES

- A. ANSI/NEMA FB 1 Fittings Cast Metal Boxes and Conduit Bodies for Conduit, Electrical Metallic Tubing and Cable
- B. ANSI/NEMA OS 1 Sheet-Steel Outlet Boxes, Device Boxes, Covers, and Box Supports
- C. ANSI/NFPA 70 National Electrical Code
- D. NEMA 250 Enclosures for Electrical Equipment (1000 Volts Maximum)

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.5 SUBMITTALS

- A. Submit catalog cut sheets/product data on:
 - 1. Surface cast boxes.
- B. For pullboxes and junction boxes not covered in Section 26 05 35 Pull and Junction Boxes, submit product data showing dimensions, covers, and construction.

1.6 PROJECT CONDITIONS

- A. Verify field measurements are as shown on Drawings.
- B. Verify locations of outlets in offices and work areas prior to rough-in.
- C. Electrical boxes are shown on Drawings in approximate locations unless dimensioned. Install at location required for box to serve intended purpose.

PART 2 - PRODUCTS

2.1 GENERAL

- A. All boxes and fittings shall be labeled by Underwriters Laboratories.
- B. Provide box accessories as required for each installation, including mounting brackets, wallboard hangers, extension rings, outlet boxes, and corrosion-resistant knockout closures compatible with outlet boxes being used and meeting requirements of individual wiring situations.
- C. All boxes shall be of the size and shape required by NFPA 70 for their respective locations.
- D. Boxes shall be of such form and dimensions as to be adapted to the specific use and location,

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

type of device or fixtures to be used, and number and size of conductors and arrangement, size and number of conduits connecting thereto.

- E. Handy boxes shall not be used.
- F. Outlet boxes to be one-piece.

2.2 SHEET METAL OUTLET BOXES ANSI/NEMA OS 1, GALVANIZED STEEL:

- A. Luminaire and Equipment Supporting Boxes: Rated for weight of equipment supported; include 1/2" male fixture studs where required.
- B. Concrete Ceiling Boxes: Concrete type.
- C. Interior flush outlet boxes shall be galvanized steel constructed with stamped knockouts in back and sides, and threaded holes with screws for securing box coverplates or wiring devices. T&B, Steel City, Raco or accepted substitution.
- D. Ceiling outlet boxes shall be 4" octagonal or 4" square X 1-1/2" deep or larger as required for number and size of conductors and arrangement, size and number of conduits terminating at them.
- E. Switch, wall receptacle, telephone and other recessed wall outlet boxes in drywall shall be 4" square X 1-1/2" deep. For recessing in exposed masonry, provide one piece 4" square x 1-1/2" deep wall boxes with appropriate 4" square cut tile wall covers Steel City series #52-C-49/52-C-52 or accepted substitution. For recessing in furred-out block walls, provide 4" square box with required extension for block depth and required extension for drywall depth.

2.3 CAST BOXES NEMA FB 1:

- A. Interior surface outlet boxes and conduit bodies installed from 0" AFF to 90" AFF (including fire alarm device backbox) shall be the heavy cast aluminum or iron with external threaded hubs for power devices and threaded parts for low voltage devices; Appleton, Crouse Hinds or accepted substitution. Trim rings shall also be of one-piece construction.
- B. Weatherproof outlet boxes shall be constructed of corrosion-resistant cast metal suited to each application and having threaded conduit hubs, cast metal faceplate with spring-hinged waterproof cap suitably configured, gasket, and corrosion-proof fasteners.
- C. Boxes to be Type FD unless otherwise noted on drawings.
- D. Freestanding cast boxes are to be type FSU (with flange). Other cast zinc boxes are not acceptable.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install electrical boxes as shown on Drawings, and as required for splices, taps, wire pulling, equipment connections and compliance with regulatory requirements.
- B. Install electrical boxes to maintain headroom and to present neat mechanical appearance.
- C. Inaccessible Ceiling Areas: Install outlet and junction boxes no more than 6" from ceiling access panel or from removable recessed luminaire.
- D. Install boxes to preserve fire resistance rating of partitions and other elements.
- E. Align adjacent wall-mounted outlet boxes for switches, thermostats, and similar devices with each other.
- F. Use flush mounting outlet boxes in finished areas.
- G. Do not install flush mounting boxes back-to-back in walls; provide minimum 6" separation. Provide minimum 24" separation in acoustic rated walls.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- H. Secure flush mounting box to interior wall and partition studs. Accurately position to allow for surface finish thickness.
- I. Use stamped steel bridges to fasten flush mounting outlet box between studs.
- J. Install flush mounting box without damaging wall insulation or reducing its effectiveness.
- K. Support all outlet boxes from structure with minimum of one 3/8" all-thread rod hangers. Boxes larger than 25 square inches shall be supported with two all-thread rod hangers, minimum.
- L. Do not fasten boxes to ceiling support wires.
- M. Support boxes independently of conduit.
- N. Use gang box where more than one device is mounted together. Do not use sectional box.
- O. Use gang box with plaster ring for single device outlets.
- P. Use cast outlet box in exterior locations and wet locations.
- Q. Comply with applicable portions of the NECA National Electrical Installation Standards.
- R. Install outlets in the locations shown on the drawings; however prior to rough-in, the Owner shall have the right to make slight changes in locations to reflect room furniture layouts.
- S. The Contractor shall coordinate his work with that of the General Contractor so that each electrical box is the type suitable for the wall or ceiling construction provided and suitable fireproofing is inbuilt into fire rated walls.
- T. The Contractor shall relocate electrical boxes as required so that once installed, electrical devices will be symmetrically located with respect to the room layout.
- U. All boxes shall be installed in a flush rigid manner with box lines at perpendicular and parallel angles to finished surfaces. Boxes shall be supported by appropriate hardware selected for the type of surface from which the box shall be supported. For example, provide metal screws for metal, wood screws for wood, and expansion devices for masonry or concrete.
- V. For locations exposed to weather or moisture (interior or exterior), provide weatherproof boxes and accessories.
- W. As a minimum, provide pull boxes in all raceways over 150'. The pull box shall be located near the midpoint of the raceway length.
- X. Provide knockout closures to cap unused knockout holes where blanks have been removed, and plugs for unused threaded hubs.
- Y. Provide conduit locknuts and bushings of the type and size to suit each respective use and installation.
- Z. Boxes and conduit bodies shall be located so that all electrical wiring is accessible.
- AA. Avoid using round boxes where conduit must enter box through side of box, which would result in a difficult and insecure connection with a locknut or bushing on the rounded surface.
- BB. All flush outlets shall be mounted so that covers and plates will finish flush with finished surfaces without the use of shims, mats or other devices not submitted or accepted for the purpose. Add-a-Depth rings or switch box extension rings (Steel City #SBEX) are not acceptable. Plates shall not support wiring devices. Gang switches with common plate where two or more are indicated in the same location. Wall-mounted devices of different systems (switches, thermostats, etc.) shall be coordinated for symmetry when located near each other on the same wall. Outlets on each side of walls shall have separate boxes. Through-wall type boxes shall not be permitted. Back-to-back mounting shall not be permitted. Trim rings shall be extended to within 1/8" of finish wall surface.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- CC. Outlet boxes mounted in metal stud walls are to be supported to studs with two screws inside of outlet box to a horizontal stud brace between vertical studs or one side of outlet box supported to stud with opposite side mounted to section of stud or device to prevent movement of outlet box after wall is finished.
- DD. All outlet boxes that do not receive devices in this Contract are to have blank plates installed matching wiring device plates.
- EE. Mount Height:
1. Height of wall outlets to bottom above finished floors shall be as follows, unless specifically noted otherwise, or unless otherwise required by applicable codes including ADA. Verify with the Architectural Drawings and Shop Drawings for installing:

Switches	4'-0" AFF to top
Receptacles	1'-4" AFF to bottom
Lighting Panels	6'-6" AFF to centerline of highest breaker/fuse
- FF. Special Purpose Outlets:
1. Locate special purpose outlets as indicated on the Drawings for the equipment served. Location and type of outlets shall be coordinated with appropriate trades involved. The securing of complete information for proper electrical roughing-in shall be included as work required under this section of specifications. Provide plug for each outlet.
- GG. Outlets in Fire/Smoke and Smoke Partitions/Walls:
1. Electrical outlet boxes may be installed in vertical fire resistive assemblies classified as fire/smoke and smoke partitions without affecting the fire classification, provided such openings occur on one side only in each framing space and that openings do not exceed 16 square inches. All clearances between such outlet boxes and the gypsum board must be completely filled with joint compound or other accepted materials. The wall must be built around outlets of larger size so as not to interfere with the integrity of the wall rating.

3.2 INTERFACE WITH OTHER PRODUCTS

- A. Coordinate installation of outlet box for products furnished under all Sections of these Specifications.
- B. Coordinate locations and sizes of required access doors with applicable Sections in these Specifications.
- C. Locate flush mounting box in masonry wall to require cutting of masonry unit corner only. Coordinate masonry cutting to achieve neat opening.
- D. Coordinate mounting heights and locations of outlets mounted above counters, benches and backsplashes.
- E. Position outlet boxes to locate luminaires as shown on reflected ceiling plan.

3.3 ADJUSTING

- A. Adjust flush-mounting outlets to make front flush with finished wall material.
- B. Install knockout closure in unused box opening.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 35
PULL AND JUNCTION BOXES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide and install pull and junction boxes as shown on Drawings or as required by the NEC.
- B. Provide and install pull and junction boxes wherever required for a complete and operating distribution system whether shown on Drawings or not.
- C. Where outlet boxes are used for pull and/or junction boxes, they shall meet the requirements of Section 26 05 34 Outlet Boxes.

1.3 REFERENCES

- A. ANSI/NEMA FB 1 Fittings, Cast Metal Boxes and Conduit Bodies for Conduit, Electrical Metallic Tubing and Cable
- B. ANSI/NEMA OS 1 Sheet-Steel Outlet Boxes, Device Boxes, Covers, and Box Supports
- C. ANSI/NEMA OS 2 Nonmetallic Outlet Boxes, Device Boxes, Covers and Box Supports
- D. ANSI/NFPA 70 National Electrical Code
- E. NEMA 250 Enclosures for Electrical Equipment (1000 Volts Maximum)

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.5 SUBMITTALS

- A. Submit actual shop drawings on all pull boxes showing.
 - 1. Covers.
 - 2. Dimensions - inside and out.
 - 3. Rating of concrete or gauge of metal.
 - 4. Manufacturer.

1.6 PROJECT RECORD DOCUMENTS

- A. Accurately record actual locations and mounting heights of pull and junction boxes.

1.7 PROJECT CONDITIONS

- A. Verify field measurements are as shown on Drawings.
- B. Verify locations of pull and junction boxes prior to rough-in.
- C. Electrical boxes are shown on Drawings in approximate locations unless dimensioned. Install at location required for box to serve intended purpose and to maintain required access.

PART 2 - PRODUCTS

2.1 GENERAL

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Dimensions of pull and junction boxes shall meet dimensions shown on Drawings or dimensions required by NEC, whichever is largest.
- B. Pull and junction boxes shall meet all requirements of UL and NEC.
- C. Small pull boxes (i.e. 4" x 4") shall meet the requirements of these Specifications for outlet boxes as a minimum.
- D. All boxes (above ground) of 100 cubic inches or more shall be constructed of 14 gauge steel with hot dip galvanized coating.

2.2 SHEET METAL BOXES

- A. NEMA OS 1, galvanized steel.
- B. Box to be fully weatherproof and watertight where installed outside.

2.3 SURFACE-MOUNTED CAST METAL BOX

- A. NEMA 250, Type 4; flat-flanged, surface-mounted junction box.
- B. Material: Cast aluminum.
- C. Cover: Furnish with ground flange, neoprene gasket, and stainless steel cover screws.
- D. Provide all hubs as required for conduit connections.

PART 3- EXECUTION

3.1 GENERAL

- A. Install per NEC
- B. Install electrical boxes as shown on Drawings and as required for splices, taps, wire pulling, equipment connections and compliance with regulatory requirements.
- C. Install electrical boxes to maintain headroom and to present neat mechanical appearance.
- D. Install pull boxes and junction boxes above accessible ceilings and in unfinished areas only.
- E. Inaccessible Ceiling Areas: Install outlet and junction boxes no more than 6" from ceiling access panel or from removable recessed luminaire.
- F. Install boxes to preserve fire resistance rating of partitions and other elements.
- G. Align adjacent wall-mounted boxes with each other.
- H. Use flush mounting boxes in finished areas.
- I. Do not install flush mounting boxes back-to-back in walls; provide minimum 6" separation. Provide minimum 24" separation in acoustic rated walls.
- J. Secure flush mounting box to interior wall and partition studs. Accurately position to allow for surface finish thickness.
- K. Install flush mounting box without damaging wall insulation or reducing its effectiveness.
- L. Pull and junction boxes larger than 25 square inches shall be supported with two 3/8" all-thread rod hangers minimum.
- M. Install all labels and identification as required by the NEC and applicable sections of these Specifications.
- N. Do not fasten boxes to ceiling support wires.
- O. Support boxes independently of conduit.
- P. Large Pull Boxes:

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1. Boxes larger than 100 cubic inches in volume or 12" in any dimension.

a) Interior dry locations per NEC with screw covers.

Q. Boxes Installed Outdoors: All boxes installed outdoors to be NEMA 4, fully weatherproof and watertight.

3.2 INTERFACE WITH OTHER PRODUCTS

A. Coordinate locations and sizes of required access doors with applicable sections in these Specifications.

B. Locate flush mounting box in masonry wall to require cutting of masonry unit corner only. Coordinate masonry cutting to achieve neat opening.

3.3 ADJUSTING

A. Install knockout closure in unused box opening.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 05 53
IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide and install all equipment, labor and material for a complete identification system, including but not limited to:
 - 1. Nameplates and labels.
 - 2. Wire and cable markers.
 - 3. Conduit markers.
- B. Identify all new and existing conduits, boxes, equipment, etc. as specified herein.

1.3 REFERENCES

- A. ANSI/NFPA 70 National Electrical Code.
- B. Americans with Disabilities Act

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories, Inc. as suitable for purpose specified and shown.

