

**AMENDMENT A00002: RFI RESPONSES/CLARIFICATIONS for SOLICITATION**

**VA257-12-R-0057 – NEW WACO ENERGY CENTER PROJECT**

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**Attachment Part 2 of 2**

## SECTION 23 09 20 – CENTRAL PLANT OPTIMIZATION (CPO) SYSTEM

### PART 1 GENERAL

#### 1.01 RELATED DOCUMENTS

- A. Drawing and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.02 SUMMARY

- A. This Section includes a Central Plant Optimization system for chilled water plants, including optimization software and controller.
- B. The Central Plant Optimization (CPO) system provides information to provide optimized control parameters of the HVAC plant in the facility to the DDC system. The CPO software provider is responsible for achieving, verifying and maintaining stated performance of the chiller plant as specified in this section.
- C. Related Sections include the following:
  - 1. Section 23 09 23 – Direct-Digital Control System for HVAC.
  - 2. Section 23 21 23 – Hydronic Pumps.
  - 3. Section 23 64 00 – Packaged Water Chillers.
  - 4. Section 23 65 00 – Cooling Tower – Packaged.

#### 1.03 DEFINITIONS

- A. BACnet: An entirely non-proprietary and open control network platform for designing and implementing interoperable control devices and networks.
- B. DDC: Direct digital control.
- C. Relational Control: A method of optimizing all-variable speed systems based on the Equal Marginal Performance Principle. The optimization requires dynamic set point control adjusting every chilled water system component simultaneously every 30 seconds based on chilled water system load requirements. The optimization requires the valve orifice method with flow-based control. This excludes Proportional, Integral, Derivative (PID) control loop or fixed set point control.
- D. Central Plant Optimization (CPO) Software provider: CPO software provider that provides relational control optimization HVAC controller and software compatible with and integrated into the DDC control system.
- E. I/O: Input/output.
- F. LonWorks: A control network technology platform for designing and implementing interoperable control devices and networks.
- G. MS/TP: Master slave/token passing.

- H. PC: Personal computer.
- I. PID: Proportional plus integral plus derivative.
- J. RTD: Resistance temperature detector.

#### 1.04 SYSTEM PERFORMANCE

- A. Central Plant Optimization: Energy Performance Requirements:
  - 1. Central Plant Optimization Hardware and software optimization provider shall provide a one (1) year equipment warranty.
  - 2. Central Plant Optimization Hardware and software must be capable of LonWorks, ModBus and BACnet integration. Provide integration with Schneider Electric INET 2012 Build 2089. The BMS provider shall provide all necessary hardware and software to integrate with the CPO via BACnet.
  - 3. Optimization software shall be based on standard, packaged software that has been implemented and proven through at least 5 building site references running for a minimum of 1 year.
  - 4. Optimization provider will provide measurement, verification and management of central chilled water plant optimization. CPO software provider will provide integration with BAS provider to make it possible to gather, store and share HVAC system operating data in a format that is easy to access, use, analyze and share via the Web.

#### 1.05 OPTIMIZATION ALGORITHMS

- A. Provide, install, configure, adjust and tune all optimization algorithms directly or indirectly required by the CPO in Section 23 09 23 and other HVAC system documents in the Drawings and Specifications.
- B. Coordinate CPO software to interface with DDC Controls that are supplied and installed by the Section 23 09 23 DDC Instrumentation and Control subcontractor.
- C. CPO software vendor shall provide proof of software performance with efficiency data spanning a minimum of 1 year for at least 5 sites.

#### 1.06 SUBMITTALS

- A. High Level Network Topology Schematic: Coordinate to support Section 23 09 23 DDC Instrumentation and Control subcontractor to develop a schematic, not for construction, HVAC control network connection schematic that shows Optimization appliance's and BAS's intended network connection.
- B. Product Data: Include manufacturer's technical literature for each control device. Indicate dimensions, capacities, performance characteristics, finishes for materials, and installation and startup instructions for each type of product indicated.
  - 1. CPO system hardware: Bill of materials of equipment indicating quantity, manufacturer, and model number. Include technical data for interface equipment, optimization control units.

- C. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
  - 1. Bill of materials of equipment indicating quantity, manufacturer, and model number.
- D. Data Communications Protocol Certificates: Certify that each proposed DDC system control component complies with ASHRAE 135 incorporating BACnet communication protocol.
- E. Qualification Data: Provide verification showing that the CPO software provider is licensed and authorized to apply the technologies for this system application.
- F. Overall Performance Assurance Requirements: Optimization provider will provide a Web-based performance measurement, verification and management (MVM) service that deliver continuous verification of performance and savings for a period of one (1) year. The service shall include ongoing HVAC system energy reduction verification by providing detailed real-time (30 sec interval) and historical performance data and analysis capabilities that enable HVAC system operators to quickly detect, diagnose and repair system faults and prevent performance degradation. After the first year the owner shall have the option to continue MVM for an annual fee renewable on a yearly basis. MVM shall display at a minimum:
  - 1. Baseline energy of plant in 30 second intervals (displayed in kW/Ton)
  - 2. Energy savings with Optimization in 30 second intervals (displayed in kW/Ton)
  - 3. Energy savings per month and per year
  - 4. Dollar savings per month and per year
  - 5. CO2 reduction per month and per year
  - 6. Chiller Plant Operating Efficiency in kW/Ton (real-time)
  - 7. Total Plant kW usage (real-time)
  - 8. Tons of chiller water being provided by plant (real-time)
  - 9. Real-Time percentage savings over the baseline (real-time)
- G. Central Plant Optimization System shall be installed and configured to provide a secure persistent Internet connection using the VPN capabilities of the building's firewall and network management facilities to achieve the remote monitoring requirement or as otherwise directed by the Engineer. Customer is responsible for establishing and maintaining the VPN connection.
- H. CPO subcontractor shall provide data and information to ensure system energy performance requirements of this specification are achieved, verified and maintained over time

#### 1.07 QUALITY ASSURANCE

- A. Installer Qualifications: Central Plant Optimization system installer must be an authorized representative who is trained and approved for installation of system components required for this Project.
- B. Electrical Components, Devices and Accessories: Listed and labeled by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- C. Comply with ASHRAE 135 for DDC system components.

#### 1.08 DELIVERY, STORAGE AND HANDLING

- A. Field-Mounted Components: Where control devices specified in this Section are indicated to be field mounted on equipment, arrange for shipping of control devices to location.
- B. System Software: Latest software version provided.

## PART 2 PRODUCTS

### MANUFACTURING/CONTRACTORS

- A. Articles where titles below introduce lists, the following requirements apply to product selection:
  - 1. Available Manufacturers/Contractors: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work.
  - 2. Manufacturers/Contractors: Subject to compliance with requirements, provide products by one of the manufacturers specified.
- B. Acceptable Manufacturers/Contractors: Subject to compliance with requirements, manufacture sources offering product that may be incorporated in the Work include the following:
  - 1. Johnson Controls -- 1101 Hampton Park Blvd, Suite 100, Capitol Heights, MD 20852. Contact: David Cunningham (240) 393-2199; email: David.J.Cunningham@jci.com.
  - 2. Optimum Energy, LLC, 411 First Ave., Suite 620, Seattle, WA 98104.
  - 3. Other Approved and Licensed Central Plant Optimization Contractors: Alternate contractors must provide five (5) references running for at least one year that demonstrate equivalent performance criteria, documented performance saving and verification of continual systems management of building performance. Prior approval from Engineer of Record and Owner are required before a bid will be accepted.

#### 2.02 CENTRAL PLANT OPTIMIZATION SYSTEM

- A. Central Plant Optimization System shall consist of an electronic digital controller from one or more of the above, configured as approved, fully compatible with the network standards of this specification and with the equipment supplied for Section 23 09 23 -- Direct-Digital Control System for HVAC.
- B. Central Plant Optimization System shall include the following:

1. All required hardware/software to meet the requirements of the drawings and these specifications.
  2. Web-based troubleshooting and reporting functionality and service so that performance is verified and reported quarterly and performance faults are annunciated and promptly corrected during the warranty period.
  3. Any optimization system that does not provide ongoing measurement and verification of optimized performance shall not be acceptable.
  4. Optimization algorithms shall instruct the BAS for optimization without the use of PID loops or hunting.
- C. Central Plant Optimization controller: Modular, comprising processor board with programmable, random-access memory and local operator access.
1. Controller monitors and processes information for optimized control and provides information and optimized settings to the DDC system that executes commands.
  2. Optimization controller resides on the main BACnet network with DDC system panels.
- D. Dual-Mode Operation Capability
1. Optimization software shall exist exclusive of the BAS and have the ability to operate in two modes: standard BAS (automation) mode and optimized mode.
  2. The software shall include a provision for transitioning from one mode to the other without interruption of chiller plant functionality while the plant is operating.
- E. Remote Monitoring and Fault Detection
1. Central Plant Optimization System shall be installed and configured to provide a secure persistent internet connection using the VPN capabilities of the building's firewall and network management facilities to achieve the remote monitoring requirement.
  2. CPO system points and trending shall be remotely monitored by CPO provider.
  3. When the CPO remote monitoring service team detects a fault or views equipment operating at less than optimal performance (i.e. Sensor error or VFD in 'Hand'), a fault notification shall be sent to the building operator with a description of the operating or performance anomaly.
  4. Plant system and equipment trend data shall be captured at 5 minute intervals and stored remotely on a secured server for a minimum of 1 year. Data shall be accessible via a standard web browser.
  5. Provide quarterly plant efficiency reports that summarize performance, provide graphical representation of key operating statistics and include a summary of any plant issues that are negatively impacting efficiency and need to be resolved.

F. CPO shall utilize software and programming to control quantity of equipment run, motor speed, and chilled water output temperature according to the Optimization algorithms. The CPO shall do the following:

1. Calculate chilled water pump speed and integrate chilled water temperature set point control to pump control for optimal system performance.
2. Use the natural efficiency curve of the chillers to determine, based on load and leaving condenser water temperature, the optimal number of chillers to run.
3. Analyze relationships between the cooling towers, condenser pumps, and chillers to determine the optimal number of pumps and towers to run, as well as what speed to run the motors.
4. Compute and return to the DDC system new equipment speeds and set points every 30 seconds, and shall change values less than 2 percent of full range per 30-second monitoring cycle.

G. Performance Verification and Report Generation:

1. Web-based software shall provide metrics comparing standard BAS and optimized mode indicating, but not limited to: KWH savings, CO<sub>2</sub> savings and dollar savings.
2. Web-based software shall continuously display a trend graph showing the simulated efficiency of the standard BAS mode and the current, actual, measured efficiency in kw/ton.
3. System shall include graphical displays of plant operating data for a period of 1 year to assist in fault diagnosis and resolution which shall be accessible via a standard web browser.

## 2.03 BUILDING AUTOMATION SYSTEM – MEASUREMENT AND INTEGRATION POINTS REQUIRED

A. BAS supplier shall provide measurement points including but not limited to the below points as required for use by the optimization system through the BAS ↔ CPO BACnet connection.

1. Measurement for all motor kW's, including pumps, towers, and chillers: The kW is a measured by direct instrumentation and is not a calculated value. The kW measurement must meet the spec below. The Veris 8000 series power meter is an example of an acceptable power meter. If the VFD complies with the capability listed below, a meter is not required.
  - a. The power meter shall consist of three CTs.
  - b. The meter shall measure true (rms) power, instantaneous demand kW.
  - c. The meter shall be calibrated as a system and be accurate to +/-1 percent from 7 percent to 100 percent of the rated current over a temperature range of 0-60 degrees C.
  - d. The meter shall conform to ANSI C12.1 metering standards.
2. Flow Measurement: If there is a bypass or decoupler, the supply and return temperature sensors along with flow meter will need to be installed on the chiller side of the piping. The flow meter needs to be installed such that total flow

through the chiller evaporator is read at all times, even if the bypass valve is open.

