SECTION 230500 - COMMON WORK RESULTS FOR HVAC

PART 1: GENERAL

1.1 RELATED PROVISIONS

a. The requirements of the general conditions and of Division 01 apply to that portion of the work specified in this section.

b. These specifications and the accompanying drawings shall include the furnishing of all labor, tools, materials, fixtures, transportation, appurtenances and service necessary and incidental to the installation of a complete and operative system as indicated and intended on the Drawings and as herein specified.

c. Contractor shall coordinate the work and equipment of this division with the work and equipment specified elsewhere in order to assure a complete and satisfactory installation. Work such as excavation, backfill, concrete, flashing, etc., which is required by the work of this Division of the Specifications, shall be provided by this Division unless otherwise indicated.

d. Minor details not usually shown or specified, but necessary for the proper installation and operation, shall be included in the work, the same as if herein specified or shown.

1.2 DESCRIPTION OF THE WORK:

a. Work included under this Division includes installation of a new cooling and heating system and associated electrical system and controls system. The systems shall be installed complete, with boilers, piping, chiller, pumps and auxiliaries as hereinafter called for. Miscellaneous items including conduits, concrete slab, etc., are to be provided as indicated.

b. It shall be the responsibility of the Contractor to provide a complete and operating system according to the true intent and meaning of the plans and specifications and all pipe, controls and equipment, etc.

1.3 DEFINITION

a. The word "Contractor" as used in this Section of the Specifications refers to the HVAC Contractor unless specifically noted otherwise. The word "provide" means furnish, fabricate, complete, install, erect, including labor and incidental materials, necessary to complete in place and ready for operation or use the items referred to or described herein, and/or as shown or referred to on the Contract Drawings.

1.4 HVAC CONTRACTOR'S QUALIFICATIONS

a. It is assumed that the contractor has had sufficient general knowledge and experience to anticipate the needs for a construction of this nature. The contractor shall furnish all items required to complete the construction in accordance with reasonable interpretation of the intent of the Drawings and Specifications. Any minor items required by Code, law or regulations shall be provided whether or not specified or specifically shown.

b. All work must be done by first class and experienced mechanics properly supervised, and it is understood that the Engineer has the right to stop any work that is not being properly done and has the right to demand that any incompetent workman be removed from the job and a competent workman be substituted therefor.

c. All work must be done in strict accordance with standards of AME, ASHRAE and the building laws of all character in force in the locality where the apparatus is being installed. All work must also be in accordance with rules and regulations of the National Board of Fire Underwriters.

1.5 DUTIES OF CONTRACTOR

a. Contractor is responsible for familiarizing himself with the details of the construction of the building. Work under these specifications installed improperly or which requires changing due to improper reading or interpretation of building plans shall be corrected and changed as directed by Engineer without additional cost to the Owner.

b. Contractor shall leave the premises in a clean and orderly manner upon completion of work, and shall remove from premises all debris that has accumulated during the progress of the work. The HVAC Contractor shall have the permanent HVAC systems in sufficient readiness for furnishing temporary climatic control at the time the building is enclosed. The HVAC systems control shall maintain climatic control throughout the enclosed portion of the building sufficient to allow completion of the interior finishers of the building. A building shall be considered enclosed when it has windows installed and when doorways and other openings have protection which will provide reasonable climatic control. The appropriate climatic condition shall be jointly determined by the Contractor and the Architect. Use of the equipment in this manner shall in no way affect the warranty requirements of the Contractor.

1.6 CODES, RULES, PERMITS AND FEES

a. The contractor shall give all necessary notices, obtain all permits and pay all government sales taxes, fees and other costs including utility connections or extension, in connection with his work; file all necessary plans, prepare all documents and obtain all necessary approvals of all governmental departments having jurisdiction; obtain all required certificates for inspection for his work and deliver same to the Architect before request for acceptance and final payment for the work.

b. The contractor shall include in the work, without extra cost to the Owner, any labor, materials, services, apparatus, ordinances, rules and regulations as required to complete the project in accordance with the intent of the drawings.

c. All materials furnished and all work installed shall comply with the National Fire Codes of the National Fire Protection Association, with the requirements of all governmental departments having jurisdiction.