PART 2- PRODUCTS

2.1 NAMEPLATES

- A. Nameplates shall be laminated phenolic plastic, chamfered edges.
 - 1. 120/208 Volt System:
 - a) Black front and back, white core, lettering etched through outer covering, white engraved letters on black background.
 - 2. For 277/480 Volt System:
 - a) Orange with white letters.
 - 3. Emergency System:
 - a) Red with white letters.
 - 4. Emergency Power:
 - a) Red front and back, white core, lettering etched through outer covering, white engraved letters on red background.
- B. Letter Size:
 - 1. 1/8" letters for identifying individual equipment and loads.
 - 2. 1/4" letters for identifying grouped equipment and loads.
- C. Nameplates shall adequately describe the function of the particular equipment involved. Where nameplates are detailed on the Drawings, inscription and size of letters shall be as shown and

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

shop drawing submitted for acceptance. Nameplates for panelboards, switchboards, motor control centers, disconnects and enclosed breakers shall include the panel designation, voltage and phase of the supply. For example, "Panel A, 120/208V, 3-phase, 4-wire." In addition, provide phenolic label in panel to describe where the panel is fed from and location. For example, "Fed From MDP-1:3:5 Electrical Room #E101 Level 1." Nameplates for equipment listed below shall describe particular equipment name and associated panel/circuit, if applicable.

The name of the machine on the nameplates for a particular machine shall be the same as the one used on all motor starters, disconnect and pushbutton station nameplates for that machine.

- D. The following items shall be equipped with nameplates:
1. All motors, motor starters, pushbutton stations, control panels, disconnect switches, panelboards, circuit breakers (i.e., all 2-pole, 3-pole circuit breakers), contactors or relays in separate enclosures, power receptacles where the nominal voltage between any pair of contacts is greater than 150V, wall switches controlling outlets that are not located within sight of the controlling switch, high voltage boxes and cabinets, large electrical, and electrical systems, junction and pull boxes (larger than 4-11/16"), terminal cabinets, terminal boards, and equipment racks. Nameplates shall also describe the associated panel and circuit number, if applicable.
- E. All electrical system panels, disconnect switches, motor controllers, etc. shall be labeled as per branch, i.e., "Panel ABC Emergency-Life Safety Branch" (similar for emergency legally required standby branch, or emergency optional standby branch).

2.2 WIRE MARKERS

- A. Description: Cloth, tape, split sleeve or tubing type wire markers.
- B. Locations: Each conductor at panelboard gutters, pull boxes, outlet and junction boxes, and each load connection.
- C. Legend:
1. Power and Lighting Circuits: Branch circuit or feeder number indicated on Drawings including neutral conductor.
 2. Control Circuits: Control wire number indicated on schematic and interconnection diagrams on shop drawings.

2.3 CONDUIT/JUNCTION BOX COLOR CODE

- A. All conduit system junction boxes (except those subject to view in public areas) shall be color coded as listed below:

<u>COLOR CODE FOR JUNCTION BOXES KRYLON PAINT NUMBER</u>	
System Emergency 277/480 volt	Cherry Red K02101
System Emergency 120/208 volt	Zinger Pink S01150
Fire Alarm	Popsicle Orange K02410
Normal Power 277/480 volt	Leather Brown K02501
Normal Power 120/208 volt	Glossy Black K01601
BAS	Cameo White K04129
Grounding	Fluorescent Green K03106

- B. Conduit (not subject to public view) longer than 20' shall be painted with above color paint band 20 ft. on center. Paint band shall be 4" in length, applied around entire conduit. Where conduit is parallel and on conduit racking, the paint bands shall be evenly aligned. Paint shall be neatly applied and uniform. Paint boxes and raceways prior to installation, or tape conduits and surrounding surfaces to avoid overspray. Paint overspray shall be removed.
- C. Junction boxes and conduits located in public areas (areas that can be seen by the public) shall

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

be painted to match surface to which it is attached. Provide written request to A/E for interpretation of those public areas which may be in question.

2.4 CONDUIT/JUNCTION BOX MARKER

- A. All new and existing junction boxes/cover plates for power, lighting and systems (except those installed in public areas) shall adequately describe its associated panel and circuit reference number(s) within (i.e. ELRW-2, 4, 6), or systems within (i.e. fire alarm, intercom, etc.). Identification shall be neatly written by means of black permanent marker. Paint one-half of cover plate with appropriate color above, and one-half with associated panel/circuit or system as described above. Junction box cover plates located in public areas shall be identified with small phenolic labels securely attached. Label colors to be determined by A/E. Large pull/junction boxes (8" x 8" or larger) shall be color identified by painting the corners of box cover plate with specified colors at 45 degree angles; phenolic labels as specified herein.
- B. Identify conduit not installed in public areas with corresponding panel/circuit numbers or corresponding system type as described above. Spacing: 20 ft. on center adjacent to color identification bands.

2.5 UNDERGROUND WARNING TAPE

- A. Description: Minimum 6" wide plastic tape, detectable type, with suitable warning legend describing buried lines. Systems conduits shall have orange colored tape. Power/lighting conduits shall have red colored tape.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Degrease and clean surfaces to receive nameplates and labels.

3.2 APPLICATION

- A. Install nameplate parallel to equipment lines.
- B. Secure nameplate to equipment front using stainless steel pop rivets.
- C. Secure nameplate to inside surface of door on panelboard that is recessed in finished locations.
- D. Nameplates installed inside on dead front cover shall be self-adhesive tape. Do not drill or install screws in dead front.
- E. Identify new conduit, junction boxes, and outlet boxes using field painting.
- F. Install wire markers at all new connections and terminations, and at existing connections and terminations modified or altered.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 08 03
DEMONSTRATION OF COMPLETED ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes the requirements for demonstration of completed electrical systems:

1.3 DESCRIPTION

- A. Demonstrate to Owner the essential features of the following electrical systems:

1. Electrical Entrance Equipment
 - a) New Circuit breakers
2. Miscellaneous Electrical Equipment
 - a) Electrical systems controls and equipment
 - b) Electrical power equipment
 - c) Motor control devices
 - d) Starting devices
3. Distribution Equipment
 - a) New Lighting and appliance panelboards
 - b) New Distribution panels
 - c) Modified Switchboard

- B. Upon completion of testing, each system is to be demonstrated only once.

1.4 TIME

- A. The demonstration shall be held upon completion of testing of all systems at a date to be agreed upon in writing by the Owner or his representative.

1.5 ATTENDING PARTIES

- A. The demonstration shall be held by this Contractor in the presence of the Owner and the manufacturer's representative.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 DEMONSTRATION

- A. Demonstrate the function and location (in the structure) of each system, and indicate its relationship to the riser diagrams and drawings.
- B. Demonstrate by "start-stop operation" how to work the controls, how to reset protective devices, how to replace fuses, and what to do in case of emergency.
- C. Performance Verification and Demonstration to Owner
 1. Submit Check Out Memo form for each item, equipment, and system. Copy to be included in each Operation and Maintenance Manual.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

CHECK OUT MEMO

Check Out Memo shall be completed and a copy provided to the Owner at the Owner's Performance Verification and Demonstration Meeting. A copy shall also be included in the specification section of each O & M Manual for the equipment checked.

Project Name _____

Type of Equipment Checked _____

Equipment Number _____

Equipment Manufacturer _____

Signature below by the manufacturer's authorized representative signifies that the equipment has been satisfactorily tested and checked out on the job by the manufacturer.

1. The attached Test and Data and Performance Verification information was used to evaluate the equipment installation and operation.
2. The equipment is properly installed, has been tested by the manufacturer's authorized representative, and is operating satisfactorily in accordance with all requirements, except for items noted below.*
3. Written operating and maintenance information has been presented and reviewed in detail with the Contractor.
4. Sufficient copies of all applicable operating and maintenance information, parts lists, lubrication checklists, and warranties have been furnished to the Contractor for insertion in the Operation and Maintenance Manuals.

CHECKED BY:

MANUFACTURER'S REPRESENTATIVE (print)

ADDRESS

TELEPHONE, FAX, E-MAIL

MANUFACTURER'S REPRESENTATIVE (signature, title)

DATE CHECKED

WITNESSED BY:

CONTRACTOR'S REPRESENTATIVE (signature, title)

***EXCEPTIONS NOTED AT TIME OF CHECK-OUT (USE ADDITIONAL PAGE IF NECESSARY)**

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 08 13
TESTS AND PERFORMANCE VERIFICATION OF ELECTRICAL SYSTEM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This section pertains to the furnishing of all labor, materials, equipment and services necessary to test and prove performance of the electrical system.
- B. Operate system for a three day period. Do performance verification work as required to show that the system is operating correctly in accordance with design. Supply instruments required to read data. Adjust system to operate at the required performance levels.

PART 2 - PRODUCTS (Not Applicable)

PART 3- EXECUTION

3.1 TESTS

- A. System:
 - 1. General: After installation of all conductors and before final acceptance, make required tests to determine proper functioning of all circuits. Furnish all necessary instruments required to make tests and correct any deficiencies found. Prior to energizing, circuits shall be "rung-out" to verify opens, intentional and non-intentional grounds, continuity and detect short circuits by accepted constant megger.
 - 2. Procedure:
 - a) All wires in conduit that are shorted or unintentionally grounded shall be replaced.
 - b) Insulation resistance of all feeder conductors and all conductors AWG #1 and larger shall be tested. Each conductor shall have its insulation resistance tested after the installation is completed and all splices, taps, and connections are made, except connection to source and point of final termination at distribution or utilization equipment.
 - c) Insulation resistance of conductors that are to operate at 600 volts or less shall be tested by using AVO Biddle (or accepted equal) megger at not less than 1000 volts dc. Resistance shall be measured from conductor to conduit (ground). Testing methodology shall conform to short-time or spot-reading procedural recommendations of AVO Biddle Instruments for specific megger being used. Acceptable insulation resistance of conductors rated at 600 volts shall not be less than 1 megohm.
 - d) Conductors that do not satisfy test requirements of paragraph c) above, shall be removed, replaced, and testing repeated on new cable at no additional cost to the Owner. All tests shall be performed by licensed electrician trained in the use of test instruments. Contractor shall furnish all instruments and personnel required for tests, shall tabulate readings observed and complete Conductor Insulation Resistance Test form (see Section 26 01 00 Operation and Maintenance Manuals) and submit five copies to Engineer for acceptance. Test shall be witnessed by Owner's Representative and Engineer (if so desired). Final acceptance data is to be submitted in O & M Manual.
 - e) Test reports shall identify each feeder conductor tested, date, time, and result of test,

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

weather conditions and range, test voltage, and serial number of the megger instrument used. Any conductor or splice that is found defective shall be promptly removed and replaced and an additional test shall be performed.

- f) Observe all safety instructions set by testing equipment manufacturer. Application of voltage testing involves risk of electric shock and sparking.
3. Take readings of voltage and amperage at building main disconnect switch and at main for each panel and at the longest branch circuit at the new panel. The above readings shall be taken 1) "no load" conditions and 2) "full load" conditions with all equipment using electricity. Tabulate readings, complete Tabulated Data Voltage and Amperage Readings form (see Section 26 01 00 Operation and Maintenance Manuals) and submit five copies to the Engineer for acceptance. Final accepted data is to be submitted in O & M Manual.
- B. Motors:
1. Test run each motor via motor's control unit in both manual mode and automatic mode. Verify proper operation, voltage and rotation.
 2. Test run each motor furnished under this Division of the Specifications and all existing motors specifically noted on the Drawings and/or Specifications to be tested:
 - a) With the system energized, line-to-line voltage and line current measurements shall be made at the motors under full load conditions. Should measured values deviate +/- 10% from the nameplate ratings, the condition shall be corrected. Notify the Engineer immediately should deviations occur.
 - b) Test the insulation resistances of all motor windings to ground with a megger before applying line voltage to the motors. If these values are less than 1 megohm, the Contractor furnishing the motor shall be responsible for correcting the error.
 - c) Determine power factor of motor(s) at full load.
 - d) Tabulate readings, complete Motor Test Information form (see Section 26 01 00 Operation and Maintenance Manuals) and submit five copies to the Engineer for acceptance. Final accepted data is to be submitted in O & M Manual.
- C. Grounds:
1. Test each raceway for raceway continuity as called for in Section 26 05 26 Grounding and Bonding.
 2. Test each grounding system used in the project as called for in Section 26 05 26 Grounding and Bonding.
 3. Submit Ground Test Information form (see Section 26 01 00 Operation and Maintenance Manuals) for every grounding system in the project. Grounding resistance shall be as called for in Section 26 05 26 Grounding and Bonding.
 4. Testing shall be 3-point method in accordance with IEEE recommended practice.
- D. Switchboard:
1. See specific sections of these Specifications for further requirements.
- E. Equipment Check Out:
1. At completion of construction after all performance verification and testing information has been gathered, submitted, and approved, provide one copy of this information to the Authorized Manufacturer's Representative of the equipment.
 - a) Manufacturer's Authorized Representative must be trained by the manufacturer and authorized to inspect, adjust, test, and repair equipment.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Work required under this section shall include having the representative examine the performance verification information, check the equipment in the field while it is in operation, and sign a Check Out Memo for a record. (See Section 26 01 00 Operation and Maintenance Manuals).
 - a) Check out of equipment is to include examining performance of equipment and certifying equipment has been installed per manufacturer's recommendations, that all necessary adjustments have been performed and that equipment is operating properly.
3. Submit one copy (for each O & M Manual) of the memo on each major item of equipment. Accepted memos shall be inserted in each O & M Manual with the performance verification information and submittal data. Memos shall be submitted and accepted before instruction to Owner or a request for final inspection.
4. Items requiring Check Out Memos are all major items of equipment such as (but not limited to):
 - a) Panels, distribution panels, switchboards.
 - b) Main Switchboard
5. Do not submit Check Out Memo form at the time submittal brochures are submitted. This form shall be completed and submitted before Instruction in Operation to Owner or a request for final inspection.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 27 16
CABINETS AND ENCLOSURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide and install all equipment, labor, material, accessories, and mounting hardware for a complete and operating system for the following:
 - 1. Hinged cover enclosures.
 - 2. Cabinets.
- B. Cabinets and enclosures are to include:
 - 1. Terminal blocks.
 - 2. Mounting panel.
 - 3. Ground bus/bar.
 - 4. All accessories as required for a complete and operating system.
- C. Provide and install cabinets and enclosures as specified herein for all systems specified in Division 26 Specifications.