3. VFD Speed feedback and setpoints: All speed setpoints for VFDs are provided as a percentage and are based on an absolute percentage of 60Hz, i.e. 50 percent = 30 Hz, 75 percent = 45 Hz, 100 percent = 60 Hz. The feedbacks from the drives are also transmitted as a percentage with the same requirements, based on an absolute percentage of 60 Hz.
4. Every Pump/Fan VFD shall provide the following points:

Device	Point Description	Point Label	Unit	Bacnet AV	Bacnet BV
Fan or Pump #X	Motor kW	CT1kW	kW	31	
	VFD Speed Setting	CT1RPM	0-100%	32	
	VFD Status	CT1S	Running/Off		30
	VFD Failed (BAS Alarm)	CT1Failed	Alarm/Normal		31
	VFD Start/Stop Command	CT1SS	Enable/Disable		32

5. Chiller Points: Every chiller shall provide the following points.

Device	Point Description	Point Label	Unit	Bacnet AV	Bacnet BV
Chiller Points	Chilled Water Supply Temperature	CH1CHWST	°F	50	
	Chilled Water Return Temperature	CH1CHWRT	°F	51	
	Condenser Supply Water Temperature	CH1CDWST	°F	52	
	Condenser Return Water Temperature	CH1CDWRT	°F	53	
	Condenser Refrigerant Temperature	CH1CDT	°F	54	
	Evaporator Refrigerant Temperature	CH1EVT	°F	55	
	Condenser Refrigerant Pressure	CH1CDP	PSI	56	
	Evaporator Refrigerant Pressure	CH1EVP	PSI	57	
	Chiller Alarm/Fault Msg	CH1F	Alarm/Normal	58	
	Total Chiller kW	CH1kW	kW	59	
	Chiller Demand Limiting	CH1DMD	%FLA	60	
	Chiller State	CH1S	Message or Status	61	
	Chilled Water Supply Temperature Setpoint	CH1CHWSTSP	°F	62	
	Chiller Start/Stop	CH1SS	Enable/Disable		50
	Chiller Failed (BAS Alarm)	CH1ALARM	Alarm/Normal		51
	Chiller CHW Valve Command	CH1CHWVLV	Open/Close		52
	Chiller CDW Valve Command	CH1CDWVLV	Open/Close		53
	Compressor 1 State	CH1COM1S	Message	70	
	Compressor 1 Motor RPM / VFD Speed	CH1COM1RPM	%	71	
	Compressor 1 General Fault	CH1COM1F	Alarm/Normal	72	
	Compressor 1 IGV position / Vane Position	CH1COM1IGV	0-100%	73	
	Compressor 1 kW	CH1COM1kW	kW	74	
	Compressor 2 State	CH1COM2S	Message	75	
	Compressor 2 Motor RPM	CH1COM2RPM	%	76	
	Compressor 2 General Fault	CH1COM2F	Alarm/Normal	77	
	Compressor 2 IGV position	CH1COM2IGV	0-100%	78	
	Compressor 2 kW	CH1COM2kW	kW	79	
	Compressor 3 State	CH1COM3S	Message	80	
	Compressor 3 Motor RPM	CH1COM3RPM	%	81	
	Compressor 3 General Fault	CH1COM3F	Alarm/Normal	82	
	Compressor 3 IGV position	CH1COM3IGV	0-100%	83	
	Compressor 3 kW	CH1COM3kW	kW	84	
	Compressor 4 State	CH1COM4S	Message	85	
	Compressor 4 Motor RPM	CH1COM4RPM	%	86	
	Compressor 4 General Fault	CH1COM4F	Alarm/Normal	87	
	Compressor 4 IGV position	CH1COM4IGV	0-100%	88	
	Compressor 4 kW	CH1COM4kW	kW	89	

6. System Points: The BAS shall provide the following points:



Device	Point Description	Point Label	Unit	Bacnet AV	Bacnet BV
Sensor - temp	Outside Air Temperature	OAT	°F	255	
Sensor - hum	Outside Air Humidity	OAH	0-100%	256	
Sensor - pres	CHW Differential Pressure	CHWDP	DPSI	257	
Sensor - temp	Return Temperature (to CT)	CDWRT	°F	258	
Sensor - temp	Supply Temperature (from CT)	CDWST	°F	259	
Sensor - temp	Chilled Water Return Temperature Before Bypass	CHWRTB	°F	260	
Sensor - temp	Chilled Water Supply Temperature Before Bypass	CHWSTB	°F	261	
Sensor - temp	Chilled Water Return Temperature	CHWRT	°F	262	
Sensor - temp	Chilled Water Supply Temperature	CHWST	°F	263	
Sensor - flow	Chilled Water Flow	CHWFLO	GPM	264	
Bypass Valve	CHW Low Flow Bypass Valve Position	CHWBVP	0%-100%	265	
Bypass Valve	CDW Low Temperature Bypass Valve Position	CDWBVP	0%-100%	266	
Sensor - temp	Heat Exchanger CHW Supply Temperature	HXXCHWST	°F	267	
Sensor - temp	Heat Exchanger CHW Return Temperature	HXXCHWRT	°F	268	
Sensor - temp	Heat Exchanger CDW Supply Temperature	HXXCDWST	°F	269	
Sensor - temp	Heat Exchanger CDW Return Temperature	HXXCDWRT	°F	270	
Isolation Valve	Heat Exchanger CHW Isolation Valve	HXXHWWLV	0-100%	271	
Isolation Valve	Heat Exchanger CDW Isolation Valve	HXXCDWLV	0-100%	272	

7. Valve Positions: The BAS shall transmit valve positions back to the CPO software.

Device	Point Description	Point Label	Unit	Bacnet AV	Bacnet BV
CHW Cooling	Chilled Water Valve Position #1/ DP#1	CHWV1	0-100% or PSIG	300	
Coils(AHU's,	Chilled Water Valve Position #2 /DP#2	CHWV2	0-100% or PSIG	301	
FCU's, DP's,	Chilled Water Valve Position #3 /DP#3	CHWV3	0-100% or PSIG	302	
etc..)	Chilled Water Valve Position #4 /DP#4	CHWV4	0-100% or PSIG	303	
	Chilled Water Valve Position #5	CHWV5	0-100%	304	
	Chilled Water Valve Position #6	CHWV6	0-100%	305	
	Chilled Water Valve Position #7	CHWV7	0-100%	306	
	Chilled Water Valve Position #8	CHWV8	0-100%	307	
	Chilled Water Valve Position #9	CHWV9	0-100%	308	
	Chilled Water Valve Position #XX	CHWV10	0-100%	309	

- B. BAS Integration Points: BAS supplier shall provide integration points including but not limited to the below points through the BAS ↔ CPO BACnet connection.

1. BAS Status Points: (mode points that are controlled by programming.)

Device	Point Description	Point Label	Unit	Bacnet AV	Bacnet BV
BAS Determined points	Chiller System Enable Point	CLGREQD	on/off		115
	Chiller System Under BAS Control	BASMODE	on/off		116
	Chiller System Under CPO Control	CPOMODE	on/off		117
	Communications with CPO Controller Lost	COMSLOSS	Normal/Alarm		118
	Communications Loop	BASWATCHDOG	Value	280	
	Free cooling mode point	CLGMODE	value	281	

2. CPO Calculated Points: (Read from CPO software and executed by the BAS)

Device	Point Description	Point Label	Unit	Bacnet AV	Bacnet BV
CPO to BAS Instruction Points	Calculated Chilled Water Pump Speed	CHWPRFM	0-100%	1	
	Calculated Condenser Water Pump Speed	CDWPRFM	0-100%	2	
	Calculated Cooling Tower Fan Speed	CTFRFM	0-100%	3	
	Calculated Chilled Water Temperature Setpoint	CHWSTSP	40-58°F	4	
	Calculated Chiller Amp Demand Limit Setpoint	CHDMD	40-100%	5	
	Number of Chillers to run	CHLRTR	0-n *	6	
	Number of Chilled Water Pumps to run	CHWPTR	0-n *	7	
	Number of Condenser Water Pumps to run	CDWPTR	0-n *	8	
	Number of Cooling Towers to run	CTTR	0-n *	9	
	Condenser Water Bypass Valve Control Command	CDWBPV/LV	0-100%	10	
	OLEC changes value when this value matches BASWATCHDOG	CPOWATCHDOG	0-100	19	
	CPO Controller Ready	CPOCREADY	Off/Ready		1
	Enable Cooling Tower Fan	RUNCTFAN	On/Off		2
	Enable Low Load Function of Chiller Plant	LOWLOAD	On/Off		3
	Free Cooling Mode Enable	FREECLGALERT	On/Off		4

\* n = Number of that item of equipment at this plant

## 2.04 CENTRAL PLANT OPTIMIZATION – POINTS DEFINITIONS AND EXPLANATIONS

- A. See below for clarification on points called out in the Integration and BAS sections.
- B. CLGREQD (BAS to CPO): In CPO operation the chiller plant is based on call for cooling from the system served. CLGREQD is set to true by the BAS to communicate to the CPO Controller that cooling is required.
- C. COMSLOSS (BAS to CPO): The BAS point COMSLOSS is set to true if the BAS determines there is a communications failure.
- D. CPOMODE (BAS to CPO): The BAS point CPOMODE is set to true when desired plant mode is to follow CPO direction. CPOMODE should remain active as long as COMSLOSS is false and the plant is ready to accept CPO set points. The BAS should not interlock CPOMODE to CLGREQD or CPOCREADY.
- E. BASMODE (BAS to CPO): The BASMODE point is set to true when the BAS is not following CPO direction. This point is not interlocked with CPOMODE. This point is not used by the CPO; it is only for verification of current BAS operating mode.
- F. CPOWATCHDOGBAS (BAS to CPO): The BAS writes the value from CPOWATCHDOG to this point. The CPO will monitor this point. When CPOWATCHDOG and CPOWATCHDOGBAS match it will change the value of CPOWATCHDOG. If the signal fails to change state for more that 60 seconds, communications is deemed lost.
- G. CPOWATCHDOG (CPO to BAS): Both the BAS and CPO will monitor communications with each other via the CPOWATCHDOG and CPOWATCHDOGBAS point. The OLEC will write a value to the CPOWATCHDOG point, the BAS will then write that value to the CPOWATCHDOGBAS point. The BAS will monitor this point. If the signal fails to change state for more that 60 seconds, communications is deemed lost.
- H. CPOCREADY (CPO to BAS): When CPOCREADY is "true," the BAS can safely follow the CPO integration point values. When CPOCREADY is "false," the BAS follows its original sequences.
- I. BPVLV (CPO to BAS): This point is the percent open by which the bypass valve shall be opened. After CHWP startup, this point is used to control CHW minimum flow. The BAS will follow all the values listed below if CPOCREADY and CPOMODE are true and BASMODE is false.

- J. CHWPRPM (CPO to BAS): Pump speeds are controlled by the BAS according to the CPO supplied value CHWPRPM. When two or more pumps are operating, all CHW pumps operate at identical speed according to the CHWPRPM point.
- K. CDWPRPM (CPO to BAS): Pump speeds are controlled by the BAS according to the CPO supplied value CDWPRPM. When two or more pumps are operating, all CDW pumps operate at identical speed according to the CDWPRPM point.
- L. CTRFPM (CPO to BAS): Cooling tower fan speeds are controlled by the BAS according to the CPO supplied value CTRFPM when RUNCTFAN is active. When two or more tower fans are operating, all tower fans operate at identical speed according to the CTRFPM point.
- M. CHWSTSP (CPO to BAS): The BAS receives and uses the chilled water temperature set point (CHWSTSP) supplied by the CPO when operating under CPOMODE. All operating chillers use the same CHW set point.
- N. CHDMD (CPO to BAS): The BAS receives and uses the Chiller Demand Limit (CHDMD), which determines the chiller's %RLA (Running Load Amperage) limit, for each running chiller.
- O. CHLRTR (CPO to BAS): The CHLRTR signal originates from CPO and is an analog 0-N (N = number of chillers at this plant) signal sent to the BAS. The signal's value will increase (or decrease) when the CPO wants the BAS to add or subtract a lag chiller.
- P. When CHLRTR is increased from 0 to 1, the "Start-up of Lead Equipment" sequence is executed. When CHLRTR is 1 and increased to 2 (or more), the "Start-up of Lag Equipment (section 2.1)" sequence is executed. Similarly, when CHLRTR is decreased to 1 or 0, the sequences "Shutdown of Lag Equipment (section 2.2)" or "Shutdown of Lead Equipment and CHW System (section 2.3)" are executed as appropriate.
- Q. CHWPTR (CPO to BAS): This point indicates the number of chilled water pumps to run. Typically, the chilled water pumps operate one pump with one chiller. If CPO determines it is more efficient to run two or more pumps with the operating chiller(s), it will increase the CHWPTR signal. This signal informs the BAS when to add or remove a pump. This may happen concurrently with a CHLRTR signal.
- R. CDWPTR (CPO to BAS): This point indicates the number of condenser water pumps to run. Typically, one condenser pump operates with each chiller. If CPO determines it is more efficient to run two or more pumps with the operating chiller(s), it will increase the CDWPTR signal. This signal informs the BAS when to add or remove a pump. This may happen concurrently with a CHLRTR signal.
- S. CTTR (CPO to BAS): This point indicates the number of cooling towers to run. If CPO determines it is more efficient to run two or more cooling towers with the operating chiller(s), it will increase the CTTR signal. This signal informs the BAS when to add or remove a tower. This may happen concurrently with a CHLRTR signal. Note that this point only indicates when to allow condenser water flow into the tower; the cooling tower fans remain off unless RUNCTFAN is on (see RUNCTFAN point below)
- T. RUNCTFAN (CPO to BAS): When this point is active, the BAS will turn on the fans in each running cooling tower and run the fans at the speed indicated by the CTRFPM point.