1.7 SURVEYS AND MEASUREMENTS

a. The contractor shall base all measurements, both horizontal and vertical, from established bench marks. All work shall agree with these established lines and levels. Verify all measurements at the site and check correctness of same as related to the work.

b. Should the contractor discover any discrepancy between actual measurements and those indicated, which prevents following good practice or the intent of the drawings and Specifications, he shall notify the Architect and shall not proceed with his work until he has received instructions from the Architect.

1.8 PLANS

a. Except where dimensions are shown, mechanical plans are diagrammatic; see Architectural drawings for building dimensions and locations of windows, doors, ceiling diffusers, lights,

etc. The plans are not intended to show each and every fitting, valve, pipe or pipe hanger, or a complete detail of all the work to be done, but are for the purpose of illustrating the type of system, pipe and duct sizes, etc. and special conditions considered necessary for the experienced mechanic to take off his material and lay out his work. Contractor shall be responsible for taking such measurements as may be necessary at the job, and adapting his work to the local conditions.

1.9 DRAWINGS AND SPECIFICATIONS

a. Plans are diagrammatic, and it sometimes occurs that conditions exist in buildings which require certain changes in drawings and specifications. In event that such changes are necessary, the same are to be made by Contractor without expense to the Owner, provided however, that such changes, do not require furnishing more material or performing more labor than the true intent of the drawings and specifications demand.

b. It is understood that while the drawings are to be followed as closely as circumstances will permit, the Contractor is held responsible for the installation of the system according to the true intent and meaning of the drawings. Anything not entirely clear on the drawings or in the specifications will be fully explained if application is made to the Engineer. Should however, conditions arise where in the judgement of the Contractor certain changes would be advisable. Contractor will communicate with and secure approval of the changes before going ahead with the work.

c. The electrical and mechanical systems for this job have been designed on the basis of the mechanical equipment listed or data given herein or on the drawings. It shall be the responsibility of the Contractor to determine that the electrical service outlets, wiring, conduit and all overcurrent protective and safety devices furnished are adequate to meet Code Requirements for the equipment which he proposes to use. Changes required in the electrical system to accommodate the proposed mechanical equipment shall be worked out and the details submitted for approval. The cost of making the necessary changes to the electrical system shall be the responsibility of the Contractor.

1.10 SHOP DRAWINGS

a. Refer to Division 01.

b. All items submitted to Architect for review shall bear stamp or notation indicating contractor's prior review and approval.

c. Any Electrical or other changes required by substituted equipment to be made at no change in contract price.

d. Submit manufacturer's certified performance data for all equipment.

e. Coordinate installation drawings with other parts of the work, whether specified in this Division or other Divisions.

f. Approval of shop drawings by the Engineer shall not relieve the Contractor from his obligation to provide equipment, control, and operation to the true intent of plans and specifications.

g. The Contractor shall submit to the Engineer, within ten (10) days after approval of bids by the owner, a list indicating the manufacturer of all equipment and materials which he proposes to use. After that date, no substitution will be approved and all items shall be as specified.

1.11 SCAFFOLDING, RIGGING, HOISTING:

a. This contractor shall furnish all scaffolding rigging, hoisting, and services necessary to erection and delivery into the premises of any equipment and apparatus furnished. Remove same from premises when no longer required.

1.12 FOUNDATIONS, SUPPORTS, PIERS, ATTACHMENTS:

a. Contractor shall furnish and install all necessary foundations, supports, pads, bases and piers required for all air conditioning equipment, piping, pumps, tanks, compressors, and for all other equipment furnished under this contract.

1.13 SLEEVES AND OPENINGS:

a. Contractor must have an experienced mechanic on the job before concrete slab floors or concrete masonry walls are poured or built into place, whose duty it shall be to locate exact positions of any and all holes necessary for future installation of his pipe work, ducts or equipment. Where pipes pass through concrete or masonry walls or floors, steel pipe sleeves shall be furnished. These shall be the same length as wall thickness and shall extend 1/2" above finished floors. Pipe sleeves in equipment room floors shall extend 3" above refinished floor. Pipe sleeves in equipment room floors shall extend 3" above finished floor. Sleeves shall be placed in position by this Contractor.

b. This Contractor shall arrange for proper openings in the building to admit his equipment. If it becomes necessary to cut any portion of building to admit his equipment, portions cut must be restored to their former condition by this Contractor.

c. This Contractor will provide duct openings or chases in masonry or concrete; however, it is this Contractor's responsibility to advise exact dimensions, shape and locations of openings required in sufficient time for the Contractor to make necessary provisions. This Contractor shall be responsible for correct size and location of each opening for his equipment through these openings.

d. Wall openings that require a fire or smoke damper shall be made as nearly possible to the damper or duct size so that an angle frame can close the opening entirely.

e. Where pipes or ducts penetrate floors or partitions which are fire or smoke barriers, the integrity of the barrier shall not be compromised by such penetration.