1.3 REFERENCES AND REGULATORY REQUIREMENTS

- A. Conform to the requirements of the following:
 - 1. NEMA 250 Enclosures for Electrical Equipment (1000 Volts Maximum)
 - 2. NEMA ICS 4 Terminal Blocks
 - 3. ANSI/NFPA 70 National Electrical Code
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.4 SUBMITTALS

- A. Submit Product Data: Provide manufacturer's standard data for enclosures and cabinets.
- B. Submit Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by product testing agency specified under "References and Regulatory Requirements." Include instructions for storage, handling, protection, examination, preparation, installation, and starting of product.
- C. Submit actual shop drawings on all cabinets and enclosures showing:
 - 1. Covers.
 - 2. Dimensions - inside and out.
 - 3. Gauge of metal.
 - 4. Manufacturer.
 - 5. Terminal mounting plate, construction, etc.
 - 6. Ground bus/bar.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.5 EXTRA MATERIALS

- A. Provide two of each cabinet key.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Unless specifically called for otherwise on Contract Drawings, provide cabinets as specified herein for terminal cabinets mounted indoors. Similarly, provide hinged cover enclosures as specified herein for terminal cabinets mounted outdoors or in locations other than NEMA 1 locations. Also provide hinged cover enclosures for locations where size required is not available in cabinet construction, or if specifically specified as enclosure in Contract Documents.
- B. Size:
1. Dimensions of cabinets and enclosures shall meet the dimensions shown on Drawings, dimensions required by NEC, or dimensions sized as required to facilitate all equipment/connections involved installation, whichever is largest.
 2. Coordinate with Section 26 43 00 Surge Protective Devices of these Specifications to assure that size of equipment cabinet or enclosure will house and facilitate proper installation and access to equipment, to be installed/mounted in cabinet or enclosure.
- C. Provide metal barriers to separate compartments containing control wiring operating at less than 50 volts from power wiring.
- D. Provide accessory feet and/or mounting brackets for free-standing equipment.
- E. Cabinets and enclosures installed outdoors shall be fully weatherproof and watertight.

2.2 HINGED COVER ENCLOSURES

- A. Construction:
1. Interior Locations: NEMA Type 1 steel (unless otherwise noted).
 2. Exterior Locations: NEMA Type 4X:
 - a) Within 10 Miles of Ocean or Gulf: Stainless steel or fiberglass.
 - b) Other Exterior Locations: Primed and phosphatized steel.
- B. Covers: Continuous hinge.
- C. Enclosure Finish:
1. NEMA 1:
 - a) Manufacturer's standard metallic gray enamel over phosphatized surfaces.
 2. NEMA 4X:
 - a) Within 10 Miles of Ocean or Gulf: Stainless steel or gray gel coat on fiberglass.
 - b) Other Exterior Locations: Epoxy painted.
- D. Lock/Handle:
1. Provide/install key lock handle on all enclosures mounted in rooms/areas/spaces that are not electrical rooms or mechanical rooms. Enclosures installed in electrical rooms need not be and are not required to be lockable.
- E. Interior Mounting Plate:
1. Each enclosure is to have interior mounting plate/panel for mounting terminal blocks and electrical components.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2. Plate/panel is to be metal.
- F. Ground Bus/Bar:
1. Each enclosure housing surge suppression equipment or other equipment shall have local ground bar/bus installed. See "Local Ground Bus/Bar" below.
- G. Manufacturers:
1. Hoffman.
 2. Electromate Corporation.
 3. Carlon for NEMA 4X.
- 2.3 CABINETS
- A. Construction: Code gauge steel with removable endwalls.
- B. Finish:
1. Boxes: Galvanized steel.
 2. Fronts: Gray baked enamel.
- C. Fronts:
1. Electrical or Mechanical Room Locations: Screw cover with flush handle or as noted below.
 2. Other Locations: mono-flat with concealed trim clamps, concealed hinges, and flush lock lockable handle.
 3. Flush or surface type as shown or called for in Contract Documents.
- D. Interior Mounting Plate:
1. Each enclosure is to have interior mounting plate/panel for mounting terminal blocks and electrical components.
 2. Panel/plate may be constructed of wood if painted with fire retardant paint of a flame spread rating of Class A, if it meets all applicable codes, and it is acceptable to the Authority Having Jurisdiction; otherwise plate to be metal.
 3. Panel/plate shall be metal.
- E. Ground Bus/Bar:
1. Each cabinet housing surge suppression equipment or other equipment shall have local ground bar/bus installed. See "Local Ground Bus/Bar" below.
- F. Manufacturer:
1. Sq. "D" Class 6650 Series.
 2. Or approved equal.
- 2.4 TERMINAL BLOCKS
- A. Terminal Blocks: ANSI/NEMA ICS 4.
- B. Power Terminals: Unit construction type with closed back and tubular pressure screw connectors, rated 600 volts.
- C. Signal and Control Terminals: Modular construction type suitable for channel mounting, with tubular pressure screw connectors rated 300 volts.
- D. Provide ground bus terminal block with each connector bonded to enclosure.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2.5 LOCAL GROUND BUS/BAR

- A. Size to handle #6 through #14 AWG copper ground wire.
- B. Length as required for circuits.
- C. Manufacturer:
 - 1. Sq. "D" #PK***GTA Series.
 - 2. Or approved equal.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces are ready to receive work.

3.2 INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install enclosures and cabinets plumb. Anchor securely to wall and structural supports at each corner.
- C. Install cabinet fronts plumb.
- D. Install per NEC and as required for proper clearance. Coordinate with panels.
- E. Provide and install terminal cabinets as shown on Drawings or as required by the NEC.
- F. Provide and install terminal cabinets wherever required for a complete and operating distribution system whether shown on Drawings or not.
- G. Install local ground bus/bar in each terminal cabinet/enclosure that houses surge protective devices or other equipment and bond to cabinet enclosure via mounting screws or #6 AWG copper ground wire.
- H. Ground local ground bus to systems ground bus/bar with minimum #6 AWG copper ground wire. Increase size if so required on Drawings.
- I. Install all labels and identification as required by the NEC and applicable sections of these Specifications.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 27 26
WIRING DEVICES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide and install all equipment, labor, material, accessories, and mounting hardware for a complete and operating system for the following:
 - 1. Receptacles.
 - 2. Device plates and decorative box covers.

1.3 REFERENCES

- A. NEMA WD 1 General Requirements for Wiring Devices
- B. NEMA WD 6 Wiring Devices Dimensional Specifications

1.4 REGULATORY REQUIREMENTS

- A. Conform to requirements of ANSI/NFPA 70.
- B. Furnish products listed and classified by Underwriters Laboratories as suitable for purpose specified and shown.

1.5 SUBMITTALS

- A. Product Data: Provide manufacturer's catalog information showing dimensions, colors, and configurations.
 - 1. Submit product data on all types of wiring devices including plates and engraving.
- B. Manufacturer's Instructions:
 - 1. Indicate application conditions and limitations of use stipulated by product testing agency specified under regulatory requirements.
 - 2. Include instructions for storage, handling, protection, examination, preparation, operation and installation of product.

1.6 QUALIFICATIONS

- A. Manufacturer: Company specializing in manufacturing products specified in this Section with minimum five years experience.

1.7 EXTRA MATERIALS

- A. Provide a minimum of two screwdrivers of each type of tamper proof screw used on project.
- B. Turn over to Owner and submit Spare Parts Certification receipt. (See Section 26 01 00 Operation and Maintenance Manuals).

PART 2 - PRODUCTS

2.1 GENERAL

- A. All devices shall be Specification Grade as minimum.
- B. General purpose wiring devices shall meet NEMA standard WD-1, Wiring Devices, General Purpose. Special purpose devices shall conform to the requirements of NEMA standard WD-5,

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Wiring Devices, Special Purpose.

- C. All wiring devices shall bear UL labels.
- D. All devices of one type (i.e. all snap switches, all duplex receptacles, etc.) shall be by the same manufacturer. Hazardous Location and Special Purpose Devices may not be available from the same manufacturer; this shall constitute the only exception to this requirement of single-source.
- E. Corrosion resistant devices shall be as specified for normal usage, and fabricated of yellow color melamine plastic. Where "Weatherproof" type is indicated for exterior or wet locations, provide matching self-closing cover with gasketed seals at plate/wall junctions and for cover.
- F. Provide factory packaged wiring devices having high impact strength molded plastic bodies.
- G. Except where specifically required in these Specifications, use of interchangeable type or combination switch-receptacle-pilot devices is not acceptable and shall be removed.

2.2 WALL SWITCHES

A. Manufacturers:

- 1. See Drawings.

B. General:

- 1. Snap switches for general use shall be maintained contact types, and shall be single-pole, double-pole, three-way, or four-way as required for the specific switching arrangements shown on the Drawings. They shall be quiet tumbler operation types, having silver alloy contacts, and meeting all NEMA performance standards. Color to match plates unless specifically noted otherwise in Specifications and/or on Drawings.
- 2. Switches shall be toggle or key-operated types, as indicated on the Drawings. All key-operated switches shall be keyed alike.
- 3. Where switches are denoted as having pilot lights, pilot lights shall glow when the switches are "On". Provide pilot light switch with lamp and miniature step-down transformer. The pilot light shall have a red lens, and the lamp shall be long-life type.
- 4. Jewels for use with switches controlling motors shall be green, and jewels for other purposes shall be amber. All units shall be front relampable.
- 5. Snap switches installed in hazardous locations shall be UL listed for the type of location (class and division).
- 6. Voltage and ampere rating of switches shall be marked on switch, and shall conform to voltage of system to which applied.

C. Description: NEMA WD 1, heavy-duty, ac only general-use snap switch.

D. Voltage Rating: 120-277 volts, ac.

E. Current Rating: 20 amperes minimum.

F. Ratings: Match branch circuit and load characteristics.

2.3 RECEPTACLES

A. General:

- 1. All receptacles shall be of standard NEMA configuration, as indicated on the Drawings, and shall comply with the respective ANSI C73 series standard for the NEMA configuration. Color to match plates unless specifically noted otherwise in specifications and/or on Drawings.
- 2. Duplex receptacles shall have integral UL listed self-grounding clips. Similar, single

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

receptacles shall be provided for plug-in connections of industrial fluorescent light fixtures on the same switching circuit. Receptacle face to be impact resistant nylon.

3. Weatherproof duplex receptacles when shown on plan shall be provided in all exterior locations, and shall be ground fault circuit Interrupting (GFCI) types, with weatherproof cover plates allowing use of receptacle with cover in closed position.
 4. Special purpose receptacles for specific equipment shall be grounding types, having the number of poles, voltage and ampere ratings, and NEMA configurations required by the equipment. For each special purpose receptacle, provide an identical mating plug equipped with cord grip, secured to cord.
 5. Duplex receptacles shall have back and side wired screw pressure terminals.
- B. Description: NEMA WD 1; heavy-duty general use receptacle.
- C. Configuration: NEMA WD 6; heavy-duty, general use type as specified and indicated.
- D. Convenience Receptacle: Type 5-20.
- E. GFCI Receptacle: Convenience receptacle with integral ground fault circuit interrupter to meet regulatory requirements.
- F. Manufacturers:
1. See Drawings.

2.4 COVER PLATES

- A. All wiring devices shall be provided with standard size one-piece cover plates of suitable configuration for the number and type of devices to be covered.
- B. Metallic cover plates shall be used in interior spaces, except as noted below, and shall be fabricated of corrosion-resistant #302 stainless steel having a nominal thickness of .04" and a brushed finish. Screws securing the plates shall have flush (when installed) heads with finish to match plates. Metallic cover plates shall meet all requirements of the National Electrical Code and Federal Specifications.
- C. Where so directed by the A/E (either by Contract Documents or direction after the bid) substitute nylon plates of quality as specified below, without increase in Contract Price. Coordinate prior to securing plates for project. Where nylon cover plates are required in finished interior spaces, these shall be fabricated of either non-combustible mar-proof high impact resistant fiberglass or nylon reinforced thermosetting material or nylon, having a minimum thickness of .10", with smooth finish. Screws securing the plates shall have flush (when installed) heads of color to match plates. Nylon cover plates shall conform to Federal Specification QP-455A and all other NEC, UL and NEMA requirements. Where required by A/E nylon plates shall be fitted with nylon screws for totally nonmetallic surface installation.
- D. Cover plates for switches located in corrosive atmospheres (where vaporproof is not indicated) shall be equal to Hubbell #17CM81/#17CM82/#17CM83/#17CM84 one piece neoprene with matching presswitch.
- E. Cover plates for exterior receptacles shall be gasketed covers with hinge allowing plug and cord to be plugged in and activated with cover closed.
- F. Cover plate engraving, where required, shall be accomplished by cover plate manufacturer in accordance with instructions given on the Drawings. Metallic plates and nylon plates in ivory, beige, gray, and white shall be engraved with black fill. All device plates (including systems device plates and trims) and blank plates located in all secure areas shall be mounted with tamper proof screws, unless otherwise noted.

2.5 COLOR

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Wiring devices connected to normal power and located in unfinished spaces shall be grey color. Devices connected to normal power and located in finished interior spaces shall be of color selected by Architect from the following list of standard colors: ivory, beige, gray, white, brown, black.
- B. Cover plates for devices connected to normal power and located in finished interior spaces shall be of color selected from the above list of standard colors or #302 stainless steel.
- C. All devices and coverplates in paneled walls shall have finish to match paneling.
- D. Devices connected to [the life safety or critical branch of the emergency distribution system] emergency power shall be red color, except where established building standards and/or isolated ground devices require otherwise. Coordinate before purchase.
- E. Contractor shall modify any given catalog numbers as required to procure devices and plates of the proper color.