- U. FREECLGALERT (CPO to BAS): In CPO 30 operation, the plate and frame water-side economizer is operated (with no chillers) when outside wet bulb conditions allow. The CPO evaluates the current weather and load conditions to determine whether it is suitable to use free cooling mode. FREECLGALERT is set to true by the CPO to communicate to the BAS to activate the plate-and-frame heat exchanger operation. The BAS may choose to follow this point or may choose to enable or disable free cooling mode based on its own criteria. The BAS is responsible for transitioning the chiller plant from mechanical cooling to free cooling mode and back again. The CPO does not rely on this point to determine if the plant is operating in free cooling mode or not (see CLGMODE point and below).
- V. CLGMODE (BAS to CPO): This point is used by the BAS to communicate to the CPO that the system is in mechanical cooling mode (chillers only), free cooling mode, or transitioning from one mode to another. The CPO will calculate set points differently depending on whether the system is in mechanical cooling or free cooling mode. This point will be an analog point with values 0, 1, 2 and 3 as indicated below:
  - 1. 0 – Mechanical cooling mode. The chillers are enabled and provide 100 percent of the cooling for the plant.
  - 2. 1 – Transitioning from mechanical cooling to free cooling mode. During this mode the BAS will temporarily stop following CPO set points and will control the appropriate equipment (pumps, chillers, cooling towers and valves) to change over the plant from mechanical cooling mode to free cooling mode. All timers and set points are handled by the BAS during this transition.
  - 3. 2 – Free cooling mode. The chillers are disabled and the free cooling heat exchanger(s) provide 100 percent of the cooling. The CPO will send the appropriate set points for the running pumps and cooling towers to optimize the plant in this mode.
  - 4. 3 – Transitioning from free cooling mode to mechanical cooling. During this mode the BAS will temporarily stop following CPO set points and will control the appropriate equipment to change over the plant from free cooling mode to mechanical cooling mode. All timers and set points are handled by the BAS during this transition.
- W. LOWLOAD (CPO to BAS): At very low loads, the operation of the lead (only operating) chiller is disabled to provide chilled water more efficiently. When LOWLOAD is active, the BAS "stops" the operating chiller, while leaving isolation valves open because the pumps continue to run. At "low load" there should have been only one chiller operating. After 1 minute the chiller is shutdown, the running CDWP(s) and CTFAN(s) are stopped. The CHWP remains running. The LOWLOAD directive will be on for a minimum time of 10 minutes (adjustable at CPO).
  - 1. When the LOWLOAD directive is removed by CPO, the lead condenser pump is enabled and follows CDWPRPM. One minute after the CDWP run status is received by the BAS, the BAS enables the lead chiller. Once the lead chiller has started, the condenser pump speed and tower fans are again controlled by their CPO originated points. At this point the system has returned to normal operation.

## PART 3 EXECUTION

### 3.01 EXAMINATION

- A. Supply all required equipment to Section 23 09 23 subcontractor along with instructions and support for that subcontract to install, connect and power all equipment required in this Section.
- B. Install software in controller supplied by this Section. Implement all features of programs to specified requirements and as appropriate to sequence of operation.
- C. Configure software to achieve system optimization and energy performance specified.

### 3.02 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test and adjust field-assembled components and equipment installation, including connections, and to assist in field testing. Report results in writing.
- B. Perform the following field tests and inspections and prepare test reports:
  - 1. Operational Test: After the BAS is commissioned, CPO software provider shall complete functional testing.
  - 2. Test each system for compliance with optimization and energy performance requirements.
  - 3. CPO vendor shall provide written commissioning test procedure specification prior to commissioning of the optimization system and provide the completed test report upon successful commissioning.

### 3.03 ADJUSTING

- A. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide remote assistance in adjusting system to suit occupied conditions.

### 3.04 DEMONSTRATION AND TRAINING

- A. Engage a factory-authorized service representative to remotely train Owner's maintenance personnel to operate, and maintain Central Plant Optimization System provided per this Section.
  - 1. Coordinate with Section 23 09 23 – Direct-Digital Control System for HVAC subcontractor to provide training in joint training sessions.
  - 2. Provide a minimum of 4 total hours of training for CPO system.
- B. Provide quarterly performance reports as determined by the Owner that show the energy performance of the facility compared to minimum requirements listed in this Section. Provide explanations and recommended corrective action for any elements that do not meet the minimum energy performance criteria listed in this Section.

### 3.05 SERVICE AND TECHNICAL SUPPORT

- A. Provide a toll-free number to call for live service support and the ability to dispatch service personnel on a 24/7 basis from the nearest metropolitan area.
- B. Provide technical phone support for optimization during regular business hours.

3.06 WARRANTY

- A. Provide as a part of this contract a full three (1) year parts, service and labor warranty for CPO controller(s) supplied and installed under this agreement. Such warranty period begins at system acceptance.
- B. Provide a full 3-year service and labor warranty for all firmware and software provided in the execution of this scope of work. During the warranty period all manufacturer's regular system software and firmware upgrades shall be provided as part of this extended warranty.
- C. During warranty period, all calls for warranty assistance shall be returned with fifteen (15) hours.

**END OF SECTION**

## SECTION 23 09 23 – DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC

### PART 1 GENERAL

#### 1.01 DESCRIPTION

- A. Provide (a) direct-digital control system(s) as indicated on the project documents, point list, interoperability tables, Drawings and as described in these specifications. Include a complete and working direct-digital control system. Include all engineering, programming, controls and installation materials, installation labor, commissioning and start-up, training, final project documentation and warranty.
1. The direct-digital control system(s) shall consist of high-speed, peer-to-peer network of DDC controllers, a control system server, and an Engineering Control Center. Provide a remote user using a standard web browser to access the control system graphics and change adjustable setpoints with the proper password.
  2. The direct-digital control system(s) shall be Schneider Electric INET 2012 build 2089.
  3. The work administered by this Section of the technical specifications shall include all labor, materials, special tools, equipment, enclosures, power supplies, software, software licenses, Project specific software configurations and database entries, interfaces, wiring, tubing, installation, labeling, engineering, calibration, documentation, submittals, testing, verification, training services, permits and licenses, transportation, shipping, handling, administration, supervision, management, insurance, Warranty, specified services and items required for complete and fully functional Controls Systems.
  4. The control systems shall be designed such that each mechanical system shall operate under stand-alone mode. The contractor administered by this Section of the technical specifications shall provide controllers for each mechanical system. In the event of a network communication failure, or the loss of any other controller, the control system shall continue to operate independently. Failure of the ECC shall have no effect on the field controllers, including those involved with global strategies.
  5. The control system shall accommodate 1 Engineering Control Center and the control system shall accommodate 20 web-based Users simultaneously, and the access to the system should be limited only by operator password.
- B. Provide full integration with Central Plant Optimization (CPO) system as specified in Section 23 09 20. Provide all software and hardware necessary to integrate with CPO provider via BACnet. Provide all necessary sensors, meters and programming necessary to provide the data points listed in Specification Section 23 09 20, 2.03, in addition to those shown on the Controls Drawings.
- C. Some products are furnished but not installed by the contractor administered by this Section of the technical specifications. The contractor administered by this Section of the technical specifications shall formally coordinate in writing and receive from other contractors formal acknowledgements in writing prior to submission the installation of the products. These products include the following:
1. Control valves.

2. Flow switches.
  3. Flow meters.
  4. Sensor wells and sockets in piping.
  5. Terminal unit controllers.
- C. Some products are installed but not furnished by the contractor administered by this Section of the technical specifications. The contractor administered by this Section of the technical specifications shall formally coordinate in writing and receive from other contractors formal acknowledgements in writing prior to submission the procurement of the products. These products include the following:
1. Refrigerant leak detection system.
  2. Factory-furnished accessory thermostats and sensors furnished with unitary equipment.
- D. Some products are not provided by, but are nevertheless integrated with the work executed by, the contractor administered by this Section of the technical specifications. The contractor administered by this Section of the technical specifications shall formally coordinate in writing and receive from other contractors formal acknowledgements in writing prior to submission the particulars of the products. These products include the following:
1. Fire alarm systems: If zoned fire alarm is required by the project-specific requirements, this interface shall require multiple relays, which are provided and installed by the fire alarm system contractor, to be monitored.
  2. Advanced utility metering systems: These systems may take information from the control system or its component meters and sensors. There is no command or control action from the advanced utility monitoring system on the control system however.
  3. Boiler and/or chiller controls: These controls, if not compatible with existing station controls, will require a Gateway.
  4. Terminal units' velocity sensors
  5. Condenser water quality systems: Condenser water high- and low-parts hydrogen (pH) alarms.
  6. Variable frequency drives: These controls, if not LON, will require a gateway.
  7. The following systems have limited control (as individually noted below) from the ECC:
    - a. Boiler plant alarm.
    - b. Fire alarm panel alarm.
    - c. Medical gas alarm.
    - d. Fuel leak detection alarm.
    - e. Electrical system alarm.
    - f. Emergency generators: Status alarms.



E. Responsibility Table:

Work/Item/System	Furnish	Install	Low Voltage Wiring	Line Power
Control system low voltage and communication wiring	23 09 23	23 09 23	23 09 23	N/A
Terminal units	23	23	N/A	26
Controllers for terminal units	23 09 23	23	23 09 23	16
LAN conduits and raceway	23 09 23	23 09 23	N/A	N/A
Automatic dampers (not furnished with equipment)	23 09 23	23	N/A	N/A
Automatic damper actuators	23 09 23	23 09 23	23 09 23	23 09 23
Manual valves	23	23	N/A	N/A
Automatic valves	23 09 23	23	23 09 23	23 09 23
Pipe insertion devices and taps, flow and pressure stations.	23	23	N/A	N/A
Thermowells	23 09 23	23	N/A	N/A
Current Switches	23 09 23	23 09 23	23 09 23	N/A
Control Relays	23 09 23	23 09 23	23 09 23	N/A
Power distribution system monitoring interfaces	23 09 23	23 09 23	23 09 23	26
Interface with chiller/boiler controls	23 09 23	23 09 23	23 09 23	26
Chiller/boiler controls interface with control system	23	23	23 09 23	26
All control system nodes, equipment, housings, enclosures and panels.	23 09 23	23 09 23	23 09 23	26
Smoke detectors	28 31 00	28 31 00	28 31 00	28 31 00
Fire/Smoke Dampers	23	23	28 31 00	28 31 00
Smoke Dampers	23	23	28 31 00	28 31 00
Fire Dampers	23	23	N/A	N/A
Chiller/starter interlock wiring	N/A	N/A	26	26
Chiller Flow Switches	23	23	23	N/A
Boiler interlock wiring	23	23	23	26
Boiler Flow Switches	23	23	23	N/A
Water treatment system	23	23	23	26
VFDs	23 09 23	26	23 09 23	26
Refrigerant monitors	23	23 09 23	23 09 23	26
Fire Alarm shutdown relay interlock wiring	28	28	28	26
Control system monitoring of fire alarm smoke control relay	28	28	23 09 23	28
Fan Coil Unit controls (not furnished with equipment)	23 09 23	23 09 23	23 09 23	26
Unit Heater controls (not furnished with equipment)	23 09 23	23 09 23	23 09 23	26
Cooling Tower Vibration Switches	23	23	23 09 23	23 09 23

Work/Item/System	Furnish	Install	Low Voltage Wiring	Line Power
Cooling Tower Level Control Devices	23	23	23 09 23	23 09 23
Cooling Tower makeup water control devices	23	23	23 09 23	23 09 23
Starters, HOA switches	23	23	N/A	26

F. This facility's existing direct-digital control system is manufactured by Schneider Electric and its ECC is located at Building 216. The existing system's top-end communications is via proprietary communication protocol. The contractor administered by this Section of the technical specifications shall observe the capabilities, communication network, services, spare capacity of the existing control system and its ECC prior to beginning work.

1. Upgrade the existing direct-digital control system's ECC to include all new controls required by the Contract Documents. The upgraded ECC shall continue to communicate with the existing direct-digital control system's devices. The upgraded ECC shall communicate directly with the new devices over the existing control system's communications network without the use of a gateway. The contractor administered by this section of the technical specifications shall provide all necessary investigation and site-specific programming to execute the interoperability schedules.

G. This campus has standardized on an existing Schneider Electric INET Control System supported by a preselected controls service company. This entity is referred to as the "Control System Integrator" in this Section of the technical specifications. The Control system integrator is responsible for ECC system graphics and expansion. It also prescribes control system-specific commissioning/ verification procedures to the contractor administered by this Section of the technical specification. It lastly provides limited assistance to the contractor administered by this Section of the technical specification in its commissioning/verification work.

1. The General Contractor of this project shall directly hire the Control System Integrator in a contract separate from the contract procuring the controls contractor administered by this Section of the technical specifications.
2. The contractor administered by this Section of the technical specifications shall coordinate all work with the Control System Integrator. The contractor administered by this Section of the technical specifications shall integrate the new IP control network(s) with the Control System Integrator's area control through an Ethernet connection provided by the Control System Integrator.
3. The contractor administered by this Section of the technical specifications shall provide a peer-to-peer networked, stand-alone, distributed control system. This direct digital control (DDC) system shall include one portable operator terminal - laptop, one digital display unit, microprocessor-based controllers, instrumentation, end control devices, wiring, piping, software, and related systems. This contractor is responsible for all device mounting and wiring.
4. Responsibility Table:

Item/Task	Section 23 09 23 contactor	Control system integrator	VA
ECC expansion		X	
ECC programming		X	
Devices, controllers, control panels and equipment	X		
Point addressing: all hardware and software points including setpoint, calculated point, data point(analog/ binary), and reset schedule point	X		
Point mapping		X	
Network Programming	X		
ECC Graphics		X	
Controller programming and sequences	X		
Integrity of LAN communications	X		
Electrical wiring	X		
Operator system training		X	
LAN connections to devices	X		
LAN connections to ECC		X	
IP addresses			X
Overall system verification		X	
Controller and LAN system verification	X		

H. Unitary stand-alone systems including unit heaters, cabinet unit heaters, fan coil units, thermal comfort ventilation fans, and similar units for control of room environment conditions may be equipped with integral controls furnished and installed by the equipment manufacturer or field mounted. Refer to equipment specifications and as indicated in project documents. Application of standalone unitary controls is limited to at least those systems wherein remote monitoring, alarm and start-up are not necessary. Examples of such systems include:

1. Light-switch-operated toilet exhaust.
2. Crawl space ventilation.
3. Mechanical or electrical room heating and ventilation.