1.14 CUTTING AND PATCHING:

a. The Contractor shall do all cutting, fitting and patching as required to install piping and equipment except openings through the roof shall be provided by the General Contractor. Patching shall be done by mechanics skilled in the various trades and work shall match the existing work.

b. All exposed openings in walls and floors for piping shall be core drilled. Cutting of holes by hand will not be allowed.

c. Provide all required protection including but not limited to, welding blankets, dust covers, shoring bracing and supports to maintaining structural integrity, safety and cleanliness of the work.

1.15 EXCAVATION AND BACKFILLING:

a. All excavation and backfilling, pudding and tamping required to properly install work under this contract shall be done by this Contractor.

b. Backfill shall be clear of rocks and trash. Backfilling shall be water tamped so as to provide firm footing for finish work, and shall be maintained at proper level for duration of the Contract. No backfilling shall be done until work to be covered has been inspected. Excessive excavation material shall be deposited on site and leveled as directed by the engineer.

1.16 POURED IN PLACE CONCRETE WORK:

a. Furnish and install all concrete work required for the construction of anchors, guide bases and elsewhere as indicated on the Drawings. Refer to appropriate Section in Division 3 for specification requirements.

PART 2: PRODUCTS

2.1 MATERIALS

a. Provide equipment complete with all components and accessories necessary to its satisfactory operation.

b. Listing of a manufacturer's name in this Division does not infer conformity to all requirements of the Contract Documents, nor waive requirements thereof.

PART 3: EXECUTION

3.1 BELT DRIVES

a. V-belt drives shall be rated at not less than 200% of nominal motor horsepower.

b. Motor sheaves shall be adjustable type.

c. Scheduled fan static pressures are estimated. Provide one extra drive per device as required to allow adjustment to deliver scheduled air quantities against actual system resistance.

d. Provide guards for all belt drives not enclosed within equipment housings. Provide openings in guard at driving and driven sheaves for use of revolution counter.

3.2 MAINTENANCE AND OPERATING INSTRUCTIONS

a. Upon completion of all work, the Contractor shall furnish a complete set of operating instructions for all equipment. Such instructions shall be diagrammatic in form on heavy white paper, suitably framed, protected with glass and hung where directed by the owner. A preliminary draft of the instruction sheets shall be submitted to the engineer for approval before making same.

b. Manufacturer's instruction books, card, etc., (to each individual piece of equipment furnished under this contract) shall be furnished to the owner. These shall contain instructions for the operation and maintenance of all equipment. Where such is not furnished by the manufacturer, the contractor shall give written instructions to the owner for the maintenance of the equipment involved.

c. All above ceiling equipment shall be accessible using a standard step ladder. No special scaffolding or other means of accessibility will be acceptable.

3.3 DUCTS, PLENUM, ETC.

a. As indicated on drawings, provide a system of ducts for supplying returning and exhausting air from various spaces. All details of the ductwork are not indicated and the necessary bends, offsets and transformations must be furnished whether shown or not.

b. All sheet metal ducts, casing, plenums, etc., of sizes indicated, shall be constructed from prime galvanized sheet steel, and shall be in accordance with or equal to standards set forth in latest issue of SMACNA low velocity duct manual for gauges of materials, (2" pressure), workmanship, method of fabrication and erection.

c. All uninsulated panels of ducts over twelve inches (12") wide shall be cross-broken, except on plenums, which shall be braced with angle iron as required to prevent breathing.

d. All ductwork must present a smooth interior and joints must be airtight. Where there is evidence of undue leakage at the joints in low pressure ducts, they shall be sealed with cement similar to Foster 30-02.