PART 3- EXECUTION

3.1 EXAMINATION

- A. Verify conditions under provisions of Division 01 General Requirements and any other applicable supplemental requirements/conditions.
- B. Verify outlet boxes are installed at proper height.
- C. Verify wall openings are neatly cut and will be completely covered by wall plates.
- D. Verify floor boxes are adjusted properly.
- E. Verify branch circuit wiring installation is completed, tested, and ready for connection to wiring devices.

3.2 PREPARATION

- A. Provide extension rings to bring outlet boxes flush with finished surface.
- B. Clean debris from outlet boxes.

3.3 INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install devices plumb and level.
- C. Install switches with OFF position down.
- D. Install receptacles with grounding pole on bottom.
- E. Install decorative plates on switch, receptacle, and blank outlets in finished areas.
- F. Electrical boxes shall be cleaned and completely free of any debris, dust, etc. prior to the installation of wiring devices.
- G. Where two or more switches or receptacles are to be installed adjacent to one another, provide a multi-gang box and combination multi-gang coverplate. Provide proper NEC barriers in boxes which serve devices for both the Normal and Emergency Systems.
- H. Provide device coverplates for every device installed. Cover plates shall be installed so that they appear straight with no gaps between plate edges and the wall. Maintain vertical and horizontal to within 1/16 of an inch.
- I. In finished areas provide same type of plate for all surface mounted devices as for recessed mounted devices.
- J. In any room where new and existing construction is present, all receptacles, switches, and

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

coverplates which are existing to remain shall be changed as required to match new work.

- K. Wiring devices shall not be installed in exposed masonry until cleaning of masonry with acids has been completed.
- L. All receptacles and switches shall be grounded by means of a ground wire from device ground screw to outlet box screw and branch circuit ground conductor. Strap alone will not constitute an acceptable ground.
- M. All wiring devices, relays, contactors, pushbuttons, selector switches, pilot lights, etc. shall be installed in approved enclosures rated for the appropriate NEMA classified environment.
- N. All devices shall be installed so that only one wire is connected to each terminal.
- O. Once construction is substantially completed, replace all damaged, burned, or scorched wiring devices.
- P. Receptacles shown to be floor mounted shall be installed in floor boxes (with coverplates) which are approved for this use.
- Q. Connect wiring devices by wrapping conductor around screw terminal.
- R. Install protective rings and split nozzle on active flush cover service fittings.
- S. Install local room area wall switches at door locations on the lock side of the door approximately four inches from the jamb. Where locations shown on the Drawings are in question, provide written request for information to A/E prior to rough-in.

3.4 NEUTRAL CONDUCTOR CONNECTIONS

- A. Each receptacle's "in" and "out" phase and neutral conductors shall have an additional conductor for connection to device. The practice of "looping" conductors through receptacle boxes shall not be acceptable.

3.5 INTERFACE WITH OTHER PRODUCTS

- A. Coordinate locations of outlet boxes provided under other Sections of these Specifications to obtain mounting heights specified and indicated on Drawings.

3.6 FIELD QUALITY CONTROL

- A. Inspect each wiring device for defects.
- B. Operate each wall switch with circuit energized and verify proper operation.
- C. Verify that each receptacle device is energized.
- D. Test each receptacle device for proper polarity.
- E. Test each GFCI receptacle device for proper operation.

3.7 ADJUSTING

- A. Adjust devices and wall plates to be flush and level.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 28 19
ENCLOSED DISCONNECT SWITCHES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide all labor, materials, and equipment necessary to properly install switches as shown on the Drawings and as required by codes.
- B. Coordinate with Division 23 Contractor and Specifications as to who is to provide disconnect switches for mechanical equipment. Provide all disconnect switches not being provided by Division 23 Contractor.

1.3 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver switches in factory wrapped packaging to the site. Handle switches carefully to prevent damage. Store in a clean, dry space protected from dirt, water, and physical damage. Do not install damaged switches.

1.4 QUALITY ASSURANCE

- A. The manufacturer of switches shall be the same as that of the panelboards.

1.5 SUBMITTALS

- A. Submit catalog cut sheet on each type of disconnect switch to be used on this project.

PART 2 - PRODUCTS

2.1 CONSTRUCTION

- A. Switches shall be heavy duty types with visible, quick-make, quick-break blades.
- B. Units for 2-speed motors shall be 6-pole in a single enclosure. Use of two 3-pole units will not be acceptable.
- C. Provide ground bus, and where required a solid neutral bus.
- D. Switches shall be fusible or nonfusible as denoted on the Drawings or as required by the equipment served from the switch. Fusible switches shall have rejection type fuse holders.
- E. Terminal lugs shall be rated for 75 degrees Centigrade.
- F. Enclosures, unless otherwise noted, shall be NEMA 1 for indoor locations and NEMA 4X steel for outdoor locations as a minimum. All switches mounted outdoors including those noted to be NEMA 3R on drawings shall be heavy duty type 4X, watertight, corrosion resistant.
- G. The enclosure shall be interlocked with the switch handle such that the enclosure door or cover cannot be opened with the switch in the "ON" position. The switch handle shall be capable of being padlocked in the "OFF" position but not in the "ON" position.
- H. Finish for NEMA I units shall be standard baked gray enamel finish over a rust inhibiting phosphate primer.
- I. Each disconnect switch shall be provided with a Homac #ELB-2 or similar enclosure lock. Homac #ELB-2 is available from Graybar Electric.
- J. Disconnect switches installed between any variable speed drive type of unit (VFD, AFD, USD, etc.) and its respective motor(s), shall have auxiliary break before break (open) interlock control

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

contact.

- K. Disconnect switches installed to disconnect HVAC equipment are to be fusible type with fuses as recommended by HVAC manufacturer.

2.2 RATING

- A. The size, number of poles, and fusing for each switch shall be as denoted on the Drawings. As a minimum, no less than one pole for each ungrounded conductor shall be provided. Switches shall be rated 250 VAC or 600 VAC as required by the circuit to which it is connected.
- B. Switches serving motors with more than one set of windings shall have the number of poles necessary to disconnect all conductors to all windings in a single switch. Switches serving motor loads shall be horsepower rated of sufficient size to handle the load.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install all switches in accordance with the manufacturer's written instructions, NECA National Electrical Installation Standards, the applicable requirements of the NEC, and recognized industry practice.
- B. All switches shall be firmly anchored to walls and supporting structures (where used) using appropriate installation. Switches shall be installed with the turning axis of their handles approximately 5'-0" above finished floor unless otherwise indicated. Provide rigid steel (galvanized for exterior use) mounting stands, brackets, plates, hardware, and accessories for a complete installation.
- C. Switches shall be mounted in accessible locations chosen where the passageway to the switch is not likely to become obstructed. Where a switch serves as the disconnecting means for a load, the switch shall be located as close as practical to the load with the switch handle within sight of the load.
- D. Provide and install lugs on disconnect switch as required to accept conductors called for on Drawings.
- E. Disconnect switches shall not be mounted on equipment, unless specifically noted or required and meet all applicable codes, etc. If switches are noted or required to be mounted on equipment they shall have vibrator clips on fuses and be connected to conduit system with liquid tight flexible conduit.
- F. Provide and install enclosure lock on each disconnect switch. Enclosure lock bolt shall be tightened firmly but not tight enough to break bolt.
- G. Coordinate all requirements for controls between variable speed drive units and its respective motor with drive specification, manufacturer, provider and installer. Provide auxiliary contacts, relays, etc. as required.
- H. Install all labels and identification as required by the NEC and applicable sections of these specifications.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 29 13
MOTOR CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section of the Specification covers factory-assembled, metal-enclosed motor control units for distribution and control of power from incoming line terminals to outgoing feeder terminals, installed and tested in place.
- B. Motor control units shall include all protective devices and equipment as listed on Drawings or as included in these Specifications, with necessary interconnections, instrumentation, and control wiring.

1.3 FURNISHING OF EQUIPMENT

- A. Unless specifically noted otherwise, automatic motor starters for all equipment requiring them shall be furnished under the section or division where equipment is specified, and installed under this Section of the Specifications.
- B. Provide all labor, materials, and equipment necessary to properly install all motor starters. Provide motor starters for all new motors to be wired, where starters are not elsewhere specified under work of that division which provides the motored equipment.
- C. Unless specifically noted otherwise manual motor starters shall be furnished and installed under this Section of the Specifications.
- D. Disconnect switches for 120V fractional hp exhaust fans to be provided by Division 23 Contractor at exhaust fan. Any other required disconnect switch to be provided and installed by Division 26 Contractor.
- E. Provide and install 75 degree rated lugs on all non-unitary mechanical equipment such as pumps, air handling units and individual motor units/equipment. Coordinate with Division 23 Contractor prior to bid.
- F. Where a disconnect switch is mounted between an adjustable frequency drive and the motor, the disconnect must have a late make, early break auxiliary contact. This contact shall be wired into the AFD control circuit so that the control circuit is disconnected before the power circuit is broken

1.4 CONTROL ITEMS

- A. Unless specifically noted otherwise, all control, alarm and interlock wiring required for proper operation of equipment furnished by any other contractor and the required raceways shall be furnished and installed under the division where the equipment is specified.
- B. Where required by Electrical Drawings, Division 23 Specification, and/or Mechanical Drawings, this Contractor shall connect power feeder to mechanical equipment via control devices furnished by Division 23 Contractor (i.e. starters, line voltage, t'stats, line voltage switch, control relays, etc.).
- C. Provide and install power circuits to all control devices requiring them (i.e. 120V dampers, control panels, control devices, etc.) whether shown on Drawings or not. Coordinate requirements of all Divisions and/or Sections of these Specifications prior to bid.

1.5 SUBMITTALS

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Shop Drawings and Product Data:
 - 1. Shop Drawings, Individually mounted AC Manual Starter:
 - a) Shop Drawings shall clearly indicate:
 - 1. Frame sizes and Interrupting Capacity of manual starter and/or disconnect unit.
 - 2. Horsepower rating at rated voltage of manual starter and/or disconnect unit.
 - 3. Electrical ratings.
 - 4. Single line diagram for power and control connections with numbered terminals and all required accessories.
 - 5. All required accessories.
 - 2. Shop Drawings, Individually mounted AC Magnetic Starter:
 - a) Shop Drawings shall clearly indicate:
 - 1. Frame sizes and interrupting capacity of starter and/or disconnect unit.
 - 2. Horsepower rating at rated voltage of starter and/or disconnect unit.
 - 3. Electrical ratings.
 - 4. Single line diagram for power and control connections with numbered terminals and all required accessories.
 - 5. All required accessories.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design:
 - 1. Square D
- B. Accepted Substitutions:
 - 1. General Electric
 - 2. Siemens/ITE

2.2 GENERAL

- A. Motor starters shall be manual, magnetic, or combination type as denoted on the Drawings.
- B. Pilot lights shall have long-life lamps rated 7500 hours minimum.
- C. Enclosures shall be NEMA 1 for indoor locations and NEMA 3R for outdoor or wet locations except where indicated as NEMA 4.
- D. Multi-speed or stop type controllers shall have thermal overload relays in each ungrounded conductor for each speed or step.
- E. Where multi-speed motors are scheduled on the Drawings, the motor controls shall be compatible with the type motor and have adjustable time deceleration for transition from high to low speeds.

2.3 INDIVIDUALLY MOUNTED AC MANUAL STARTERS

- A. Where manual motor starter switch is called for on Drawings, it shall be a combination across-the-line manual type starter with overloads and disconnect rated in accordance with NEMA standards, sizes and horsepower rating. Final rating of overloads shall be field set and recorded. Unit shall be mounted on NEMA 1 enclosures, unless otherwise noted.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. Manual motor starter switch shall include green "run" pilot light, and shall be surface or flush mounted as noted on Drawings.

2.4 INDIVIDUALLY MOUNTED AC MAGNETIC STARTERS

A. Combination Starter and Disconnect:

- 1. Where combination starter and disconnect switch is called for on Drawings, it shall be a combination across-the-line magnetic type starter with motor circuit protection (magnetic only breaker) disconnect, rated in accordance with NEMA standards, sizes and horsepower rating. Final magnetic setting of MCP shall be field set and recorded with unit shall be mounted on NEMA 1 enclosures, unless otherwise noted.

B. Individual Starter Without Disconnect:

- 1. Where individually mounted starter is called for on Drawings, it shall be across-the-line magnetic type rated in accordance with NEMA standards, sizes, and horsepower ratings. Unit shall be mounted on NEMA 1 enclosure, unless otherwise noted.

C. Starters:

- 1. Motor starter, unless otherwise noted, shall be across-the-line magnetic type rated in accordance with NEMA standards, sizes, and horsepower ratings. Starters shall be equipped with double break silver alloy contacts. All contacts shall be replaceable from front without removing starter from enclosure. Overload relays shall be provided in each phase, and shall be melted alloy or bimetallic type. Thermal units shall be of the one-piece construction and interchangeable.
- 2. Starters shall be equipped with minimum of two (normally open) auxiliary contacts in addition to the normally open auxiliary seal-in interlock and shall be suitable for the addition of at least two additional external electrical interlocks, one normally open and one normally closed. All starters shall have red "run" pilot light, "Hand-Off-Auto" selector switch, and nameplate. Control voltage shall be as required. Starters shall contain fused control transformers to provide correct control voltage.
- 3. Starter for all 3-phase motors shall include 3-phase power monitor as manufactured by Time Mark Corporation (Model #A258B for 480V, 3 phase system) (Model #258B for 208V/240V, 3 phase system) (Model #B258B for 120V system) providing solid state protection by opening starter for loss of any phase, low voltage of any or all phases, and phase reversal. Monitor shall be field adjustable for drop-out voltage of (340-480VAC) (160-240VAC) (85-125VAC).

PART 3 - EXECUTION

3.1 INSPECTION

- A. Examine area to receive motor-control units to assure adequate clearance for motor control unit installation.
- B. Start work only after unsatisfactory conditions are corrected.
- C. Check that concrete pads are level and free of irregularities for motor control centers.