I. The direct-digital control system shall start and stop equipment, move (position) damper actuators and valve actuators, and vary speed of equipment to execute the mission of the control system. Use electricity as the motive force for all damper and valve actuators, unless use of pneumatics as motive force is specifically granted by the VA.

## 1.02 RELATED WORK

- A. Section 21 05 11 – Common Work Results for Fire Suppression.
- B. Section 22 13 29 – Sanitary Sewerage Pumps.
- C. Section 22 34 00 – Fuel-Fired Domestic Water Heaters.
- D. Section 23 08 00 – Commissioning of HVAC System.
- E. Section 23 09 11 – Instrumentation and Control for Boiler Plant.

- F. Section 23 09 20 – Central Plant Optimization (CPO) System.
- G. Section 23 21 13 – Hydronic Piping.
- H. Section 23 21 23 – Hydronic Pumps.
- I. Section 23 22 13 – Steam and Condensate Heating Piping.
- J. Section 23 31 00 – HVAC Ducts and Casings.
- K. Section 23 36 00 – Air Terminal Units.
- L. Section 23 52 39 – Fire-Tube Boilers.
- M. Section 23 64 00 – Packaged Water Chillers.
- N. Section 23 65 00 – Cooling Tower – Packaged.
- O. Section 23 73 00 – Indoor Central-Station Air-Handling Units.
- P. Section 25 10 10 – Advanced Utility Metering System.
- Q. Section 26 05 11 – Requirements for Electrical Installations.
- R. Section 26 05 21 – Low-Voltage Electrical Power Conductors and Cables (600 Volts and Below).
- S. Section 26 05 26 – Grounding and Bonding for Electrical Systems.
- T. Section 26 05 33 – Raceway and Boxes for Electrical Systems.
- U. Section 26 27 26 – Wiring Devices.
- V. Section 26 29 11 – Motor Starters.
- W. Section 26 32 13 – Engine Generators.
- X. Section 27 15 00 – Communications Horizontal Cabling
- Y. Section 28 31 00 – Fire Detection and Alarm.

#### 1.02 DEFINITION

- A. Algorithm: A logical procedure for solving a recurrent mathematical problem; a prescribed set of well-defined rules or processes for the solution of a problem in a finite number of steps.
- B. ARCNET: ANSI/ATA 878.1 - Attached Resource Computer Network. ARCNET is a deterministic LAN technology; meaning it's possible to determine the maximum delay before a device is able to transmit a message.
- C. Analog: A continuously varying signal value (e.g., temperature, current, velocity etc).

- D. BACnet: A Data Communication Protocol for Building Automation and Control Networks, ANSI/ASHRAE Standard 135. This communications protocol allows diverse building automation devices to communicate data over and services over a network.
- E. BACnet/IP: Annex J of Standard 135. It defines and allows for using a reserved UDP socket to transmit BACnet messages over IP networks. A BACnet/IP network is a collection of one or more IP sub-networks that share the same BACnet network number.
- F. BACnet Internetwork: Two or more BACnet networks connected with routers. The two networks may use different LAN technologies.
- G. BACnet Network: One or more BACnet segments that have the same network address and are interconnected by bridges at the physical and data link layers.
- H. BACnet Segment: One or more physical segments of BACnet devices on a BACnet network, connected at the physical layer by repeaters.
- I. BACnet Broadcast Management Device (BBMD): A communications device which broadcasts BACnet messages to all BACnet/IP devices and other BBMDs connected to the same BACnet/IP network.
- J. BACnet Interoperability Building Blocks (BIBBs): BACnet Interoperability Building Blocks (BIBBs) are collections of one or more BACnet services. These are prescribed in terms of an "A" and a "B" device. Both of these devices are nodes on a BACnet internetwork.
- K. BACnet Testing Laboratories (BTL). The organization responsible for testing products for compliance with the BACnet standard, operated under the direction of BACnet International.
- L. Baud: It is a signal change in a communication link. One signal change can represent one or more bits of information depending on type of transmission scheme. Simple peripheral communication is normally one bit per Baud. (e.g., Baud rate = 78,000 Baud/sec is 78,000 bits/sec, if one signal change = 1 bit).
- M. Binary: A two-state system where a high signal level represents an "ON" condition and an "OFF" condition is represented by a low signal level.
- N. BMP or bmp: Suffix, computerized image file, used after the period in a DOS-based computer file to show that the file is an image stored as a series of pixels.
- O. Bus Topology: A network topology that physically interconnects workstations and network devices in parallel on a network segment.
- P. Control Unit (CU): Generic term for any controlling unit, stand-alone, microprocessor based, digital controller residing on secondary LAN or Primary LAN, used for local controls or global controls
- Q. Deadband: A temperature range over which no heating or cooling is supplied, i.e., 22-25 degrees C (72-78 degrees F), as opposed to a single point change over or overlap).
- R. Device: a control system component that contains a BACnet Device Object and uses BACnet to communicate with other devices.
- S. Device Object: Every BACnet device requires one Device Object, whose properties represent the network visible properties of that device. Every Device Object requires a

unique Object Identifier number on the BACnet internetwork. This number is often referred to as the device instance.

- T. Device Profile: A specific group of services describing BACnet capabilities of a device, as defined in ASHRAE Standard 135-2008, Annex L. Standard device profiles include BACnet Operator Workstations (B-OWS), BACnet Building Controllers (B-BC), BACnet Advanced Application Controllers (B-AAC), BACnet Application Specific Controllers (B-ASC), BACnet Smart Actuator (B-SA), and BACnet Smart Sensor (B-SS). Each device used in new construction is required to have a PICS statement listing which service and BIBBs are supported by the device.
- U. Diagnostic Program: A software test program, which is used to detect and report system or peripheral malfunctions and failures. Generally, this system is performed at the initial startup of the system.
- V. Direct Digital Control (DDC): Microprocessor-based control including Analog/Digital conversion and program logic. A control loop or subsystem in which digital and analog information is received and processed by a microprocessor, and digital control signals are generated based on control algorithms and transmitted to field devices in order to achieve a set of predefined conditions.
- W. Distributed Control System: A system in which the processing of system data is decentralized and control decisions can and are made at the subsystem level. System operational programs and information are provided to the remote subsystems and status is reported back to the Engineering Control Center. Upon the loss of communication with the Engineering Control center, the subsystems shall be capable of operating in a stand-alone mode using the last best available data.
- X. Download: The electronic transfer of programs and data files from a central computer or operation workstation with secondary memory devices to remote computers in a network (distributed) system.
- Y. DXF: An AutoCAD 2-D graphics file format. Many CAD systems import and export the DXF format for graphics interchange.
- Z. Electrical Control: A control circuit that operates on line or low voltage and uses a mechanical means, such as a temperature sensitive bimetal or bellows, to perform control functions, such as actuating a switch or positioning a potentiometer.
- AA. Electronic Control: A control circuit that operates on low voltage and uses a solid-state components to amplify input signals and perform control functions, such as operating a relay or providing an output signal to position an actuator.
- BB. Engineering Control Center (ECC): The centralized control point for the intelligent control network. The ECC comprises of personal computer and connected devices to form a single workstation.
- CC. Ethernet: A trademark for a system for exchanging messages between computers on a local area network using coaxial, fiber optic, or twisted-pair cables.
- DD. Firmware: Firmware is software programmed into read only memory (ROM) chips. Software may not be changed without physically altering the chip.
- EE. Gateway: Communication hardware connecting two or more different protocols. It translates one protocol into equivalent concepts for the other protocol. In BACnet

applications, a gateway has BACnet on one side and non-BACnet (usually proprietary) protocols on the other side.

- FF. GIF: Abbreviation of Graphic interchange format.
- GG. Graphic Program (GP): Program used to produce images of air handler systems, fans, chillers, pumps, and building spaces. These images can be animated and/or color-coded to indicate operation of the equipment.
- HH. Graphic Sequence of Operation: It is a graphical representation of the sequence of operation, showing all inputs and output logical blocks.
- II. I/O Unit: The section of a digital control system through which information is received and transmitted. I/O refers to analog input (AI), digital input (DI), analog output (AO) and digital output (DO). Analog signals are continuous and represent temperature, pressure, flow rate etc, whereas digital signals convert electronic signals to digital pulses (values), represent motor status, filter status, on-off equipment etc.
- JJ. I/P: A method for conveying and routing packets of information over LAN paths. User Datagram Protocol (UDP) conveys information to "sockets" without confirmation of receipt. Transmission Control Protocol (TCP) establishes "sessions", which have end-to-end confirmation and guaranteed sequence of delivery.
- KK. JPEG: A standardized image compression mechanism stands for Joint Photographic Experts Group, the original name of the committee that wrote the standard.
- LL. Local Area Network (LAN): A communication bus that interconnects operator workstation and digital controllers for peer-to-peer communications, sharing resources and exchanging information.
- MM. Network Repeater: A device that receives data packet from one network and rebroadcasts to another network. No routing information is added to the protocol.
- NN. MS/TP: Master-slave/token-passing (ISO/IEC 8802, Part 3). It is not an acceptable LAN option for VA health-care facilities. It uses twisted-pair wiring for relatively low speed and low cost communication.
- OO. Native BACnet Device: A device that uses BACnet as its primary method of communication with other BACnet devices without intermediary gateways. A system that uses native BACnet devices at all levels is a native BACnet system.
- PP. Network Number: A site-specific number assigned to each network segment to identify for routing. This network number must be unique throughout the BACnet internetwork.
- QQ. Object: The concept of organizing BACnet information into standard components with various associated properties. Examples include analog input objects and binary output objects.
- RR. Object Identifier: An object property used to identify the object, including object type and instance. Object Identifiers must be unique within a device.
- SS. Object Properties: Attributes of an object. Examples include present value and high limit properties of an analog input object. Properties are defined in ASHRAE 135; some are optional and some are required. Objects are controlled by reading from and writing to object properties.

- TT. Operating System (OS): Software, which controls the execution of computer application programs.
- UU. PCX: File type for an image file. When photographs are scanned onto a personal computer they can be saved as PCX files and viewed or changed by a special application program as Photoshop.
- VV. Peripheral: Different components that make the control system function as one unit. Peripherals include monitor, printer, and I/O unit.
- WW. Peer-to-Peer: A networking architecture that treats all network stations as equal partners-any device can initiate and respond to communication with other devices.
- XX. PICS: Protocol Implementation Conformance Statement, describing the BACnet capabilities of a device. All BACnet devices have published PICS.
- YY. PID: Proportional, integral, and derivative control, used to control modulating equipment to maintain a setpoint.
- ZZ. Repeater: A network component that connects two or more physical segments at the physical layer.
- AAA. Router: A component that joins together two or more networks using different LAN technologies. Examples include joining a BACnet Ethernet LAN to a BACnet MS/TP LAN.
- BBB. Sensors: Devices measuring state points or flows, which are then transmitted back to the DDC system.
- CCC. Thermostats: Devices measuring temperatures, which are used in control of standalone or unitary systems and equipment not attached to the DDC system.

#### 1.04 QUALITY ASSURANCE

##### A. Criteria:

1. Single-Source Responsibility of Subcontractor: The Contractor shall obtain hardware and software supplied under this Section and delegate the responsibility to a single source controls installation subcontractor. The controls subcontractor shall be responsible for the complete design, installation, and commissioning of the system. The controls subcontractor shall be in the business of design, installation and service of such building automation control systems similar in size and complexity.
2. Equipment and Materials: Equipment and materials shall be cataloged products of manufacturers regularly engaged in production and installation of HVAC control systems. Products shall be manufacturer's latest standard design and have been tested and proven in actual use.
3. The controls subcontractor shall provide a list of no less than five similar projects which have building control systems as specified in this Section. These projects must be on-line and functional such that the Department of Veterans Affairs (VA) representative would observe the control systems in full operation.



4. The controls subcontractor shall have in-place facility within 50 miles with technical staff, spare parts inventory for the next five (5) years, and necessary test and diagnostic equipment to support the control systems.
5. The controls subcontractor shall have minimum of three years experience in design and installation of building automation systems similar in performance to those specified in this Section. Provide evidence of experience by submitting resumes of the project manager, the local branch manager, project engineer, the application engineering staff, and the electronic technicians who would be involved with the supervision, the engineering, and the installation of the control systems. Training and experience of these personnel shall not be less than three years. Failure to disclose this information will be a ground for disqualification of the supplier.
6. Provide a competent and experienced Project Manager employed by the Controls Contractor. The Project Manager shall be supported as necessary by other Contractor employees in order to provide professional engineering, technical and management service for the work. The Project Manager shall attend scheduled Project Meetings as required and shall be empowered to make technical, scheduling and related decisions on behalf of the Controls Contractor.

B. Codes and Standards:

1. All work shall conform to the applicable Codes and Standards.
2. Electronic equipment shall conform to the requirements of FCC Regulation, Part 15, Governing Radio Frequency Electromagnetic Interference, and be so labeled.