e. Depending upon space requirements, round or square elbows may be used as required or at the Contractors option in low velocity ducts. All elbows shall be constructed for minimum pressure drop. All elbows with an inside radius less than 3/4 the width of the duct must be fitted with multiple double thickness turning vanes.

f. No transformations or offsets shall be made with a slope greater than (7 to 1), space conditions permitting.

g. Where indicated on drawings, ductwork is to be lined with flexible fiberglass acoustics material weighing not less than 1 1/2 lb. per cubic foot and having a flame spread classification of not more than twenty-five (25) as listed under Underwriters Laboratories. Liner shall be applied according to SMACNA duct liner standard. Thickness shall be as indicated on the drawings. Duct sizes on plan are inside clear sizes, increase the actual sheet metal size accordingly in sizing the duct.

h. The lining shall be secured to the ductwork with a suitable adhesive and with mechanical fasteners center. Liner shall be cut such that adjacent sections of insulation butt together and are sealed with Foster 30-02 joints.

i. All duct connections to and from all centrifugal fans or cabinets containing fans, shall be made with fabric equal to "Ventfab" as made by Ventfabrics, Inc., not less than four inches (4") long secured by peripheral iron straps holding fabric in galvanized iron, except as otherwise noted.

j. Vertical ducts shall be supported by means of an angle iron frame riveted to the ductwork on at least two (2) sides. Horizontal runs of ductwork shall be supported on not more than 8'-0" centers as required.

k. Manual volume and splitter dampers shall be furnished and installed where shown and where necessary for proper regulation of the air distribution. A quadrant and set screw equal to "Ventlock" #641 shall be installed for all dampers which are concealed above plaster or gypsum board ceilings, or behind the masonry construction, furnish and install concealed regulators ("Ventlock" #666) with chrome cover plate.

l. All ductwork shall operate without chatter and vibration, and shall be free from pulsations.

m. See section 233113 for metal ductwork requirements.

3.4 ACCESS DOORS OR PANELS

a. Provide duct access doors of approved construction at any apparatus requiring service and inspection. Doors shall suit finish in which installed.

b. Access doors in rated walls or assemblies shall be rated as required to maintain rating of assembly. Rated access doors shall bear U.L. Label.

3.4 ITEMS OF ELECTRICAL EQUIPMENT

a. All electrical work shall be done by properly licensed electrical mechanics in accordance with Division 26 of the specifications under supervision of a licensed Electrical Contractor as approved by the Architect.

b. The Electrical Contractor shall provide all power wiring to motor starter and/or disconnect switch and from starter/disconnect switch to motor. The Mechanical Contractor shall provide all control wiring, low voltage or line voltage, as required for the operation of all mechanical equipment. All control devices such as motor starters, thermostats, switches, etc. shall be provided by the Mechanical Contractor.

c. All motor starters shall be provided with a “hand-off-auto” switch on the starter cover.

d. All items of mechanical equipment electrically operated shall be in complete accordance with electrical division of the specifications. Mechanical equipment, other than individually mounted motors, shall be factory prewired so that it will only be necessary to bring connections to a single set of terminals.

e. Mechanical equipment electrical components shall all be bonded together and connected to electrical system ground.

f. All mechanical equipment electrical components shall be U.L. listed and labeled.

3.5 WARRANTY AND SERVICE

a. Upon completion of all work, the contractor shall check the system out so that all motor bearings are greased as required and have all systems balanced. He shall be responsible for original service, of starting the system up, and providing one set of replacement filters after final acceptance.

b. All equipment shall carry a full one - year warranty with a five - year warranty on the cooling cycle on all packaged type equipment in accordance with Division 01 of the specifications.

3.6 INSPECTION AND ACCEPTANCE TEST

a. The project will be checked periodically as construction progresses. The contractor shall be responsible for notifying the Engineer at least 48 hours in advance when any work to be covered up is ready for inspection. No work will be covered up until approved by the Engineer.

b. Upon completion of erection of all equipment and work specified herein and shown approved shop drawings, and at the time designated by the engineer, the contractor shall start all apparatus, making necessary tests as directed and as specified herein, and make adjustments of all parts of all equipment before acceptance of equipment by the owner. The contractor

must demonstrate to the owner, by performance, that all equipment operates as specified and meets the guarantee called for.

c. Tests shall include satisfactory evidence that all systems operate as called for on the drawings, and that all pieces of equipment operate at specified ratings under specified operating conditions.

d. The contractor shall furnish all fuel and power required for these purposes, and provide the proper and necessary help required to operate the system while tests are being made.

e. All drainage piping shall be tested by filling with water to a point 10' above the underground drains or to point of discharge to grade and let stand thus filled for 3 hours.

f. Tests on all pipe work shall be subject to the inspection of the Engineer. He shall be given 24-hours notice when a section pipe is to be tested and the test shall not be removed until permission is given by the Engineer.