3.2 INSTALLATION

- A. Install motor control units in accordance with manufacturer's written instructions and NEC.
- B. All starters and their respective enclosures shall be firmly anchored to walls and supporting structures (where used) using appropriate hardware. Provide supporting (unistrut type) channels on walls constructed of gypsum board or where otherwise necessary to provide a mechanically secure and permanent installation. Starters shall be installed with their turning axis of their handles approximately 5'-0" above finished floor. Provide rigid steel (galvanized for exterior use)

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

mounting stands, brackets, plates, hardware, and accessories for a complete installation.

- C. Starters shall be mounted where shown on the Drawings. Where the starter also provides the code-required disconnecting means for a load, the starter shall be located within sight of the load and as close as feasible.
- D. Provide fusing for all fusible switches.
- E. Provide properly sized heater elements for every starter overload relay. The element shall be sized using the nameplate full load running current of the actual equipment supplied to the job.
- F. Provide a heater element selection chart on the inside of each starter door.
- G. Provide spare pilot light lamps to the Owner. Provide two of each type and size load.
- H. Provide nameplate for each control units.
- I. Provide and install 75 degree rated lugs on all non-unitary mechanical equipment such as pumps, air handling units and individual motor units/equipment. Coordinate with Division 23 Contractor prior to bid.
- J. Coordinate conductor terminations on all equipment connections. Replace all 60 degree lugs/connections with 75 degree lug/connection.

3.3 ADJUSTMENT AND CLEANING

- A. Adjust operating mechanisms for free mechanical movement.
- B. Touch-up scratched or marred surfaces to match original finish.
- C. Tighten bus connections and mechanical fasteners.

3.4 IDENTIFICATION

- A. Refer to Section 26 05 53 Identification for Electrical Systems.
- B. Provide engraved plastic nameplates under the provisions of Section 26 05 53 Identification for Electrical Systems.
- C. Provide labels and identification as required by the NEC.
- D. Nameplate shall show panel name, voltage and name of panel that feeds each motor starter device, and UL short circuit rating.
- E. Each motor starter device shall have engraved nameplate describing load/equipment being fed by device.
- F. All circuit identifications/nameplates shall be checked to verify accuracy of the description of the load and/or equipment being fed.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 41 13
LIGHTNING PROTECTION SYSTEM

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes:
 - 1. Air terminals and interconnecting conductors.
 - 2. Grounding and bonding for lightning protection.
- B. A Lightning Protection System shall be provided and installed on the replaced and new equipment even though not shown on Drawings, by experienced installers in compliance with provisions of code for Lightning Protection Systems as adopted by the National Fire Protection Association and Underwriters Laboratories. All equipment to that result shall be included whether or not specifically called for herein with the additional requirement that the system shall meet all the requirements of LPI.
- C. Bond/ground all building mounted antennae and satellite systems/dishes modid.
- D. Provide extension/reconnection of existing lightning protection system for Roof Top equipment being replaced.
- E. Materials shall comply in weight, size and composition with the requirements of Underwriters Laboratories and the National Fire Protection Code relating to this type of installation, and shall be UL labeled.
- F. All materials, where available by any one manufacturer, shall be cast.

1.3 REFERENCES

- A. ANSI/NFPA 780 Standard for the Installation of Lightning Protection Systems
- B. ANSI/UL 96 Lightning Protection Components
- C. UL 96A Installation Requirements for Lightning Protection Systems
- D. LPI Lightning Protection Institute
- E. OSHA Standard 29 CFR
- F. Section 26 08 13 Tests and Performance Verification
- G. Section 26 05 26 Grounding and Bonding

1.4 REGULATORY REQUIREMENTS

- A. System shall comply with the following:
 - 1. ANSI/NFPA 780 Class II
 - 2. UL 96A Master Label for: Reconditioned installation.

1.5 SUBMITTALS

- A. Submit shop drawings showing layout of air terminals, grounding electrodes, and bonding connections to structure and other metal objects. Include terminal, electrode, and conductor sizes, and connection and termination details. Drawings shall include full layout of cabling and points, and connections.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. Submit product data showing dimensions and materials of each component, and include indication of listing in accordance with ANSI/UL 96.
- C. Submit manufacturer's installation instructions.

1.6 PROJECT RECORD DOCUMENTS

- A. Submit project record documents.
- B. Accurately record actual locations of air terminals, grounding electrodes, bonding connections, and routing of system conductors.

1.7 QUALIFICATIONS

- A. Manufacturer: Company specializing in lightning protection equipment with minimum five years documented experience and member of the Lightning Protection Institute.
- B. Installer: Authorized installer of manufacturer with minimum five years documented experience and member of the Lightning Protection Institute.

1.8 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-installation conference one week prior to commencing work of this Section.

1.9 SEQUENCING AND SCHEDULING

- A. Coordinate the work of this Section with roofing and exterior and interior finish installations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Thompson Lightning Protection, Inc. - Premium Line
- B. Independent Protection Company, Inc. - Premium Line
- C. Heary Bros. Lightning Protection - Premium Line
- D. Harger Lightning Protection, Inc. - Premium Line

2.2 MATERIALS

- A. Components: In accordance with ANSI/UL 96 and LPI.
- B. Air Terminals:
 - 1. Air Terminals shall be solid aluminum or copper as required to match roof conductors, and shall have proper base support for surface on which they are attached, and shall be securely anchored to this surface.
 - 2. Terminals shall be of such length as to comply with NFPA 780.
- C. Conductors:
 - 1. Roof conductors shall consist of (aluminum or copper) complying with the weight and construction requirements of the code. Roof conductor material shall match and/or be compatible with roof flashing material.
 - 2. Down conductors shall be copper, and shall be provided where shown installed in PVC conduit and hidden within the structure.
 - 3. If routing of down conductor raceway is in location where PVC is not allowed per code, install in metal conduit to meet code and bond both ends.
- D. Fastener:
 - 1. Conductor fasteners shall be of the same material as the conductor, having ample strength to support conductor.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- E. Connectors and Splicers:
 - 1. Above grade and accessible: They shall be bronze or aluminum as required to be compatible with conductor being connected.
 - 2. Below grade or concealed: exothermic connections

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces are ready to receive work.
- B. Verify that field measurements are as shown on shop drawings.
- C. Beginning of installation means installer accepts existing conditions.

3.2 PROTECTION OF SURROUNDING ELEMENTS

- A. Protect elements surrounding work of this Section from damage or disfiguration.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install in accordance with UL 96A, ANSI/NFPA 780, and LPI.
- C. Installation shall be made in an inconspicuous manner with conductors coursed to conceal equipment as much as possible. Down conductors shall be concealed within structure, and shall be run in 1" conduit complying with NEC. See Paragraph 'F' below and NFPA 780 4.15.1.
- D. Where fasteners are to be mounted in masonry or structural work, they shall be furnished to the Masonry or Structural Contractor so they may be installed during construction of the project.
- E. Conductors concealed in steel reinforced concrete shall be installed, bonded, etc. per NFPA 780 4.15.3. Specific attention is brought to the requirements of NFPA 780 4.9.13 requiring down conductors to be connected to reinforced steel at its upper and lower extremities.
- F. Lightning protection system shall be bonded to metal bodies as required by NFPA 780 4.21.
 - 1. The Contractor shall provide proper connection of the lightning protection system to all grounded media in and around the protected structure (see NFPA 780 4.20 Potential Equalization).
 - 2. The Contractor shall provide proper grounding of all grounding media in, on and around structure to provide common ground potential per NFPA 780 4.14, including electric service, telephone and antenna system grounds, underground metallic piping systems, underground metal conduits.
 - 3. All fences, gates, handrails, metal flagpoles, metal bleacher seats, metal playground equipment shall be grounded and bonded to the grid.
 - 4. Bond/ground all building mounted and/or grade mounted antennae and satellite systems/dishes.
- G. Provide proper connections of lightning protection system to all grounded media in and around the protected structure per NFPA 780 4.20 Potential Equalization.
- H. Provide proper grounding of all grounding media in, on and around structure to provide common ground potential per NFPA 780 4.14 including electric service, telephone and antenna system grounds as well as underground metallic piping systems, underground metal conduits, etc.
- I. All exposed conductors located 6' or less above finished floor or finished grade is to be suitably protected/shielded as well as other exposed locations where conductor is subject to mechanical

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

damage.

- J. Coordinate and receive acceptance of all penetrations of roofing system and mounting to roofing system with Architect and Roofing Contractor prior to submittal of shop drawings.
- K. Coordinate and receive acceptance of all connections to structural steel, rebar, etc. with Structural Engineer prior to submittal of shop drawings.
- L. Submittal of shop drawing by Contractor is evidence that the Contractor has received acceptance of penetrations, connections, etc. by all parties and that Contractor assumes responsibility for such penetrations, connections, etc.

3.4 FIELD QUALITY CONTROL

- A. Obtain the service of Underwriters Laboratories to provide inspection and certification of the lightning protection system under provisions of UL 96A.
- B. Obtain UL master label and attached to building at location directed by Owner.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 26 43 00
SURGE PROTECTIVE DEVICES

PART 1- GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes requirements for surge protective devices.

1.3 REFERENCES

- A. The latest edition of the following references shall apply to the work of this section:
 1. ANSI/IEEE C62.33 Standard Test Specifications for Varistor Surge Protective Devices
 2. ANSI/IEEE C62.41 IEEE Recommended Practice on Surge Voltages in Low-Voltage AC Power Circuits
 3. ANSI/IEEE C62.45 IEEE Recommended Practice on Surge Testing for Equipment Connected to Low-Voltage (1000V and Less) AC Power Circuits
 4. NFPA 70 National Electrical Code
 5. NFPA 780 Standard for Installation of Lightning Protection Systems
 6. UL 1363 Standard for Safety Relocatable Power Taps
 7. UL 1449 3rd Edition Standard for Safety for Surge Protective Devices

1.4 DESCRIPTION

- A. Provide and install all materials, labor and auxiliaries required to furnish and install complete surge suppression for the protection of building electrical and electronics systems from the effects of line induced transient voltage surge and lightning discharge as indicated on drawings or specified in this section for systems with voltages between 120 VAC and 480 VAC(Three phase).
- B. Equipment specified covers Surge Protective Devices (SPD).
- C. Provide surge protective devices for the following equipment:
 1. On distribution and branch panels as called for on Drawings or in these Specifications.
 2. All or any electronic equipment installed under Division 23 including: electronic time clocks, halon systems, control systems, building management systems, etc.
 3. Additional locations as required by NFPA 780.

1.5 SUBMITTALS

- A. Submit under provisions of Division 01 General Requirements and Sections 01 33 00 Submittal Procedures and 26 05 07 Submittals.
- B. Submit Product Data for each type of surge protective device:
 1. Dimensions.
 2. Means of mounting.
 3. Compliance with UL Standards referenced.
 4. Compliance with IEEE Standards referenced.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

5. Design type (Hybrid, MOV).
6. Internal fusing.
7. Recommended overcurrent protection.
8. Size of wire leads.
9. Visual failure indicator.
10. Warranty.
11. Performance data showing compliance with performance as specified herein.

1.6 OPERATION AND MAINTENANCE DATA

- A. Submit operation and maintenance (O & M) data as called for in Section 26 01 00 Operation and Maintenance Manuals.
- B. O & M data to include:
 1. All accepted shop drawings, product data, and/or cutsheets.
 2. Installation, connection, and maintenance information on each type of surge suppression.
 3. Procedure and/or time table for recommended periodic inspection of devices to determine continued usefulness.

1.7 QUALITY ASSURANCE

- A. All surge protective devices shall be manufactured by a company normally engaged in the design, development, and manufacture of such devices for electrical and electronics systems equipment.
- B. The surge protective device manufacturer shall offer technical assistance through support by a factory representative and local stocking distributor. Factory representatives are to accept installation prior to Substantial Completion.

1.8 REGULATORY REQUIREMENTS

- A. Equipment Certification: Surge protective devices shall be listed by Underwriters Laboratories shall bear the UL seal and be marked in accordance with referenced standard. Surge protective devices shall be UL listed and labeled for intended use.
- B. Surge protective devices shall be installed and located in accordance with requirements of all applicable National Fire Protection Association (NFPA) codes (including NFPA 70 and NFPA 780).
- C. Comply with all standards and guides as listed under "References" above.

1.9 COORDINATION/PROJECT CONDITIONS

- A. Verify proper grounding is in place.
- B. Verify proper clearances, space, etc. is available for surge protective devices.
- C. Coordinate so that proper overcurrent device, as recommended by manufacturer, is installed to feed each surge protective device.

1.10 WARRANTY

- A. All surge protective devices shall be warranted to be free from defects in materials and workmanship for a period of five years.
- B. Any surge protective device which shows evidence of failure or incorrect operation during the warranty period shall be repaired or replaced by the manufacturer and installer at no cost to the Owner.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

1.11 DEFINITIONS/ABBREVIATIONS

- A. VPR: UL Voltage Protection Rating
- B. MCOV: Maximum Continuous Operating Voltage
- C. SCCR: Short Circuit Current Rating
- D. IN: Inominal

PART 2 - PRODUCTS

2.1 GENERAL

- A. Surge protective devices shall be designed for the specific type and voltage of electrical service and shall provide clamping action for both normal (L-N) and common (N-G) mode protection.
- B. Surge protective devices shall be of a hybrid design, and include circuitry with tight, wave-tracking clamping characteristics.
- C. Surge protective devices shall be designed to withstand a maximum continuous operating voltage of not less than 115 percent of nominal RMS line voltage.
- D. Surge protective devices shall contain internal safety fusing to disconnect the surge protective device from the electrical source if the surge protective device fails, in order to prevent catastrophic failure modes.
- E. Surge protective devices shall be fail safe, shall allow no follow-through current, shall have repeated surge capability, shall be solid state, shall be self-restoring, and shall be fully automatic.
- F. Surge protective devices shall be UL 1449 listed under UL Category Code VZCA and shall be accepted for the location in which they are installed.

PART 3 – EXECUTION

3.1 GENERAL

- A. Provide, install and connect surge protective devices at each branch panel as noted on drawings.