1.05 PERFORMANCE

A. The system shall conform to the following:

1. Graphic Display: The system shall display up to four (4) graphics on a single screen with a minimum of twenty (20) dynamic points per graphic. All current data shall be displayed within ten (10) seconds of the request.
2. Graphic Refresh: The system shall update all dynamic points with current data within eight (8) seconds. Data refresh shall be automatic, without operator intervention.
3. Object Command: The maximum time between the command of a binary object by the operator and the reaction by the device shall be two (2) seconds. Analog objects shall start to adjust within two (2) seconds.
4. Object Scan: All changes of state and change of analog values shall be transmitted over the high-speed network such that any data used or displayed at a controller or work-station will be current, within the prior six (6) seconds.
5. Alarm Response Time: The maximum time from when an object goes into alarm to when it is annunciated at the workstation shall not exceed (10) seconds.
6. Program Execution Frequency: Custom and standard applications shall be capable of running as often as once every (5) seconds. The Contractor shall be responsible for selecting execution times consistent with the mechanical process under control.

7. Multiple Alarm Annunciations: All workstations on the network shall receive alarms within five (5) seconds of each other.
8. Performance: Programmable Controllers shall be able to execute DDC PID control loops at a selectable frequency from at least once every one (1) second. The controller shall scan and update the process value and output generated by this calculation at this same frequency.
9. Reporting Accuracy: Listed below are minimum acceptable reporting end-to-end accuracies for all values reported by the specified system:

Measured Variable	Reported Accuracy
Space temperature	$\pm 0.5^{\circ}\text{C}$ ( $\pm 1^{\circ}\text{F}$ )
Ducted air temperature	$\pm 0.5^{\circ}\text{C}$ ( $\pm 1^{\circ}\text{F}$ )
Outdoor air temperature	$\pm 1.0^{\circ}\text{C}$ ( $\pm 2^{\circ}\text{F}$ )
Dew Point	$\pm 1.5^{\circ}\text{C}$ ( $\pm 3^{\circ}\text{F}$ )
Water temperature	$\pm 0.5^{\circ}\text{C}$ ( $\pm 1^{\circ}\text{F}$ )
Relative humidity	$\pm 2\%$ RH
Water flow	$\pm 1\%$ of reading
Air flow (terminal)	$\pm 10\%$ of reading
Air flow (measuring stations)	$\pm 5\%$ of reading
Carbon Monoxide (CO)	$\pm 5\%$ of reading
Carbon Dioxide (CO <sub>2</sub> )	$\pm 50$ ppm
Air pressure (ducts)	$\pm 25$ Pa ( $\pm 0.1$ "w.c.)
Air pressure (space)	$\pm 0.3$ Pa ( $\pm 0.001$ "w.c.)
Water pressure	$\pm 2\%$ of full scale *Note 1
Electrical Power	$\pm 0.5\%$ of reading

Note 1: for both absolute and differential pressure

10. Control stability and accuracy: Control sequences shall maintain measured variable at setpoint within the following tolerances:

Controlled Variable	Control Accuracy	Range of Medium
Air Pressure	$\pm 50$ Pa ( $\pm 0.2$ in. w.g.)	0–1.5 kPa (0–6 in. w.g.)
Air Pressure	$\pm 3$ Pa ( $\pm 0.01$ in. w.g.)	-25 to 25 Pa (-0.1 to 0.1 in. w.g.)
Airflow	$\pm 10\%$ of full scale	
Space Temperature	$\pm 1.0^{\circ}\text{C}$ ( $\pm 2.0^{\circ}\text{F}$ )	
Duct Temperature	$\pm 1.5^{\circ}\text{C}$ ( $\pm 3^{\circ}\text{F}$ )	
Humidity	$\pm 5\%$ RH	
Fluid Pressure	$\pm 10$ kPa ( $\pm 1.5$ psi)	0–1 MPa (1–150 psi)
Fluid Pressure	$\pm 250$ Pa ( $\pm 1.0$ in. w.g.)	0–12.5 kPa (0–50 in. w.g.) differential

11. Extent of direct digital control: control design shall allow for at least the points indicated on the points lists on the Drawings.

#### 1.06 WARRANTY

- A. Labor and materials for control systems shall be warranted for a period as specified under Warranty in FAR clause 52.246-21.
- B. Control system failures during the warranty period shall be adjusted, repaired, or replaced at no cost or reduction in service to the Owner. The system includes all computer equipment, transmission equipment, and all sensors and control devices.
- C. The on-line support service shall allow the Controls supplier to dial out over telephone lines to or connect via (through password-limited access) VPN through the internet monitor and control the facility's building automation system. This remote connection to the facility shall be within two (2) hours of the time that the problem is reported. This coverage shall be extended to include normal business hours, after business hours, weekend and holidays. If the problem cannot be resolved with on-line support services, the Controls supplier shall dispatch the qualified personnel to the job site to resolve the problem within 24 hours after the problem is reported.
- D. Controls and Instrumentation subcontractor shall be responsible for temporary operations and maintenance of the control systems during the construction period until final commissioning, training of facility operators and acceptance of the project by VA.

#### 1.07 SUBMITTALS

- A. Submit shop drawings in accordance with Section 01 33 23 – Shop Drawings, Product Data and Samples.
- B. Manufacturer's literature and data for all components including the following:
  - 1. A wiring diagram for each type of input device and output device including DDC controllers, modems, repeaters, etc. Diagram shall show how the device is wired and powered, showing typical connections at the digital controllers and each power supply, as well as the device itself. Show for all field connected devices, including but not limited to, control relays, motor starters, electric or electronic actuators, and temperature pressure, flow and humidity sensors and transmitters.
  - 2. A diagram of each terminal strip, including digital controller terminal strips, terminal strip location, termination numbers and the associated point names.
  - 3. Control dampers and control valves schedule, including the size and pressure drop.
  - 4. Control air-supply components, and computations for sizing compressors, receivers and main air-piping, if pneumatic controls are furnished.
  - 5. Catalog cut sheets of all equipment used. This includes, but is not limited to software (by manufacturer and by third parties), DDC controllers, panels, peripherals, airflow measuring stations and associated components, and auxiliary control devices such as sensors, actuators, and control dampers. When manufacturer's cut sheets apply to a product series rather than a specific product, the data specifically applicable to the project shall be highlighted. Each submitted piece of literature and drawings should clearly reference the specification and/or drawings that it supposed to represent.
  - 6. Sequence of operations for each HVAC system and the associated control diagrams. Equipment and control labels shall correspond to those shown on the drawings.

7. Color prints of proposed graphics with a list of points for display.
  8. Furnish a BACnet Protocol Implementation Conformance Statement (PICS) for each BACnet-compliant device.
  9. Schematic wiring diagrams for all control, communication and power wiring. Provide a schematic drawing of the central system installation. Label all cables and ports with computer manufacturers' model numbers and functions. Show all interface wiring to the control system.
  10. An instrumentation list for each controlled system. Each element of the controlled system shall be listed in table format. The table shall show element name, type of device, manufacturer, model number, and product data sheet number.
  11. Riser diagrams of wiring between central control unit and all control panels.
  12. Scaled plan drawings showing routing of LAN and locations of control panels, controllers, routers, gateways, ECC, and larger controlled devices.
  13. Construction details for all installed conduit, cabling, raceway, cabinets, and similar. Construction details of all penetrations and their protection.
  14. Quantities of submitted items may be reviewed but are the responsibility of the contractor administered by this Section of the technical specifications.
- C. Product Certificates: Compliance with Article, Quality Assurance.
- D. Licenses: Provide licenses for all software residing on and used by the Controls Systems and transfer these licenses to the Owner prior to completion.
- E. As-Built Control Drawings:
1. Furnish three (3) copies of as-built drawings for each control system. The documents shall be submitted for approval prior to final completion.
  2. Furnish one (1) stick set of applicable control system prints for each mechanical system for wall mounting. The documents shall be submitted for approval prior to final completion.
  3. Furnish one (1) CD-ROM in CAD DWG and/or .DXF format for the drawings noted in subparagraphs above.
- F. Operation and Maintenance (O/M) Manuals:
1. Submit in accordance with Article, Instructions, in Section 01 00 00 – General Requirements.
  2. Include the following documentation:
    - a. General description and specifications for all components, including logging on/off, alarm handling, producing trend reports, overriding computer control, and changing set points and other variables.

- b. Detailed illustrations of all the control systems specified for ease of maintenance and repair/replacement procedures, and complete calibration procedures.
- c. One copy of the final version of all software provided including operating systems, programming language, operator workstation software, and graphics software.
- d. Complete troubleshooting procedures and guidelines for all systems.
- e. Complete operating instructions for all systems.
- f. Recommended preventive maintenance procedures for all system components including a schedule of tasks for inspection, cleaning and calibration. Provide a list of recommended spare parts needed to minimize downtime.
- g. Training Manuals: Submit the course outline and training material to the Owner for approval three (3) weeks prior to the training to VA facility personnel. These persons will be responsible for maintaining and the operation of the control systems, including programming. The Owner reserves the right to modify any or all of the course outline and training material.
- h. Licenses, guaranty and other pertaining documents for all equipment and systems.

G. Submit Performance Report to Project Manager prior to final inspection.

#### 1.08 INSTRUCTIONS

- A. Instructions to VA operations personnel: Perform in accordance with Article, Instructions, in Section 01 00 00 – General Requirements and as noted below. Contractor shall also video tape instruction sessions noted below.
  - 1. First Phase: Formal instructions to the VA facilities personnel for a total of 48 hours, given in multiple training sessions (each no longer than four hours in length), conducted sometime between the completed installation and prior to the performance test period of the control system, at a time mutually agreeable to the Contractor and the VA.
  - 2. Second Phase: This phase of training shall comprise of on the job training during start-up, checkout period, and performance test period. VA facilities personnel will work with the Contractor's installation and test personnel on a daily basis during start-up and checkout period. During the performance test period, controls subcontractor will provide 48 hours of instructions, given in multiple training sessions (each no longer than four hours in length), to the VA facilities personnel.
  - 3. The O/M Manuals shall contain approved submittals as outlined in Article 1.7, Submittals. The Controls subcontractor will review the manual contents with VA facilities personnel during second phase of training.
  - 4. Training shall be given by direct employees of the controls system subcontractor.

#### 1.09 PROJECT CONDITIONS (ENVIRONMENTAL CONDITIONS OF OPERATION)

- A. The ECC and peripheral devices and system support equipment shall be designed to operate in ambient condition of 20 to 35 degrees C (65 to 90 degrees F) at a relative humidity of 20 to 80 percent non-condensing.

- B. The CUs used outdoors shall be mounted in NEMA 4 waterproof enclosures, and shall be rated for operation at -40 to 65 degrees C (-40 to 150 degrees F).
- C. All electronic equipment shall operate properly with power fluctuations of plus 10 percent to minus 15 percent of nominal supply voltage.
- D. Sensors and controlling devices shall be designed to operate in the environment, which they are sensing or controlling.

#### 1.10 APPLICABLE PUBLICATIONS

- A. The 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.
- B. American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE):
  - 1. Standard 147-02: Reducing the Release of Halogenated Refrigerants from Refrigerating and Air-Conditioning Equipment.
- C. American Society of Mechanical Engineers (ASME):
  - 1. B16.18-05: Cast Copper Alloy Solder Joint Pressure Fittings.
  - 2. B16.22-05: Wrought Copper and Copper Alloy Solder Joint Pressure Fittings.
- D. American Society of Testing Materials (ASTM):
  - 1. B32-04: Standard Specification for Solder Metal
  - 2. B88-03: Standard Specifications for Seamless Copper Water Tube
  - 3. B88M-05: Standard Specification for Seamless Copper Water Tube (Metric)
  - 4. B280-03: Standard Specification for Seamless Copper Tube for Air-Conditioning and Refrigeration Field Service
  - 5. D2737-03: Standard Specification for Polyethylene (PE) Plastic Tubing
- E. Federal Communication Commission (FCC):
  - 1. Rules and Regulations Title 47 Chapter 1-2001 Part 15: Radio Frequency Devices.
- F. Institute of Electrical and Electronic Engineers (IEEE):
  - 1. 802.3-05: Information Technology-Telecommunications and Information Exchange between Systems-Local and Metropolitan Area Networks- Specific Requirements-Part 3: Carrier Sense Multiple Access with Collision Detection (CSMA/CD) Access method and Physical Layer Specifications
- G. National Fire Protection Association (NFPA):
  - 1. 70-2011: National Electric Code
  - 2. 90A-2009: Standard for Installation of Air-Conditioning and Ventilation Systems

H. Underwriter Laboratories Inc (UL):

1. 94-06: Tests for Flammability of Plastic Materials for Parts and Devices and Appliances
2. 294-05: Access Control System Units
3. 486A/486B-04: Wire Connectors
4. 555S-06: Standard for Smoke Dampers
5. 916-07: Energy Management Equipment
6. 1076-05: Proprietary Burglar Alarm Units and Systems

**PART 2 PRODUCTS**

2.01 MATERIALS

- A. Use new products that the manufacturer is currently manufacturing and that have been installed in a minimum of 25 installations. Spare parts shall be available for at least five years after completion of this contract.