3.7 AS BUILT DRAWINGS

a. This contractor shall keep on the job at all times, a clean set of contract drawings in blueprint form. As the job progresses, any and all deviations from the arrangements, piping runs, equipment locations, etc., shown on the bid prints shall be marked on this set with red ink. These prints shall not be used for any other purpose than to be marked up as "As-Built" Drawings.

3.8 OWNER TRAINING

A. Engage a factory-authorized service representative with complete knowledge of Project-specific system installed to train Owner's maintenance personnel to adjust, operate, and maintain the equipment listed below:
1. DDC Control Systems
2. Rooftop Units

B. Extent of Training:

1. Base extent of training on scope and complexity of equipment installed and training requirements indicated. Provide extent of training required to satisfy requirements indicated even if more than minimum training requirements are indicated.
2. Inform Owner of anticipated training requirements if more than minimum training requirements are indicated.
3. Minimum Training Requirements:

a. Provide not less than the number days of training indicated below.
1) DDC Control Systems - 2 days (16 hours)
2) RTUs - 1 day (8 hours)

b. Stagger training over multiple training classes to accommodate Owner's requirements. All training shall occur before end of warranty period.

C. Training Schedule:

1. Schedule training with Owner **20** business days before expected Substantial Completion.
2. Training shall occur within normal business hours at a mutually agreed on time. Unless otherwise agreed to, training shall occur Monday through Friday, except on U.S. Federal holidays, with two morning sessions and two afternoon sessions.

3. Provide staggered training schedule as requested by Owner.

D. Training Attendee List and Sign-in Sheet:

1. Request from Owner in advance of training a proposed attendee list with name, phone number and e-mail address.
2. Provide a preprinted sign-in sheet for each training session with proposed attendees listed and no fewer than six blank spaces to add additional attendees.
3. Circulate sign-in sheet at beginning of each session and solicit attendees to sign or initial in applicable location.
4. At end of each training day, send Owner an e-mail with an attachment of scanned copy (PDF) of circulated sign-in sheet for each session.

E. Attendee Training Manuals:

1. Provide each attendee with a color hard copy of all training materials and visual presentations.
2. Hard-copy materials shall be organized in a three-ring binder with table of contents and individual divider tabs marked for each logical grouping of subject matter. Organize material to provide space for attendees to take handwritten notes within training manuals.
3. In addition to hard-copy materials included in training manual, provide each binder with a sleeve or pocket that includes a DVD or flash drive with PDF copy of all hard-copy materials.

F. Organization of Training Sessions:

1. Organize training sessions into logical groupings of technical content and to reflect different levels of operators having access to system. Plan training sessions to accommodate the following three levels of operators:

    a. Daily operators.
    b. Advanced operators.
    c. System managers and administrators.

G. Training Outline:

1. Submit training outline for Owner review at least **10** business day before scheduling training.
2. Outline shall include a detailed agenda for each training day that is broken down into each of four training sessions that day, training objectives for each training session and synopses for each lesson planned.

H. On-Site Training:

1. Owner will provide conditioned classroom or workspace with ample desks or tables, chairs, power and data connectivity for instructor and each attendee.
2. Instructor shall provide training materials, projector and other audiovisual equipment used in training.
3. Provide as much of training located on-site as deemed feasible and practical by Owner.
4. On-site training shall include regular walk-through tours, as required, to observe each unique product type installed with hands-on review of operation, calibration and service requirements.
5. Operator workstation provided with DDC system shall be used in training. If operator workstation is not indicated, provide a temporary workstation to convey training content.

I. Training Content:

1. Basic operation of each system.

2. Understanding each unique product type installed including performance and service requirements for each.
3. Understanding operation of each system and equipment controlled by DDC system including sequences of operation, each unique control algorithm and each unique optimization routine.

END OF SECTION 230500