3.2 INSTALLATION OF SURGE PROTECTIVE DEVICES

- A. Surge protective devices for other than Division 28 equipment shall be installed as close as practical to the electric panel or electronic equipment to be protected, consistent with available space.
- B. Surge protective devices shall be close nipped to the device being protected in a position near the neutral bus which will minimize lead length between surge protective devices and the buses or control breaker to which the surge protective device connects. Suppressor leads shall not extend beyond the surge protective device manufacturer's recommended maximum lead length without specific acceptance of the engineer.
- C. Location shown on drawings is diagrammatic only.
- D. Surge protective devices shall be installed in a neat, workmanlike manner. Lead dress shall be as short and as straight as possible and be consistent with recommended industry practices for the system on which these devices are installed.
- E. Supplementary grounding and bonding connections required between the bonding bus or ground plane for each equipment cluster and other locations as indicated herein shall be accomplished using #6 AWG core copper conductor and accepted connections unless otherwise noted. Referenced to a common earth ground.
- F. Surge protective devices shall be installed in a manner that allows simple replacement within short periods of downtime.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- G. Surge protective devices other than point of use type and those for exterior lighting poles shall be installed with a means of disconnecting the suppressor at the panel. At the distribution secondary and/or subpanels location, provide dedicated 20 amp or 30 amp, 3 phase CB, for the surge protective device. Label disconnect or CB "Surge Protector." Fused disconnects may be substituted for the CB, with the acceptance of the Engineer. Contractor to change rating of CBs noted above as required to properly provide system as recommended by manufacturer.

END OF SECTION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

SECTION 28 31 00
HARDWIRE FIRE ALARM/DETECTION SYSTEM (EXTENSION OF EXISTING)

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. The work described herein and on the drawings consists of all labor, materials, equipment, and services necessary and required to provide and test an extension of the existing automatic fire detection and alarm system. System intent is to only replace and test the functionality devices associated with the RTU replacement for a fully functional system. This specification shall show minimum functionality of system and minimal requirements for new products as required by the drawings. Any material not specifically mentioned in this specification or not shown on the drawings but required for proper performance and operation shall be provided.
- B. The drawings and specifications herein comply to the best of the Engineer's knowledge with all applicable codes at the time of design. However, it is this Contractor's responsibility to coordinate/verify (prior to bid) the requirements of the authority having jurisdiction over this project and bring any discrepancies to the engineer's attention at least seven (7) days prior to bid. No changes in contract cost will be acceptable, after the bid, for work and/or equipment required to comply with the authority having jurisdiction.
- C. The contractor is advised that circuit routing for this system is not necessarily shown on the project drawings. The contractor shall provide and install all raceways, wiring and cabling required for a complete and fully functional system as intended by these specifications. All wiring and/or cabling shall be in conduit. Contractor shall provide and install a properly sized, flush mounted outlet box for every device. Contractor shall size and route raceways to accommodate the proper installation of the system cabling. T-Tapped cabling shall not be acceptable. In locations where raceway and/or conduit is not accessible after completion of the project, conduit shall be routed from device to device or fire rated access panels shall be installed to provide access to junction and pull boxes. Routing of raceway from device to device shall only be acceptable where the wiring scheme of the system, as recommended by the manufacturer, requires cable to pass from device to device. Contractor shall properly terminate each device according to the manufacturer's recommendations. Provide and install firestopping where penetrations are made through rated walls and floors.
- D. The Contractor shall provide and install the Fire Alarm system (including all equipment, wiring, etc.) in accordance with the Manufacturer's recommendations.
 - 1. Installation of devices shall be in accordance with the Manufacturer's requirements as well as the requirements of the Contract Documents. Recommendations by the Manufacturer for the proper installation of the Fire Alarm system and its equipment shall not preclude the requirement for the Contractor to comply with the requirements of the Contract Documents.
 - 2. Termination of Fire Alarm circuits shall be in accordance with the Manufacturer's recommendations, applicable requirements of the National Electric Code (NFPA 70), ADA, other applicable Codes and the Contract Documents.
 - 3. Voice evacuation audio circuits (25 or 70V) shall be run in separate raceways from Fire Alarm data loops and other system circuits where the potential exists for interference or adverse effect upon the proper operation of the any Fire Alarm equipment, circuit or the system as a whole.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

4. The Fire Alarm Installer shall be responsible for ensuring that prior to bidding the project the Electrical Contractor understands the raceway requirements for the project. Claims by the Contractor after award of the project in regard to additional raceway required either by the Fire Alarm System Manufacturer's recommendations for proper installation of the system and its associated equipment, or for compliance with the requirements of the Contract Documents, shall not be allowed.
- E. The Owner shall be responsible for any retrofits, installation and design required by the local AHJ to comply with the requirements of the 2010 Florida Fire Prevention Code NFPA 1, Section 11.10. This code requirement can only be determined after the construction of the building and may or may not be required by the local AHJ in the area of this project.

1.3 DESCRIPTION

- A. The Contractor shall furnish and install a hardwire fire alarm system extension to match the existing system. The fire Alarm system is a existing system. Control shall be microprocessor based and field-programmable. All electronics shall be solid state.
- B. Provide all materials, work, labor, etc. as required to modify (including any programming, battery capacity, etc.) the existing to comply with the operation, etc. noted in these contract documents.
- C. The modified system shall include work and additional materials but not be limited to:
 1. Main Fire Alarm Control Panel (FACP) including additional required power supplies if existing power supplies are not fully functional
 2. Duct Detectors
 3. Remote power supplies (Remote power supplies shall be in a UL Listed assembly and be provided by the same manufacturer as the Fire Alarm Control Panel (FACP)).
 4. Surge Suppression
 5. Programming of existing system.
 6. Grounding
 7. Firestopping
 8. Additional Wire and cable labeling.
 9. Conduit, wire, wire fittings, terminal cabinets with plywood and terminal strips, and all accessories required to provide a complete operating system.
- D. The Contractor shall furnish and install all equipment (raceways, wire/cable, circuit breakers, modules, relays, etc.) necessary, and as required by applicable code to accomplish incidental functions of the fire alarm system including but not limited to the following:
 1. HVAC system control and/or shutdown.
 2. Ventilation system (supply fans, exhaust fans, fan terminal boxes, etc.) control and/or shutdown.
 3. Smoke Control system control and/or shutdown.
 4. Control of fire, smoke, and/or combination fire/smoke dampers.
 5. Control of fire and/or smoke doors, dampers, shutters, etc.
- E. The system shall operate as a non-coded, continuous ringing system which will sound all audible devices and activate all visual devices until it is manually silenced. When system is silenced by silence switch in control panel, audible alarm is to silence but visual alarm devices are to continue to operate.
- F. The system shall be wired to match existing class system for all circuits.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- G. The system is to be a complete hardwired system.
- H. All portions of fire alarm system shall be installed in conduit. Conduit and boxes to be installed by electrical contractor.
- I. The fire alarm system shall not share a raceway, junction box, enclosure, manhole or device with any other system.
- J. Provide and install wiring, equipment, etc. for connection to devices furnished under other divisions of the work.
- K. Provide and install wiring, equipment, etc. as required to deactivate power to air conditioning equipment by automatic or manual devices as shown on plans.
- L. All required control and interlock wiring between the Fire Alarm system and building equipment shall be provided hereunder, and may not be indicated on the Fire Alarm system diagram and/or drawings. Controls are required to/for/from:
 - 1. Fire/smoke air and duct detectors
 - 2. Fire, smoke and/or combination fire/smoke dampers.
 - 3. Supply/Return fans, Exhaust fans, and/or Fan Terminal Boxes (FTB)
- M. If required provide and install all relays (electric-electric, electric-pneumatic, and/or pneumatic-electric) as required for a complete and operational fire alarm system, complying with all applicable codes and all requirements, and coordinated with all divisions of these specifications.
- N. Provide terminal cabinets sized to house terminal strips and surge suppression equipment as required to serve new equipment.
- O. Surge Suppression
 - 1. The contractor shall have equipment installed on the AC voltage supply and other lines taking care to arrest damaging electrical transient and spikes which can cause damage to the microprocessor components of the system. Central office telephone lines shall have equipment installed to arrest high voltages from electrical and/or lightning from entering the system and causing damage.
 - 2. Provide and install all materials, labor and auxiliaries required to furnish and install complete surge suppression for the protection of building fire alarm system from the effects of induced transient voltage surge and lightning discharge as indicated on drawings or specified in this section.
 - 3. Provide surge suppression equipment at the following locations:
 - a) On each conductor pair and cable sheath entering or leaving a building.
 - b) On each conductor associated with fire protection (sprinkler) system fire alarm connections.
 - c) On any and all telephone lines.
 - d) In other locations where equipment sensitivity to surges and transients requires additional protection beyond that inherent to the design of the equipment. Where equipment being protected has internal surge suppression equipment, the surge protection equipment herein specified is required to be installed in addition to internal equipment protection.

1.4 STANDARDS, CODES, REFERENCES, AND REGULATORY REQUIREMENTS

- A. Reference Section 26 05 09 Reference Standards and Regulatory Requirements.
- B. The equipment and installation shall comply with the current or applicable provisions of the

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

following standards:

1. ANSI S3.41 American National Standard Audible Emergency Evacuation Signal
 2. National Fire Protection Association Standards:
 - a) NFPA 70 National Electrical Code (including but not limited to Article 760, Fire Alarm Systems)
 - b) NFPA 72 National Fire Alarm Code
 - c) NFPA 101 Code For Safety to Life from Fire in Buildings and Structures
 - d) NFPA 90A Installation of Air Conditioning and Ventilating Systems
 3. Underwriters Laboratories. The system and all components shall be listed by Underwriters Laboratories for use in fire protective signaling system under the following standards as applicable:
 - a) UL 864 (Category UOJZ) APOU Control Units for Fire Protective Signaling Systems. All Control Equipment shall be listed under UL category UOJZ.
 - b) UL 268 Smoke Detectors for Fire Protective Signaling Systems
 - c) UL 268A Smoke Detectors for Duct Applications
 - d) UL 217 Smoke Detectors for Single and Multiple Station Smoke Alarms
 - e) UL 1481 Power Supplies for Fire Protective Signaling Systems
 - f) UL 1480 Speakers
 - g) UL 1424 Cables for Power-Limited Fire-Alarm Circuits
 - h) UL 1449 3rd Edition, Surge Protective Devices
 - i) UL 497, UL 497A, UL 497B.
 4. All fire alarm equipment, including accessories to the system and including all wires and cable unless otherwise noted, shall be listed by the Underwriters' Laboratories product directory called Fire Protection Equipment and/or the Electrical Construction Materials List.
 5. Each item of the fire alarm system shall be listed and classified by UL and FM as suitable for purpose specified and indicated.
 6. The system controls shall be UL listed for Power Limited Applications per NEC 760. All circuits must be marked in accordance with NEC 760.
 7. All equipment supplied as part of the Fire Alarm System shall be provided by a single manufacturer and shall comprise a complete UL Listed Fire Alarm System.
 8. IEEE: The fire alarm system includes solid state electronic components. Therefore, the equipment manufacturer shall provide certification that all such equipment is internally protected from, or can withstand, power line surge voltages and currents as specified in Table 1, Location Category A High Exposure of ANSI/IEEE Standard C62.41-1991.
- C. The equipment and installation shall comply with the current or applicable provisions of the following codes and laws:
1. Americans with Disabilities Act (ADA): The fire alarm system shall comply with ADA, Public Law 101-336, 1990. The system shall comply with ADA Accessibility Guidelines (ADAAG).
 2. Federal Register - Rules and Regulations - Non-discrimination on the basis of Disability by Public Accommodations and in Commercial Facilities.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Local and State Building Codes.
 - a) Florida Administrative Code. All applicable chapters including but not limited to:
 1. Chapter 69A Rules, including but not limited to:
 - (a) Ch 69A-3 Fire Prevention - General Provisions.
 - (b) Ch 69A-46 Fire Protection System Contractors and Systems.
 - (c) Ch 69A-48 Fire Safety Standards for the Fire Alarm Systems.
 2. Florida Building Code Chapter 423 SREF (Schools)
 3. Florida Administrative Codes 33-8 (Jails)
 - b) Florida Department of Insurance:
 1. Insurance Code: The fire alarm system and installation thereof shall comply with the State of Florida Department of Insurance rules. The requirements of the Florida State Department of Insurance shall be as promulgated by the Division of State Fire Marshal.
 2. Fire Alarm Rules: The fire alarm system and installation thereof shall comply with the Fire Safety Rules promulgated by the Florida State Fire Marshal.
 - c) Authority Having Jurisdiction:
 1. General: The system shall comply with all applicable Codes, Ordinances and Standards as interpreted and enforced by the local authority having jurisdiction.
 2. Fire Department – City of Orlando
 3. Building Official – City of Orlando
 4. State of Florida: Division of State Fire Marshal.

D. Surge Suppression

1. Equipment Certification: When available by any one manufacturer, all surge suppression equipment shall be listed by Underwriters' Laboratories, shall bear the UL seal and be marked in accordance with referenced standard. Such surge suppression equipment shall be UL listed and labeled for intended use.

E. Comply with all standards and guides as listed under "References" above.

1.5 RELATED SECTIONS

- A. All applicable sections of Division 0, Division 1, and Division 26.
- B. Applicable sections of these specifications with regard to, but not limited to:
 1. Ductwork accessories: smoke dampers
 2. Building control systems

1.6 QUALITY ASSURANCE

- A. Manufacturer: Company specializing in manufacturing the products specified in this section with minimum 10 years experience and with service facilities capable of providing a maximum response time of 2 hours.
- B. Installer:
 1. Company specializing in installing the products specified in this section with minimum 10 years experience.
 2. The Installer shall be currently licensed by the Electrical Contractors' Licensing Board as a

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

Certified Alarm System Contractor I (EF).

3. The installing Contractor shall be a direct sales division of, or the authorized and designated distributor for, a fire alarm system manufacturer.
4. Installing Contractor shall maintain a local staff of specialists, including a Fire Alarm Planning Superintendent, for planning, installation, and service.
5. The installing Contractor shall maintain a reasonable response time of 1 hours to the project with capability to provide emergency service 7 days a week, 24 hour days. The installing Contractor shall have been actively engaged in the business of selling, installing and servicing fire alarm systems for at least 10 consecutive years going back from date of bid.