2.02 CONTROLS SYSTEM ARCHITECTURE

A. General

1. The Controls Systems shall consist of multiple nodes and associated equipment connected by industry standard digital and communication network arrangements.
2. The ECC, building controllers and principal communications network equipment shall be standard products of recognized major manufacturers available through normal PC and computer vendor channels – not "Clones" assembled by a third-party subcontractor.
3. The networks shall, at minimum, comprise, as necessary, the following:
  - a. A fixed ECC and a portable operator's terminal.
  - b. Network computer processing, data storage and communication equipment including Servers and digital data processors.
  - c. Routers, bridges, switches, hubs, modems, gateways, interfaces and similar communication equipment.
  - d. Building controllers connected to other controllers together with their power supplies and associated equipment.
  - e. Addressable elements, sensors, transducers and end devices.
  - f. Third-party equipment interfaces and gateways as described and required by the Contract Documents.
  - g. Other components required for a complete and working Control Systems as specified.

- B. The Specifications for the individual elements and component subsystems shall be minimum requirements and shall be augmented as necessary by the Contractor to

achieve both compliance with all applicable codes, standards and to meet all requirements of the Contract Documents.

C. Network Architecture

1. The Controls communication network shall utilize Schneider Electric, INET communications protocol operating over a standard Ethernet LAN and operate at a minimum speed of 100 Mb/sec.
2. The networks shall utilize only copper and optical fiber communication media as appropriate and shall comply with applicable codes, ordinances and regulations.
3. All necessary telephone lines, ISDN lines and internet Service Provider services and connections will be provided by the VA.

D. Third-Party Interfaces:

1. The contractor administered by this Section of the technical specifications shall include necessary hardware, equipment, software and programming to allow data communications between the controls systems and building systems supplied by other trades.
2. Other manufacturers and contractors supplying other associated systems and equipment shall provide their necessary hardware, software and start-up at their cost and shall cooperate fully with the contractor administered by this Section of the technical specifications in a timely manner and at their cost to ensure complete functional integration.

E. Servers:

1. Provide data storage server(s) to archive historical data including trends, alarm and event histories and transaction logs.
2. Equip these server(s) with the same software tool set that is located in the BACnet building controllers for system configuration and custom logic definition and color graphic configuration.
3. Access to all information on the data storage server(s) shall be through the same browser functionality used to access individual nodes. When logged onto a server the operator will be able to also interact with any other controller on the control system as required for the functional operation of the controls systems. The contractor administered by this Section of the technical specifications shall provide all necessary digital processor programmable data storage server(s).
4. These server(s) shall be utilized for controls systems application configuration, for archiving, reporting and trending of data, for operator transaction archiving and reporting, for network information management, for alarm annunciation, for operator interface tasks, for controls application management and similar. These server(s) shall utilize IT industry standard data base platforms such as Microsoft SQL Server and Microsoft Data Engine (MSDE) or approved equal.

2.03 COMMUNICATION

- A. Control products, communication media, connectors, repeaters, hubs and routers shall comprise a Schneider Electric, INET internetwork.



1. The data link/physical layer protocol (for communication) acceptable to the VA throughout its facilities is Ethernet (ISO 8802-3).
  2. The MS/TP data link/physical layer protocol is not acceptable to the VA in any new network or sub-network in its healthcare or lab facilities.
- B. Each controller shall have a communication port for connection to an operator interface.
- C. Project drawings indicate remote buildings or sites to be connected by a nominal 56,000 baud modem over voice-grade telephone lines. In each remote location a modem and field device connection shall allow communication with each controller on the internetwork as specified in Paragraph D.
- D. Internetwork operator interface and value passing shall be transparent to internetwork architecture.
1. An operator interface connected to a controller shall allow the operator to interface with each internetwork controller as if directly connected. Controller information such as data, status, reports, system software, and custom programs shall be viewable and editable from each internetwork controller.
  2. Inputs, outputs and control variables used to integrate control strategies across multiple controllers shall be readable by each controller on the internetwork. Program and test all cross-controller links required to execute specified control system operation. An authorized operator shall be able to edit cross-controller links by typing a standard object address.
- E. System shall be expandable to at least twice the required input and output objects with additional controllers, associated devices, and wiring. Expansion shall not require operator interface hardware additions or software revisions.
- F. ECCs and controllers with real-time clocks shall be used. The system shall automatically synchronize system clocks daily from an operator-designated device via the internetwork. The system shall automatically adjust for daylight savings and standard time as applicable.

#### 2.04 ENGINEERING CONTROL CENTER (ECC)

- A. The ECC shall reside on a high-speed network with controllers as shown on System Drawings. The ECC and each standard browser connected to server shall be able to access all system information.
- B. ECC and controllers shall communicate using Schneider Electric, INET protocol. ECC and control network backbone shall communicate using ISO 8802-3 (Ethernet) Data Link/Physical layer protocol and addressing.
- C. Hardware:
1. ECC shall be commercial standard with supporting 32- or 64-bit hardware (as required by the direct-digital control system software) and software enterprise server. Internet Explorer v6.0 SP1 or higher; Windows Script Hosting version 5.6 or higher, Windows Message Queuing, Windows Internet Information Services (IIS) v5.0 or higher, minimum 2.8 GHz processor, minimum 4GB DDR3 SDRAM

(minimum 1333 Mhz) memory, 512 MB video card, and 16 speed high density DVD-RW+/- optical drive.

- a. The hard drive shall be at the minimum 1 TB 7200 rpm SATA hard drive with 16 MB cache, and shall have sufficient memory to store:
    - 1) All required operator workstation software
    - 2) A DDC database at least twice the size of the delivered system database
    - 3) One year of trend data based on the points specified to be trended at their specified trend intervals.
  - b. Real-time clock:
    - 1) Accuracy: Plus or minus 1 minute per month.
    - 2) Time Keeping Format: 24-hour time format including seconds, minutes, hours, date, day, and month; automatic reset by software.
    - 3) Clock shall function for one year without power.
    - 4) Provide automatic time correction once every 24 hours by synchronizing clock with the Time Service Department of the U.S. Naval Observatory.
  - c. Serial ports: Four USB ports and two RS-232-F serial ports for general use, with additional ports as required. Data transmission rates shall be selectable under program control.
  - d. Parallel port: Enhanced.
  - e. Sound card: For playback and recording of digital WAV sound files associated with audible warning and alarm functions.
  - f. Color monitor: PC compatible, not less than 22 inches, LCD type, with a minimum resolution of 1280 by 1024 pixels, noninterlaced, and a maximum dot pitch of 0.28 mm.
  - g. Keyboard: Minimum of 64 characters, standard ASCII character set based on ANSI INCITS 154.
  - h. Mouse: Standard, compatible with installed software.
  - i. Removable disk storage: Include the following, each with appropriate controller:
    - 1) Minimum 1 TB removable hard disk, maximum average access time of 10 ms.
  - j. Network interface card (NIC): integrated 10-100-1000 Base-TX Ethernet NIC with an RJ45 connector or a 100Base-FX Ethernet NIC with an SC/ST connector.
- 2. Cable modem: 42.88 MBit/s, DOCSIS 2.0 Certified, also backwards compatible with DOCSIS 1.1/1.0 standards. Provide Ethernet or USB connectivity.
  - 3. Optical modem: full duplex link, for use on 10 GBase-R single-mode and multi-mode fiber with a XENPAK module.
  - 4. Auto-dial modem: 56,600 bps, full duplex for asynchronous communications. With error detection, auto answer/autodial, and call-in-progress detection. Modem shall comply with requirements in ITU-T v.34, ITU-T v.42, ITU-T v.42 Appendix VI for error correction, and ITU-T v.42 BIS for data compression

standards; and shall be suitable for operating on unconditioned voice-grade telephone lines complying with 47 CFR 68.

5. Audible Alarm: Manufacturer's standard.

6. Printers:

a. Provide a dedicated, minimum resolution 600 dpi, color laser printer, connected to the ECC through a USB interface.

- 1) If a network printer is used instead of this dedicated printer, it shall have a 100Base-T interface with an RJ45 connection and shall have a firmware print spooler compatible with the Operating System print spooler.
- 2) RAM: 512 MB, minimum.
- 3) Printing Speed: Minimum twenty six pages per minute (color); minimum 30 pages per minute (black/white).
- 4) Paper Handling: Automatic sheet feeder with 250-sheet by 8.5 inch by 11 inch paper cassette and with automatic feed.

b. Provide a dedicated black/white tractor-feed dot matrix printer for status/alarm message printing, minimum 10 characters per inch, minimum 160 characters per second, connected to the ECC through a USB interface.

- 1) Paper: One box of 2000 sheets of 8-1/2 by 11 multi-fold type printer paper.

7. RS-232 ASCII Interface

a. ASCII interface shall allow RS-232 connections to be made between a meter or circuit monitor operating as the host PC and any equipment that will accept RS-232 ASCII command strings, such as local display panels, dial-up modems, and alarm transmitters.

b. Pager System Interface: Alarms shall be able to activate a pager system with customized message for each input alarm.

c. Alarm System Interface: RS-232 output shall be capable of transmitting alarms from other monitoring and alarm systems to workstation software.

d. RS-232 output shall be capable of connection to a pager interface that can be used to call a paging system or service and send a signal to a portable pager. System shall allow an individual alphanumeric message per alarm input to be sent to paging system. This interface shall support both numeric and alphanumeric pagers.

e. Cables: provide Plenum-Type, RS-232 Cable: Paired, 2 pairs, No. 22 AWG, stranded (7x30) tinned copper conductors, plastic insulation, and individual aluminum foil-polyester tape shielded pairs with 100 percent shield coverage; plastic jacket. Pairs are cabled on common axis with No. 24 AWG, stranded (7x32) tinned copper drain wire.

- 1) NFPA 70, Type CMP.
- 2) Flame Resistance: NFPA 262, Flame Test.

8. Self-contained uninterruptible power supply (UPS):

- a. Size: Provide a minimum of six hours of operation of ECC equipment, including two hours of alarm printer operation.
- b. Batteries: Sealed, valve regulated, recombinant, lead calcium.
- c. Accessories:
  - 1) Transient voltage suppression.
  - 2) Input-harmonics reduction.
  - 3) Rectifier/charger.
  - 4) Battery disconnect device.
  - 5) Static bypass transfer switch.
  - 6) Internal maintenance bypass/isolation switch.
  - 7) External maintenance bypass/isolation switch.
  - 8) Output isolation transformer.
  - 9) Remote UPS monitoring.
  - 10) Battery monitoring.
  - 11) Remote battery monitoring.

D. ECC Software:

- 1. Provide for automatic system database save and restore on the ECC's hard disk a copy of the current database of each Controller. This database shall be updated whenever a change is made in any system panel. In the event of a database loss in a building management panel, the ECC shall automatically restore the database for that panel. This capability may be disabled by the operator.
- 2. Provide for manual database save and restore. An operator with proper clearance shall be able to save the database from any system panel. The operator also shall be able to clear a panel database and manually initiate a download of a specified database to any panel in the system.
- 3. Provide a method of configuring the system. This shall allow for future system changes or additions by users with proper clearance.
- 4. Operating System. Furnish a concurrent multi-tasking operating system. The operating system also shall support the use of other common software applications. Acceptable operating systems are Windows XP, Windows System 7, Linux, and UNIX.
- 5. System Graphics. The operator workstation software shall be graphically oriented. The system shall allow display of up to 10 graphic screens at once for comparison and monitoring of system status. Provide a method for the operator to easily move between graphic displays and change the size and location of graphic displays on the screen. The system graphics shall be able to be modified while on-line. An operator with the proper password level shall be able to add, delete, or change dynamic objects on a graphic. Dynamic objects shall include analog and binary values, dynamic text, static text, and animation files. Graphics shall have the ability to show animation by shifting image files based on the status of the object.
- 6. Custom Graphics. Custom graphic files shall be created with the use of a graphics generation package furnished with the system. The graphics generation package shall be a graphically based system that uses the mouse to create and modify graphics that are saved in industry standard formats such as PCX, TIFF, and GEM. The graphics generation package also shall provide the capability of

capturing or converting graphics from other programs such as Designer or AutoCAD.

7. Graphics Library. Furnish a complete library of standard HVAC equipment graphics such as chillers, boilers, air handlers, terminals, fan coils, and unit ventilators. This library also shall include standard symbols for other equipment including fans, pumps, coils, valves, piping, dampers, and ductwork. The library shall be furnished in a file format compatible with the graphics generation package program.
8. The Controls Systems Operator Interfaces shall be user friendly, readily understood and shall make maximum use of colors, graphics, icons, embedded images, animation, text based information and data visualization techniques to enhance and simplify the use and understanding of the displays by authorized users at the ECC. The operating system shall be Windows XP or better, and shall support the third party software.
9. Provide graphical user software, which shall minimize the use of keyboard through the use of the mouse and "point and click" approach to menu selection.
10. The software shall provide a multi-tasking type environment that will allow the user to run several applications simultaneously. The mouse or Alt-Tab keys shall be used to quickly select and switch between multiple applications. The operator shall be able automatically export data to and work in Microsoft Word, Excel, and other Windows based software programs, while concurrently on-line system alarms and monitoring information.
11. On-Line Help. Provide a context-sensitive, on-line help system to assist the operator in operating and editing the system. On-line help shall be available for all applications and shall provide the relevant data for that particular screen. Additional help information shall be available through the use of hypertext.
12. User access shall be protected by a flexible and Owner re-definable software-based password access protection. Password protection shall be multi-level and partition able to accommodate the varied access requirements of the different user groups to which individual users may be assigned. Provide the means to define unique access privileges for each individual authorized user. Provide the means to on-line manage password access control under the control of a project specific Master Password. Provide an audit trail of all user activity on the Controls Systems including all actions and changes.
13. The system shall be completely field-programmable from the common operator's keyboard thus allowing hard disk storage of all data automatically. All programs for the CUs shall be able to be downloaded from the hard disk. The software shall provide the following functionality as a minimum:
  - a. Point database editing, storage and downloading of controller databases.
  - b. Scheduling and override of building environmental control systems.
  - c. Collection and analysis of historical data.
  - d. Alarm reporting, routing, messaging, and acknowledgement.
  - e. Definition and construction of dynamic color graphic displays.
  - f. Real-time graphical viewing and control of environment.
  - g. Scheduling trend reports.
  - h. Program editing.
  - i. Operating activity log and system security.

- j. Transfer data to third party software.
14. Provide functionality such that using the least amount of steps to initiate the desired event may perform any of the following simultaneously:
- a. Dynamic color graphics and graphic control.
  - b. Alarm management.
  - c. Event scheduling.
  - d. Dynamic trend definition and presentation.
  - e. Program and database editing.
  - f. Each operator shall be required to log on to the system with a user name and password to view, edit or delete the data. System security shall be selectable for each operator, and the password shall be able to restrict the operator's access for viewing and changing the system programs. Each operator shall automatically be logged off the system if no keyboard or mouse activity is detected for a selected time.
15. Graphic Displays:
- a. The workstation shall allow the operator to access various system schematics and floor plans via a graphical penetration scheme, menu selection, or text based commands. Graphic software shall permit the importing of AutoCAD or scanned pictures in the industry standard format (such as PCX, BMP, GIF and JPEG) for use in the system.
  - b. System Graphics shall be project specific and schematically correct for each system. (i.e.: coils, fans, dampers located per equipment supplied with project.) Standard system graphics that do not match equipment or system configurations are not acceptable. Operator shall have capability to manually operate the entire system from each graphic screen at the ECC. Each system graphic shall include a button/tab to a display of the applicable sequence of operation.
  - c. Dynamic temperature values, humidity values, flow rates, and status indication shall be shown in their locations and shall automatically update to represent current conditions without operator intervention and without pre-defined screen refresh values.
  - d. Color shall be used to indicate status and change in status of the equipment. The state colors shall be user definable.
  - e. A clipart library of HVAC equipment, such as chillers, boilers, air handling units, fans, terminal units, pumps, coils, standard ductwork, piping, valves and laboratory symbols shall be provided in the system. The operator shall have the ability to add custom symbols to the clipart library.
  - f. A dynamic display of the site-specific architecture showing status of the controllers, the ECC and network shall be provided.
  - g. The windowing environment of the workstation shall allow the user to simultaneously view several applications at a time to analyze total building operation or to allow the display of graphic associated with an alarm to be viewed without interrupting work in progress. The graphic system software shall also have the capability to split screen, half portion of the screen with graphical representation and the other half with sequence of operation of the same HVAC system.
16. Trend reports shall be generated on demand or pre-defined schedule and directed to monitor display, printers or disk. As a minimum, the system shall allow the operator to easily obtain the following types of reports:

- a. A general list of all selected points in the network.
  - b. List of all points in the alarm.
  - c. List of all points in the override status.
  - d. List of all disabled points.
  - e. List of all points currently locked out.
  - f. List of user accounts and password access levels.
  - g. List of weekly schedules.
  - h. List of holiday programming.
  - i. List of limits and dead bands.
  - j. Custom reports.
  - k. System diagnostic reports, including, list of digital controllers on the network.
  - l. List of programs.
17. ASHRAE Standard 147 Report: Provide a daily report that shows the operating condition of each chiller as recommended by ASHRAE Standard 147. At a minimum, this report shall include:
- a. Chilled water (or other secondary coolant) inlet and outlet temperature
  - b. Chilled water (or other secondary coolant) flow
  - c. Chilled water (or other secondary coolant) inlet and outlet pressures
  - d. Evaporator refrigerant pressure and temperature
  - e. Condenser refrigerant pressure and liquid temperature
  - f. Condenser water inlet and outlet temperatures
  - g. Condenser water flow
  - h. Refrigerant levels
  - i. Oil pressure and temperature
  - j. Oil level
  - k. Compressor refrigerant discharge temperature
  - l. Compressor refrigerant suction temperature
  - m. Addition of refrigerant
  - n. Addition of oil
  - o. Vibration levels or observation that vibration is not excessive
  - p. Motor amperes per phase
  - q. Motor volts per phase
  - r. PPM refrigerant monitor level
  - s. Purge exhaust time or discharge count
  - t. Ambient temperature (dry-bulb and wet-bulb)
  - u. Date and time logged
18. Electrical, Gas and Weather Reports
- a. Electrical Meter Report: Provide a monthly report showing the daily electrical consumption and peak electrical demand with time and date stamp for each building meter.
  - b. Provide an annual (12-month) summary report showing the monthly electrical consumption and peak demand with time and date stamp for each meter.
  - c. Gas Meter Report: Provide a monthly report showing the daily natural gas consumption for each meter. Provide an annual (12-month) report that shows the monthly consumption for each meter.
  - d. Weather Data Report: Provide a monthly report showing the daily minimum, maximum, and average outdoor air temperature, as well as the number of heating and cooling degree-days for each day. Provide an

annual (12-month) report showing the minimum, maximum, and average outdoor air temperature for the month, as well as the number of heating and cooling degree-days for the month.

19. Scheduling and Override:

- a. Provide override access through menu selection from the graphical interface and through a function key.
- b. Provide a calendar type format for time-of-day scheduling and overrides of building control systems. Schedules reside in the ECC. The digital controllers shall ensure equipment time scheduling when the ECC is off-line. The ECC shall not be required to execute time scheduling. Provide the following spreadsheet graphics as a minimum:
  - 1) Weekly schedules.
  - 2) Zone schedules, minimum of 100 zones.
  - 3) Scheduling up to 365 days in advance.
  - 4) Scheduled reports to print at workstation.

20. Collection and Analysis of Historical Data:

- a. Provide trending capabilities that will allow the operator to monitor and store records of system activity over an extended period of time. Points may be trended automatically on time based intervals or change of value, both of which shall be user definable. The trend interval could be five (5) minutes to 120 hours. Trend data may be stored on hard disk for future diagnostic and reporting. Additionally trend data may be archived to network drives or removable disk media for off-site retrieval.
- b. Reports may be customized to include individual points or predefined groups of at least six points. Provide additional functionality to allow predefined groups of up to 250 trended points to be easily accessible by other industry standard word processing and spreadsheet packages. The reports shall be time and date stamped and shall contain a report title and the name of the facility.
- c. System shall have the set up to generate spreadsheet reports to track energy usage and cost based on weekly or monthly interval, equipment run times, equipment efficiency, and/or building environmental conditions.
- d. Provide additional functionality that will allow the operator to view real time trend data on trend graph displays. A minimum of 20 points may be graphed regardless of whether they have been predefined for trending. In addition, the user may pause the graph and take snapshots of the screens to be stored on the workstation disk for future reference and trend analysis. Exact point values may be viewed and the graph may be printed. Operator shall be able to command points directly on the trend plot by double clicking on the point.

21. Alarm Management:

- a. Alarm routing shall allow the operator to send alarm notification to selected printers or operator workstation based on time of day, alarm severity, or point type.
- b. Alarm notification shall be provided via two alarm icons, to distinguish between routine, maintenance type alarms and critical alarms. The



- critical alarms shall display on the screen at the time of its occurrence, while others shall display by clicking on their icon.
- c. Alarm display shall list the alarms with highest priority at the top of the display. The alarm display shall provide selector buttons for display of the associated point graphic and message in English language. The operator shall be able to sort out the alarms.
  - d. Alarm messages shall be customized for each point to display detailed instructions to the operator regarding actions to take in the event of an alarm.
  - e. An operator with proper security level access may acknowledge and clear the alarm. All that have not been cleared shall be archived at workstation disk.
22. Remote Communications: The system shall have the ability to dial out in the event of an alarm. Receivers shall include operator workstations, e-mail addresses, and alpha-numeric pagers. The alarm message shall include the name of the calling location, the device that generated the alarm, and the alarm message itself.
23. System Configuration:
- a. Network control strategies shall not be restricted to a single digital controller, but shall be able to include data from all other network devices to allow the development of global control strategies.
  - b. Provide automatic backup and restore of all digital controller databases on the workstation hard disk. In addition to all backup data, all databases shall be performed while the workstation is on-line without disturbing other system operations.

## 2.05 PORTABLE OPERATOR'S TERMINAL (pot)

- A. Provide a portable operator's terminal (POT) that shall be capable of accessing all system data. POT may be connected to any point on the system network or may be connected directly to any controller for programming, setup, and troubleshooting. POT shall communicate using BACnet protocol. POT may be connected to any point on the system network or it may be connected directly to controllers using the BACnet PTP (Point-To-Point) Data Link/ Physical layer protocol. The terminal shall use the Read (Initiate) and Write (Execute) BACnet Services. POT shall be an IBM-compatible notebook-style PC including all software and hardware required.
- B. Hardware: POT shall conform to the BACnet Advanced Workstation (B-AWS) Profile and shall be BTL-Listed as a B-AWS device.
  - 1. POT shall be commercial standard with supporting 32- or 64-bit hardware (as limited by the direct-digital control system software) and software enterprise server. Internet Explorer v6.0 SP1 or higher, Windows Script Hosting version 5.6 or higher, Windows Message Queuing, Windows Internet Information Services (IIS) v5.0 or higher, minimum 2.8 GHz processor, minimum 500 GB 7200 rpm SATA hard drive with 16 MB cache, minimum 2GB DDR3 SDRAM (minimum 1333 Mhz) memory, 512 MB video card, minimum 16 inch (diagonal) screen, 10-100-1000 Base-TX Ethernet NIC with an RJ45 connector or a 100Base-FX Ethernet NIC with an SC/ST connector, 56,600 bps modem, an ASCII RS-232 interface, and a 16 speed high density DVD-RW+/- optical drive.
- C. Software: POT shall include software equal to the software on the ECC.

## 2.06 CONTROLLERS

- A. General: Provide an adequate number of BTL-Listed B-BC building controllers and an adequate number of BTL-Listed B-AAC advanced application controllers to achieve the performance specified in the Part 1 Article on "System Performance." Each of these controllers shall meet the following requirements.
1. The controller shall have sufficient memory to support its operating system, database, and programming requirements.
  2. The building controller shall share data with the ECC and the other networked building controllers. The advanced application controller shall share data with its building controller and the other networked advanced application controllers.
  3. The operating system of the controller shall manage the input and output communication signals to allow distributed controllers to share real and virtual object information and allow for central monitoring and alarms.
  4. Controllers that perform scheduling shall have a real-time clock.
  5. The controller shall continually check the status of its processor and memory circuits. If an abnormal operation is detected, the controller shall:
    - a. assume a predetermined failure mode, and
    - b. generate an alarm notification.
  6. The controller shall communicate with other BACnet devices on the internetwork using the BACnet Read (Execute and Initiate) and Write (Execute and Initiate) Property services.
  7. Communication:
    - a. Each controller shall reside on a network using the ISO 8802-3 (Ethernet) data link/physical layer protocol for its communications. Each building controller also shall perform LON routing if connected to a network of custom application and application specific controllers.
    - b. The controller shall provide a service communication port using LON data link/physical layer protocol for connection to a portable operator's terminal.
  8. Keypad: A local keypad and display shall be provided for each controller. The keypad shall be provided for interrogating and editing data. Provide a system security password shall be available to prevent unauthorized use of the keypad and display.
  9. Serviceability: Provide diagnostic LEDs for power, communication and processor. All wiring connections shall be made to field-removable, modular terminal strips or to a termination card connected by a ribbon cable.
  10. Memory: The controller shall maintain all BIOS and programming information in the event of a power loss for at least 72 hours.
  11. The controller shall be able to operate at 90 percent to 110 percent of nominal voltage rating and shall perform an orderly shutdown below 80 percent nominal

voltage. Controller operation shall be protected against electrical noise of 5 to 120 Hz and from keyed radios up to 5 W at 1 meter (3 feet).

B. Provide BTL-Listed B-ASC application specific controllers for each piece of equipment for which they are constructed. Application specific controllers shall communicate with other devices on the internetwork.

1. Each B-ASC shall be capable of stand-alone operation and shall continue to provide control functions without being connected to the network.
2. Each B-ASC will contain sufficient I/O capacity to control the target system.
3. Communication:
  - a. Each controller shall reside on the network using the ISO 8802-3 (Ethernet) Data Link/Physical layer protocol for its communications. Each building controller also shall perform routing if connected to a network of custom application and application specific controllers.
4. Serviceability: Provide diagnostic LEDs for power, communication, and processor. All wiring connections shall be made to field-removable, modular terminal strips or to a termination card connected by a ribbon cable.
5. Memory: The application specific controller shall use nonvolatile memory and maintain all BIOS and programming information in the event of a power loss.
6. Immunity to power and noise: Controllers shall be able to operate at 90 percent to 110 percent of nominal voltage rating and shall perform an orderly shutdown below 80 percent. Operation shall be protected against electrical noise of 5-120 Hz and from keyed radios up to 5 W at 1 meter (3 feet).
7. Transformer: Power supply for the ASC must be rated at a minimum of 125 percent of ASC power consumption and shall be of the fused or current limiting type.