C. Surge Suppression

1. All surge suppression devices shall be manufactured by a company normally engaged in the design, development, and manufacture of such devices for electronics/communications systems equipment.
2. The surge suppressor manufacturer shall offer technical assistance through support by a factory representative and local stocking distributor.
3. Verify proper clearances, space, etc. is available for surge suppressor.

D. Coordination/Project Conditions

1. Verify proper grounding is in place.
2. In installations where the electrical contractor does not provide a counterpoise system in conjunction with the underground raceway system, the fire alarm contractor shall provide a coupling conductor within the fire alarm underground raceway system to run along side fire alarm conductors. Coupling conductors shall be sized according to applicable codes and standards.

E. The work specified herein is an extension of the existing system and as such all equipment shall match existing. In the event that the existing equipment is no longer available other equipment will be considered for acceptance provided the following is submitted in writing by the system installer to the engineer. Refer to Division 01 requirements and Section 26 05 00 Common Work Results Substitutions):

1. Certified letter from the manufacturer specifically stating the following:
 - a) Part numbers and descriptions of each item that is no longer manufactured.
 - b) Manufacturer name (if not the same as the original manufacturer), part numbers and descriptions of items that are certified by the manufacturer to be compatible with the existing system.
 - c) A detailed listing of specific differences, including both advantages and disadvantages, between the original item and the proposed substitution.
2. Contractor qualifications (as listed above).
3. Complete lists, descriptions and drawings of materials to be used.
4. A complete drawing showing conduit, conduit sizes, backboxes, number of wires and wire sizes.
5. A complete riser diagram of Fire Alarm System.

1.7 SUBMITTALS

- A. Submit in accordance with Division 01 General Requirements and Section 26 05 07 Submittals.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- B. In addition to the above requirements, Contractor shall submit:
1. Narrative of operation of System as provided. (Submittal will not be reviewed by the A/E without this narrative.)
 2. Manufacturer's data on all products, including but not limited to:
 - a) Catalog cut sheets.
 - b) Roughing-in diagrams.
 - c) 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.
 - d) Operation and maintenance manuals.
 - e) Typical wiring diagrams and risers.
 - f) The contractor shall submit test reports, manufacturers' specifications and any other information necessary to determine compliance with material and equipment specifications described herein.
 3. Submit floor plans to locate all devices. Wiring diagrams shall include wire and raceway sizes, fire alarm control panel riser wiring and associated raceway sizes, wiring details, connections and terminal identification. All devices shall be identified by the same applied identification symbol as shown on the contract documents.
 4. Submit all load calculations and cable/wire sizing for each branch of the individual fire alarm field circuits. Wire sizing calculations to prove maximum three percent (3%) voltage drop at all AC voltages and maximum eight percent (8%) voltage drop at all DC voltages.
 5. Battery sizing calculations.
 6. Submit a detailed step by step testing procedure for a component by component system functional checkout and test.
 7. Point to point wiring diagrams and block diagrams of system to be installed. Point to point wiring diagrams may be submitted at time of operation and maintenance manuals in lieu of in submittal brochure. Block diagrams shall be required with submittals.
 8. Riser diagrams and floor plans showing conduit runs and number of wires. All devices shall be identified by the same applied identification symbol as shown on the drawings.
 9. Surge Suppression
 - a) Surge protective data for 120 volt power source, power circuit, outside signaling circuit, and exterior incoming circuits from other buildings (if any), and outgoing circuits to other buildings (if any).
 - b) Submit Product Data for each type of suppressor:
 1. Dimensions.
 2. Means of mounting.
 3. Compliance with U.L Standards referenced.
 4. Compliance with IEEE Standards referenced.
 5. Design type (Hybrid, MOV).
 6. Size of wire leads.
 7. Warrantee.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

8. Performance data showing compliance with performance as specified herein.
 9. Complete schematic data on each suppressor type indicating component values, part number, conductor sizes, etc.
 10. Manufacturer's certified test data on each suppressor type.
 11. Test data from an independent test laboratory.
10. Name, qualifications, etc. of company providing and installing system.
 11. Qualifications of installer. Submit proof installer meets specified requirements.
 12. Proof of UL Listing. Indicate the UL listing, the UL classification, and NEC insulation type used for each type of wire to be used in installation of fire alarm and communications system.
 13. Manufacturer's drawings showing all dimensions (height, width, and depth) for all cabinets used to house system components. Provide catalog pages, mounting details and specification sheets for all fire alarm system components and rough-in boxes.
 14. Submit Florida Registered Firm certificate number.
 15. Submit Florida Fire Alarm Contractor's license number.
 16. Submit Fire Alarm Technician(s) Manufacturer's certification.
 17. Detailed drawing of the Fire Alarm Control Panels layout indicating the exact arrangement of all zones, including expansion zones.
 18. Where required by Authority Having Jurisdiction submit signed and sealed documents as required by Authority Having Jurisdiction. Where Authority Having Jurisdiction requires shop drawings to be signed and sealed by a Registered Engineer, Contractor is required to submit same and include in his bid all costs associated with having a Registered Engineer other than the design Engineer of Record perform signing and sealing.

1.8 PROJECT RECORD DOCUMENTS

- A. Submit in accordance with Division 01 requirements.
- B. In addition to the requirements above, Contractor shall submit:
 1. Updated and revised contract documents to record actual locations (as-installed) of all equipment, devices, initiating devices, signaling appliances, and end-of-line devices.
 2. Record actual type, size, and routing of cables installed.
 3. Record all cable identifications.
 4. Drawings required herein are in addition to those required under "OPERATION AND MAINTENANCE DATA".

1.9 OPERATION AND MAINTENANCE DATA

- A. Submit in accordance with Division 01 General Requirements and Section 26 01 00.
- B. In addition to the above requirements, Contractor's O & M Manuals shall include:
 1. A complete as-installed equipment list, listed by room, with manufacturers' names, model numbers, serial numbers, and quantities of each item.
 2. A complete and correct system schematic, showing detailed connections for all parts of the system, including wire numbers, terminal block numbers and layouts, and other designations and codings (point-to-point wiring diagrams). System performance measurements shall be documented as noted elsewhere in this specification.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Riser diagrams showing as-installed conduit with pull boxes, outlet boxes, physical cable layouts, part numbers of cable types used, and number of circuits in each conduit.
 4. Repair parts list for each and every major equipment item furnished.
 5. Service manuals for each and every major equipment item furnished.
 6. Manufacturer's warranties and operating instructions for each and every equipment item furnished. Include a copy of the certificate of warranty, signed by both parties.
 7. Technical Systems Operations Manual, custom-written by the Contractor, for the purpose of instructing the Owner's operating personnel in the detailed step-by-step operation of the system and preventive maintenance procedures. This manual shall include descriptions of the system components and their relationship to system function. This manual shall be bound separately and labeled appropriately.
 8. Surge Suppression
 - a) O & M data to include:
 1. All accepted shop drawings, product data, and/or cutsheets.
 2. Installation, connection, and maintenance information on each type of surge suppression.
 3. Procedure and/or time table for recommended periodic inspection of devices to determine continued usefulness.
- C. Drawings required herein are in addition to those required under "PROJECT RECORD DOCUMENTS".

1.10 WARRANTY

- A. The contractor shall warrant the equipment to be new and free from defects in material and workmanship, and will, within one year from date of acceptance by owner, repair or replace any equipment found to be defective.
 1. No charges shall be made by the installer for any labor, equipment, or transportation during this period to maintain functions.
 2. Respond to trouble call within twenty-four (24) hours after receipt of such a call.
- B. The contractor shall guarantee all wiring and raceways to be free from inherent mechanical or electrical defects for one (1) year from date of final acceptance of the system.
- C. Surge Suppression
 1. All surge suppression devices shall be warranted to be free from defects in materials and workmanship for a period of five (5) years.
 2. Any suppressor which shows evidence of failure or incorrect operation during the warranty period shall be repaired or replaced by the manufacturer and installer at no cost to the owner.

1.11 ADDITIONAL DEVICES FOR JURISDICTIONAL COMPLIANCE

- A. Prior to bid, Contractor shall review plans and specifications carefully for compliance with all codes, and in particular the ADA requirements and NFPA 72. Contractor shall include in bid price any devices required to provide a fully compliant system. Said additional devices shall be shown on shop drawings submitted by Contractor.

1.12 MAINTENANCE SERVICE

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. Furnish service and maintenance of fire alarm system for one (1) year from date of Substantial Completion.
 - 1. No charge shall be made by the installer and/or contractor for any labor, equipment, or transportation during this period to maintain functions.
 - 2. Respond to trouble call within twenty-four (24) hours after receipt of such call.

1.13 EXTRA MATERIALS

- A. Provide two (2) of each type of automatic smoke detector without base.

1.14 OWNER'S INSTRUCTION

- A. Provide instruction to the Owner's designated personnel upon completion of the system installation. Instruction shall include a functional training session on fire alarm control panel operation and instruction on peripheral device operation, including what are normal indications and alarm indications of each type of new/added device. Videotape all training sessions and deliver (4) copies of tapes to Owner (for use in future training).

1.15 SYSTEM OPERATION

- A. System operation shall meet the operation requirements of all codes and regulatory requirements.
- B. Upon activation of the Fire Alarm System by a manual station, smoke detector, or any other new or existing automatic device, (except AHU smoke duct detector) the following shall take place:
 - 1. Energize all alarm signaling devices.
 - 2. Sound all audible alarms and flash visual signals throughout the campus. (See Item 9 below).
 - 3. Alert local fire department or proprietary system.
 - 4. Cause alarm to be displayed on the annunciator section of the control panel.
 - 5. Close all doors or fire shutters, held open by automatic release devices throughout the facility, or by zone (coordinate with architect and door hardware supplier, provide all electrical required).
 - 6. Unlock all electrically locked time-out room doors (coordinate with the architect and door hardware supplier, provide all electrical required).
 - 7. Shut down all air handlers, exhaust fans supplying or exhausting air, and fan terminal boxes (FTB) in at least the zone where the alarm is initiated.
 - 8. Shut down of air handling unit by a local smoke duct detector shall not activate audible alarms or flash visual signals, but shall provide a supervisory indication at the fire alarm control panel/fire alarm annunciator.
 - 9. Shut all fire and/or smoke dampers in ducts associated with the air handling units and exhaust fans which are shut down, in at least the zone where the alarm is initiated.
 - 10. Transmit signals to the building automation system to tell system that the fire alarm system has taken control of respective mechanical system.
- C. System operation shall meet the operation requirements of all codes and regulatory requirements.
- D. Upon activation of the Fire Alarm System by a manual station the following shall take place:
 - 1. Energize all alarm signaling devices.
 - 2. Sound all audible alarms and flash visual signals throughout the building.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

3. Alert local fire department or proprietary system.
 4. Cause alarm to be displayed on the annunciator section of the control panel.
 5. Close all doors, held open by automatic release devices throughout the facility, or by zone (coordinate with architect and door hardware supplier, provide all electrical required).
 6. Unlock all electrically locked doors (coordinate with architect and door hardware supplier, provide all electrical required).
- E. Upon activation of the Fire Alarm System by any smoke detector, any sprinkler flow alarm switch or other automatic detection device(including duct detectors, the following shall take place in addition to the above:
1. Shut down all air handlers and exhaust fans supplying or exhausting air in at least the zone where the alarm is initiated.
 2. Shut all smoke dampers in ducts associated with the air handling units and exhaust fans which are shut down, in at least the zone where the alarm is initiated. (Coordinate with mechanical contractor and provide all electrical as required).
 3. Transmit signals to building elevator control panel to initiate return to main floor or alternate floor.
 4. Transmit signals to building automation system to tell system that the fire alarm system has taken control of respective mechanical system.
 5. Send a signal to all non-fire alarm sound reinforcement systems. Fire alarm signals shall override all other sound systems. Alarm notification signals shall take precedence over all other signals. Operation of other sound systems shall resume after fire alarm system clears alarm.
- F. System supervisory faults, such as shorts, opens, and grounds in conductors, operating power failure, or faults within supervised devices, shall place the system in the trouble mode, which causes the following system operations:
1. Visual and audible trouble signal indicated be zone at the fire alarm control panel.
 2. Visual and audible trouble signal indicated at remote annunciator panel.
 3. Trouble signal transmitted to central station.
 4. Manual acknowledgement function at fire alarm control panel shall silence audible trouble signal; visual signal shall be displayed until initiating failure or circuit trouble is cleared.
- G. Alarm Reset: The system shall remain in the alarm mode until manually reset with a key accessible reset function. The system shall reset only if the initiating circuits are cleared.
- H. Lamp Test: manual lamp test function causes alarm indication at each lamp on the fire alarm control panel and the remote annunciator.
- I. When the fire alarm system is activated as a drill, all incidental functions shall be exercised including notification of the fire department.
- J. Where required by codes or Authority Having Jurisdiction:
1. When system is silenced by silence switch in control panel, audible alarm is to silence but visual alarm devices are to continue to operate.
- K. Operation of auxiliary contacts in control panel to shut all smoke dampers in ducts associated with air handling units and exhaust fans which are shut down. (These shall not be controlled from detector unit contacts.)

PART 2- PRODUCTS

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

2.1 GENERAL EQUIPMENT AND MATERIAL REQUIREMENTS

- A. All equipment shall be new and unused. All components and systems shall be designed for uninterrupted duty. All equipment, materials, accessories, devices, and other facilities covered by this specification or noted on the contract drawings shall be the best suited for the intended use and shall be provided by a single manufacturer.
- B. Provide all equipment to match existing equipment required to perform all functions and/or features included in this section of the specifications even though not specifically noted or specified herein.
- C. Modify/rework existing system as required for extension to new devices and/or as required for proper operation of system with new devices, adding new zone modules, adding surge suppression, adding power supply and battery capacity to meet regulatory requirements with new devices, etc.

2.2 RACEWAYS

- A. General:
 - 1. All raceways (conduit, wireways, pullboxes, outlet boxes, etc.) shall comply with applicable requirements of sections within Division 26 of these specifications.
 - 2. All raceways (conduit, wireways, pull boxes, outlet boxes, etc.) shall comply with all requirements of the manufacturer of the fire alarm system.
- B. Conduit: Comply with Section 26 05 33 Conduit except as noted below:
 - 1. Pull Cords: Install pull cords in all raceway runs that are installed without cable.
 - 2. Size: Minimum size shall be 3/4" conduit.
- C. Boxes:
 - 1. All outlet boxes, junction boxes, pull boxes, etc. shall comply with applicable section of these specifications.
 - 2. Boxes shall be sized as required by the fire alarm system manufacturer and NEC for cables and/or device installed.

2.3 FIRE ALARM CONTROL PANEL (FACP)

- A. The FACP shall be modified in manufacturer accepted way to be capable of future expansion shown in drawings.

2.4 DUCT MOUNTED SMOKE DETECTOR

- A. The air duct detector for the fire and smoke detection system shall provide detection of combustion gases and smoke in air conditioning ducts in compliance with NFPA 90A. The detector shall be UL specifically for the use in air handling systems. The detector shall operate at air velocities ranging from 300 feet per minute to 4000 feet per minute without requiring compensation for operation at specific air velocities. Sampling tubes of proper length shall be provided and installed to match duct width at the installed location.
- B. Whether shown on drawings or not, a remote alarm indicator and test switch, shall be provided for each duct mounted smoke detector to annunciate smoke detector operation remotely. Mount unit on wall in an occupied space (corridor, etc). Mount unit in ceiling or wall near respective remote smoke detectors (in an occupied space).

2.5 RELAYS

- A. Relays required for control (i.e. Air Handler shutdown, Supply Fan shutdown, Exhaust Fan shutdown, Fan Terminal Box shutdown, Door Lock release, Fire Shutter release, Smoke Damper closure, Fire Damper closure, Smoke/Fire Damper closure, or any other interface required by

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

these specifications or applicable codes) shall be UL Listed relays suitable for use in Fire Alarm systems.

- B. Per NFPA, relays used for control of other systems shall be located within three feet (3') of the device to be controlled.
- C. Relays shall be controlled from the fire alarm system.
- D. Each relay shall provide at least one set of Form "C" dry relay contacts.

2.6 SURGE SUPPRESSION

A. Initiation Devices:

- 1. Plug-in replacement modular design with associated female wiring connector.
- 2. UL 497B listed and labeled.
- 3. Multi-stage hybrid protection circuit.
- 4. Fail short/fail safe.
- 5. Surge Capacity: 10KA with 8 x 20 μ s waveform, 500A per line with 10 x 700 μ s waveform.
- 6. Clamp Voltage: 150% of circuit peak operating voltage with 100 amp 10 x 700 μ s waveform.
- 7. Maximum Continuous Operating Voltage: 125% of peak operating voltage, minimum.
- 8. Capacitance: 1500 pf.
- 9. Manufacturer:
 - a) EDCO #PC642C series with #PCBIB base.

B. Data Loops:

- 1. Plug-in replacement modular design with associated female wiring connector.
- 2. UL 497B listed and labeled.
- 3. Multi-stage hybrid protection circuit.
- 4. Fail short/fail safe.
- 5. Surge Capacity: 10KA with 8 x 20 μ s waveform, 500A per line with 10 x 700 μ s waveform.
- 6. Clamp Voltage: 150% of circuit peak operating voltage with 100 amp 10 x 700 μ s waveform.
- 7. Maximum Continuous Operating Voltage: 125% of peak operating voltage, minimum.
- 8. Capacitance: 50 pf.
- 9. Manufacturer:
 - a) Match Existing

2.7 CABLE

- A. Contractor shall provide and install cable as required by the manufacturer, as specified elsewhere in these specifications, and to provide a complete, fully operational, UL Listed Fire Alarm system.
- B. Fire alarm system cables installed in exterior and/or underground raceways shall comply with the applicable sections of NEC 760.

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

PART 3- EXECUTION

3.1 INSTALLATION

- A. The contractor is advised that circuit routing for this system is not necessarily shown on the project drawings. The contractor shall provide and install all raceways, wiring and cabling required for a complete and fully functional system as intended by these specifications. All wiring and/or cabling shall be in conduit. Contractor shall provide and install a properly sized, flush mounted outlet box for every device. Contractor shall size and route raceways to accommodate the proper installation of the system cabling. T-Tapped cabling shall not be acceptable. In locations where raceway and/or conduit is not accessible after completion of the project, conduit shall be routed from device to device or fire rated access panels shall be installed to provide access to junction and pull boxes. Routing of raceway from device to device shall only be acceptable where the wiring scheme of the system, as recommended by the manufacturer, requires cable to pass from device to device. Contractor shall properly terminate each device according to the manufacturer's recommendations. Provide and install firestopping where penetrations are made through rated walls and floors.
- B. Locate, install, and test fire alarm and detection systems in accordance with the equipment manufacturer's written instructions, and the latest editions of the National Electric Code, the National Electrical Contractor's Association publication "Standard of Installation" and all applicable codes and standards referenced in this specification.
- C. Provide all work required for a complete system including complete system testing and checkout. All components shall be properly mounted and wired. The installation of this system shall comply with the directions and recommendations of authorized factory representatives.
- D. Provide wiring, cabling, raceways, and electrical boxes in accordance with manufacturer's written instructions.
- E. Components shall be electrically "burned-in" by operating the component at full power for a period as recommended by the manufacturer.
- F. Installation shall be done in a neat workmanlike fashion by a firm regularly engaged in Fire Alarm Installation and Service.
- G. The installation and inspection of all fire detection and fire alarm devices and systems shall be performed by, or under the direct on-site supervision of, a licensed fire alarm technician or a fire alarm planning superintendent who shall certify the work upon completion of the activity. The certifying licensee shall be present for the final test prior to certification.
- H. As-built plans and wiring diagrams shall bear the signature and license number of the licensed fire alarm planning superintendent, the date of installation and the name, address, and certificate-of-registration number of the registered firm.
- I. All components shall be completely wired. System shall be fully operable when main power service has failed and the Emergency Standby Generator has assumed emergency system loads. This shall require that any devices which required 120 volt power shall receive supply from an emergency 120 volt source.
- J. Installation of detectors:
 - 1. All ceiling mounted detectors shall be installed in accordance with the requirements of NFPA 72.
 - 2. All concealed detectors shall be provided with a remote indicating lamp and test switch installed in an occupied space (corridor, etc.) on wall or on the ceiling grid indicating the type of detector and the zone to which it is connected. Label shall be red with white lettering.
 - 3. Duct detectors shall be installed in accordance with NFPA 90A. All brackets and hardware

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

shall be provided as required to install detector housing in correct position. All detector housings shall be sealed as required to prevent air leakage between duct and housing. Sampling tubes of proper length shall be provided and installed to match duct width at the installed location.

3.2 RACEWAYS AND BOXES

- A. Provide dedicated raceway with applicable boxes for all fire alarm wiring in accordance with applicable sections of these specifications.
- B. All initiating, indicating and auxiliary control devices shall be mounted on UL listed outlet boxes.
- C. Provide supporting devices per Section 26 05 29 Hangers and Supports
- D. Identify raceways and boxes per Section 26 05 53 Identification for Electrical Systems.

3.3 WIRE/CABLE

- A. Conductor: 98% conductivity, solid copper or stranded copper . If stranded conductors are used, then a compression lug shall be installed at every end. Wrapping twisted strands at terminal block screw is not acceptable. As an acceptable equivalent, stranded conductors without crimp-on lugs may be terminated into terminal strips of box-lug connectors.
- B. Insulation: A type accepted by NEC for the application. Individual conductors shall be Type THHN/THWN. All cable shall be UL listed for fire-protective signaling application. Communication, Class 3 or Multi-Purpose cables shall not be substituted for FP cable types.
- C. Size: All conductors shall be sized as prescribed by the system manufacturer, with following minimums:
 - 1. Multiplex Signaling Line Circuit: AWG #14, shielded twisted pair cable.
 - 2. Initiating Circuits, Hard-Wired Devices: AWG #14, THHN/THWN conductors.
 - 3. Notification Appliance Circuits: AWG #14, THHN/THWN conductors.
 - 4. Initiating Circuits, Addressable Devices: AWG #14, shielded twisted pair cable.
 - 5. Provide larger conductors where required to maintain voltage drop or signal strength within acceptable limits.
 - 6. The above wire sizes shall be increased to size as required to comply with authority having jurisdiction or as required for voltage drop, load, etc.
- D. Color Coded:
 - 1. Wiring shall be color coded as required to match existing system.
 - 2. Permanent wire materials shall be used to identify all splices and terminations for each circuit at all junction boxes, outlet boxes, and terminations.
- E. UL:
 - 1. General: Fire-protective signaling cable shall be UL listed as non-power limited or power limited as needed to match the output of the fire alarm equipment.
 - 2. Non-Power Limited: Fire protective signaling circuits classified as non-power limited shall use cable listed under UL Electrical Construction Materials Directory. Category HNHT, "NON-POWER LIMITED FIRE-PROTECTIVE SIGNALING CABLE". all such cable shall have fire resistance, listing and markings as described in NEC 760.176. Minimum cable marking shall be NPLF.
 - 3. Power Limited: Fire protective signaling circuits classified as power limited shall use cable listed under UL Category HNIR, "POWER LIMITED FIRE-PROTECTIVE SIGNALING CABLE". All such circuits shall be durably marked where plainly visible at terminations to

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

indicate that it is a power-limited fire protective signaling circuit. Refer to paragraph titled "Fire Resistance of Cables" for additional requirements.

4. Fire Resistance of Cables: Power-limited fire-protective signaling circuit cables shall be UL listed as described in NEC 760.179. All such cable shall bear a cable marking that includes a Type designation as given in NEC Table 760.179(I). Provide Type FPL.

F. Connections of Installation Wiring:

1. Connections to Equipment: In accordance with NFPA for monitoring integrity and with the equipment manufacturer's instructions.
2. Connections of installation wiring to alarm initiating devices and alarm indicating appliances shall be monitored for integrity.
3. Interconnecting means shall be arranged so that a single break or single ground fault will not cause an alarm signal.
4. Apply a compression lug, similar to T&B Sta-Kon Terminal, to all stranded conductors at terminations or use box-lug terminal strips.
5. There shall be no wire splices. All wiring shall be continuous, uncut between devices and terminal blocks.

G. Rated Enclosures:

1. All vertical fire alarm wiring traversing more than one level shall be routed in rated enclosures. In addition, all horizontal wiring serving devices location on floors other than where wiring originates shall be routed in 2-inch concrete encasement, suitable rated building construction, or 2-hour wrap application enclosure accepted by local authority having jurisdiction.

3.4 END-OF-LINE DEVICE

- A. Mount end-of-line device box with last device or separate box adjacent to last device in circuit.

3.5 AUXILIARY CONTROL RELAYS

- A. An auxiliary fire alarm relay used to control an emergency control device, e.g. motor controller for HVAC system fan or elevator controller shall be located within 3 ft. of the emergency control device.
- B. The installation wiring between the system panel and the auxiliary fire alarm relay shall be monitored for integrity.
- C. Auxiliary control relays shall be listed for use with fire alarm systems.

3.6 CABLE IDENTIFICATION

- A. Provide and install permanent cable markers on all cables/wire lines, telephone lines, etc. at terminal strips, terminal cabinets and at main equipment.

3.7 EXISTING CONDITIONS

- A. Existing fire alarm control panel and all associated electrical is to be removed, complete.
- B. All existing fire alarm wiring and conduit is to be removed complete.
- C. Contractor shall investigate existing conditions prior to bid.

3.8 CONDUIT/BOX IDENTIFICATION

- A. Contractor shall identify fire alarm conduit and boxes with red paint in exposed locations. Identify conduit in concealed locations with 4" mark of red paint every 4'-0" OC.

3.9 DEMONSTRATION

ORANGE COUNTY ADMINISTRATION BUILDING
UPPER ROOF RTU REPLACEMENT

- A. When system is complete it shall be demonstrated to owner's representative who shall be given complete instructions, spare parts, manuals and maintenance information.

3.10 SYSTEM TESTING

- A. Prior to certification of the fire alarm system the contractor shall accomplish a complete test of the fire alarm system in accordance with NFPA 72, Chapter 7, Paragraph 7-2 Test Methods.
- B. Perform a complete, functional, component by component test of the entire fire alarm and detection system. Provide a detailed step by step testing procedure which is unique to this project, reflecting the type of system and the number and location of all components.
- C. Demonstrate the proper operation of each component as follows:
 - 1. Ionization, photoelectric, and duct smoke detectors: activate the detector with a "false smoke" product which has been specifically formulated for testing smoke detection systems.
 - 2. Fire Alarm Panels: functionally check-out and test the panel per the manufacturer's written instructions. Demonstrate the proper operation of each modular component. Demonstrate automatic power change to batteries and back to building power upon a drop in voltage below the voltage threshold as specified by the panel manufacturer.
- D. Demonstrate the supervisory function at each device loop circuit, and at all single component wiring runs such as for the sprinkler valve supervisory switches.

3.11 CERTIFICATION

- A. After completion of the installation of the system, the licensee shall complete a NFPA Inspection and Testing form. The Inspection and Testing form format shall be as indicated in NFPA 72, Chapter 7, Figure 7-5.2.2 Inspection and Testing Form. When an Inspection and Testing form has been completed, legible copies shall be distributed as directed by the Authority Having Jurisdiction.
- B. After an installation has been complete, affix a Fire Alarm Tag to the control panel. The Fire Alarm Tag is in addition to the Inspection and Testing form. Protect the Fire Alarm Tag from vandalism by applying pressure sensitive label; do not use a "tie-on" tag. It shall be as required in the Fire Safety Rules.

3.12 FINAL DRAWINGS

- A. As-built drawings shall be given to the Owner's representative, at time of instruction, in addition to those to be supplied as general requirements of the job.

3.13 AUTHORITY HAVING JURISDICTION

- A. The drawings and specifications herein comply to the best of the engineer's knowledge with all applicable codes at time of design. However, it is this Contractor's responsibility to coordinate/verify (prior to bid) the requirements of the authority having jurisdiction over this project and bring any discrepancies to the engineer's attention at least 7 days prior to bid. No changes in contract cost will be acceptable after the bid for work/equipment required to comply with the authority having jurisdiction.

END OF SECTION

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