C. Direct-Digital Controller Software

1. The software programs specified in this section shall be commercially available, concurrent, multi-tasking operating system and support the use of software application that operates under DOS or Microsoft Windows.
2. All points shall be identified by up to 30-character point name and 16-character point descriptor. The same names shall be used at the ECC.
3. All control functions shall execute within the stand-alone control units via DDC algorithms. The VA shall be able to customize control strategies and sequences of operations defining the appropriate control loop algorithms and choosing the optimum loop parameters.
4. All controllers shall be capable of being programmed to utilize stored default values for assured fail-safe operation of critical processes. Default values shall be invoked upon sensor failure or, if the primary value is normally provided by the central or another CU, or by loss of bus communication. Individual application software packages shall be structured to assume a fail-safe condition upon loss of input sensors. Loss of an input sensor shall result in output of a sensor-failed

message at the ECC. Each ACU and RCU shall have capability for local readouts of all functions. The UCUs shall be read remotely.

5. All DDC control loops shall be able to utilize any of the following control modes:
  - a. Two position (on-off, slow-fast) control.
  - b. Proportional control.
  - c. Proportional plus integral (PI) control.
  - d. Proportional plus integral plus derivative (PID) control. All PID programs shall automatically invoke integral wind up prevention routines whenever the controlled unit is off, under manual control of an automation system or time initiated program.
  - e. Automatic tuning of control loops.
6. System Security: Operator access shall be secured using individual password and operator's name. Passwords shall restrict the operator to the level of object, applications, and system functions assigned to him. A minimum of six (6) levels of security for operator access shall be provided.
7. Application Software: The controllers shall provide the following programs as a minimum for the purpose of optimizing energy consumption while maintaining comfortable environment for occupants. All application software shall reside and run in the system digital controllers. Editing of the application shall occur at the ECC or via a portable operator's terminal, when it is necessary, to access directly the programmable unit.
  - a. Power Demand Limiting (PDL): Power demand limiting program shall monitor the building power consumption and limit the consumption of electricity to prevent peak demand charges. PDL shall continuously track the electricity consumption from a pulse input generated at the kilowatt-hour/demand electric meter. PDL shall sample the meter data to continuously forecast the electric demand likely to be used during successive time intervals. If the forecast demand indicates that electricity usage will likely to exceed a user preset maximum allowable level, then PDL shall automatically shed electrical loads. Once the demand load has met, loads that have been shed shall be restored and returned to normal mode. Control system shall be capable of demand limiting by resetting the HVAC system set points to reduce load while maintaining indoor air quality.
  - b. Economizer: An economizer program shall be provided for VAV systems. This program shall control the position of air handler relief, return and outdoors dampers. If the // outdoor air dry bulb temperature falls // outdoor air dry bulb temperature and humidity fall // below changeover set point the energy control center will modulate the dampers to provide 100 percent outdoor air. The operator shall be able to override the economizer cycle and return to minimum outdoor air operation at any time.
  - c. Night Setback/Morning Warm up Control: The system shall provide the ability to automatically adjust set points for this mode of operation.
  - d. Optimum Start/Stop (OSS): Optimum start/stop program shall automatically be coordinated with event scheduling. The OSS program shall start HVAC equipment at the latest possible time that will allow the equipment to achieve the desired zone condition by the time of occupancy, and it shall also shut down HVAC equipment at the earliest possible time before the end of the occupancy period and still maintain

desired comfort conditions. The OSS program shall consider both outside weather conditions and inside zone conditions. The program shall automatically assign longer lead times for weekend and holiday shutdowns. The program shall poll all zones served by the associated AHU and shall select the warmest and coolest zones. These shall be used in the start time calculation. It shall be possible to assign occupancy start times on a per air handler unit basis. The program shall meet the local code requirements for minimum outdoor air while the building is occupied. Modification of assigned occupancy start/stop times shall be possible via the ECC.

- e. Event Scheduling: Provide a comprehensive menu driven program to automatically start and stop designated points or a group of points according to a stored time. This program shall provide the capability to individually command a point or group of points. When points are assigned to one common load group it shall be possible to assign variable time advances/delays between each successive start or stop within that group. Scheduling shall be calendar based and advance schedules may be defined up to one year in advance. Advance schedule shall override the day-to-day schedule. The operator shall be able to define the following information:

- 1) Time, day.
- 2) Commands such as on, off, auto.
- 3) Time delays between successive commands.
- 4) Manual overriding of each schedule.
- 5) Allow operator intervention.

- f. Alarm Reporting: The operator shall be able to determine the action to be taken in the event of an alarm. Alarms shall be routed to the ECC based on time and events. An alarm shall be able to start programs, login the event, print and display the messages. The system shall allow the operator to prioritize the alarms to minimize nuisance reporting and to speed operator's response to critical alarms. A minimum of six (6) priority levels of alarms shall be provided for each point.
- g. Remote Communications: The system shall have the ability to dial out in the event of an alarm to the ECC and alpha-numeric pagers. The alarm message shall include the name of the calling location, the device that generated the alarm, and the alarm message itself. The operator shall be able to remotely access and operate the system using dial up communications. Remote access shall allow the operator to function the same as local access.
- h. Maintenance Management (PM): The program shall monitor equipment status and generate maintenance messages based upon the operators defined equipment run time, starts, and/or calendar date limits. A preventative maintenance alarm shall be printed indicating maintenance requirements based on pre-defined run time. Each preventive message shall include point description, limit criteria and preventative maintenance instruction assigned to that limit. A minimum of 480-character PM shall be provided for each component of units such as air handling units.
- i. Chilled Water Plant Operation: This program shall have the ability to sequence the multiple chillers to minimize energy consumption. The program shall provide sequence of operation as described on the drawings and include the following as a minimum:

- 1) Automatic start/stop of chillers and auxiliaries in accordance with the sequence of operation shown on the Drawings, while incorporating requirements and restraints, such as starting frequency of the equipment imposed by equipment manufacturers.
- 2) Secondary chilled water pumps and controls.
- 3) Generate chilled water plant load profiles for different seasons for use in forecasting efficient operating schedule.
- 4) Cooling Tower Operation Program: The objective of cooling tower control is to optimize chiller/tower energy use within the equipment restraints and minimum condenser water temperature limit recommended by the equipment manufacturer. Maintain chilled water plant performance records and print reports at intervals selected by the operator. It shall be possible for the operator to change the set points and the operating schedule.
- 5) The chilled water plant program shall display the following as a minimum:
  - a) Secondary chilled flow rate.
  - b) Secondary chilled water supply and return temperature.
  - c) Condenser water supply and return temperature.
  - d) Outdoor air dry bulb temperature.
  - e) Outdoor air wet bulb temperature.
  - f) Ton-hours of chilled water per day/month/year.
  - g) On-off status for each chiller.
  - h) Chilled water flow rate.
  - i) Chilled water supply and return temperature.
  - j) Operating set points-temperature and pressure.
  - k) Kilowatts and power factor.
  - l) Current limit set point.
  - m) Date and time.
  - n) Operating or alarm status.
  - o) Operating hours.

## 2.10 SENSORS (AIR, WATER AND STEAM)

- A. Sensors' measurements shall be read back to the DDC system and shall be visible by the ECC.
- B. Temperature and humidity sensors shall be electronic, vibration and corrosion resistant for wall, immersion, and/or duct mounting. Provide all remote sensors as required for the systems.
  1. Temperature Sensors: Thermistor type for terminal units and Resistance Temperature Device (RTD) with an integral transmitter type for all other sensors.
    - a. Duct sensors shall be rigid or averaging type as shown on drawings. Averaging sensor shall be a minimum of 1 linear ft of sensing element for each sq ft of cooling coil face area.
    - b. Immersion sensors shall be provided with a separable well made of stainless steel, bronze or Monel material. Pressure rating of well is to be consistent with the system pressure in which it is to be installed.
    - c. Space sensors shall be equipped with in-space User set-point adjustment, override switch, numerical temperature display on sensor

cover, and communication port. Match room thermostats. Provide a tool-access cover.

- 1) Public space sensor: setpoint adjustment shall be only through the ECC or through the DDC system's diagnostic device/laptop. Do not provide in-space User set-point adjustment. Provide an opaque keyed-entry cover if needed to restrict in-space User set-point adjustment.
- 2) Psychiatric patient room sensor: sensor shall be flush with wall, shall not include an override switch, numerical temperature display on sensor cover, shall not include a communication port and shall not allow in-space User set-point adjustment. Setpoint adjustment shall be only through the ECC or through the DDC system's diagnostic device/laptop. Provide a stainless steel coverplate with an insulated back and security screws.

- d. Outdoor air temperature sensors shall have watertight inlet fittings and be shielded from direct sunlight.
- e. Room security sensors shall have stainless steel cover plate with insulated back and security screws.
- f. Wire: Twisted, shielded-pair cable.
- g. Output Signal: 4-20 ma.

2. Humidity Sensors: Bulk polymer sensing element type.

- a. Duct and room sensors shall have a sensing range of 20 to 80 percent with accuracy of  $\pm 2$  to  $\pm 5$  percent RH, including hysteresis, linearity, and repeatability.
- b. Outdoor humidity sensors shall be furnished with element guard and mounting plate and have a sensing range of 0 to 100 percent RH.
- c. 4-20 ma continuous output signal.

C. Static Pressure Sensors: Non-directional, temperature compensated.

1. 4-20 ma output signal.
2. 0 to 5 inches w.g. for duct static pressure range.
3. 0 to 0.25 inch w.g. for Building static pressure range.

D. Water flow sensors:

1. Type: Insertion vortex type with retractable probe assembly and 2 inch full port gate valve.
  - a. Pipe size: 3 to 24 inches.
  - b. Retractor: ASME threaded, non-rising stem type with hand wheel.
  - c. Mounting connection: 2 inch 150 PSI flange.
  - d. Sensor assembly: Design for expected water flow and pipe size.
  - e. Seal: Teflon (PTFE).
2. Controller:
  - a. Integral to unit.
  - b. Locally display flow rate and total.

- c. Output flow signal to BMCS: Digital pulse type.
  - 3. Performance:
    - a. Turndown: 20:1
    - b. Response time: Adjustable from 1 to 100 seconds.
    - c. Power: 24 volt DC
  - 4. Install flow meters according to manufacturer's recommendations. Where recommended by manufacturer because of mounting conditions, provide flow rectifier.
- E. Water Flow Sensors: shall be insertion turbine type with turbine element, retractor and preamplifier/transmitter mounted on a two-inch full port isolation valve; assembly easily removed or installed as a single unit under line pressure through the isolation valve without interference with process flow; calibrated scale shall allow precise positioning of the flow element to the required insertion depth within plus or minus 1 mm (0.05 inch); wetted parts shall be constructed of stainless steel. Operating power shall be nominal 24 VDC. Local instantaneous flow indicator shall be LED type in NEMA 4 enclosure with 3-1/2 digit display, for wall or panel mounting.
  - 1. Performance characteristics:
    - a. Ambient conditions: -40 degrees C to 60 degrees C (-40 degrees F to 140 degrees F), 5 to 100 percent humidity.
    - b. Operating conditions: 850 kPa (125 psig), 0 degrees C to 120 degrees C (30 degrees F to 250 degrees F), 0.15 to 12 m per second (0.5 to 40 feet per second) velocity.
    - c. Nominal range (turn down ratio): 10 to 1.
    - d. Preamplifier mounted on meter shall provide 4-20 ma divided pulse output or switch closure signal for units of volume or mass per a time base. Signal transmission distance shall be a minimum of 1,800 meters (6,000 feet). // Preamplifier for bi-directional flow measurement shall provide a directional contact closure from a relay mounted in the preamplifier //.
    - e. Pressure Loss: Maximum 1 percent of the line pressure in line sizes above 100 mm (4 inches).
    - f. Ambient temperature effects, less than 0.005 percent calibrated span per °C (°F) temperature change.
    - g. RFI effect - flow meter shall not be affected by RFI.
    - h. Power supply effect less than 0.02 percent of span for a variation of plus or minus 10 percent power supply.
- F. Steam Flow Sensor/Transmitter:
  - 1. Sensor: Vortex shedder incorporating wing type sensor and amplification technology for high signal-to-noise ratio, carbon steel body with 316 stainless steel working parts, 24 VDC power, NEMA 4 enclosure.
    - a. Ambient conditions, -40 degrees C to 80 degrees C (-40 degrees F to 175 degrees F).
    - b. Process conditions, 900 kPa (125 psig) saturated steam.
    - c. Turn down ratio, 20 to 1.
    - d. Output signal, 4-20 ma DC.



- e. Processor/Transmitter, NEMA 4 enclosure with keypad program selector and six digit LCD output display of instantaneous flow rate or totalized flow, solid state switch closure signal shall be provided to the nearest DDC panel for totalization.
  - 1) Ambient conditions, -20 degrees C to 50 degrees C (0 degrees F-120 degrees F), 0 95 percent non-condensing RH.
  - 2) Power supply, 120 VAC, 60 hertz or 24 VDC.
  - 3) Internal battery, provided for 24-month retention of RAM contents when all other power sources are removed.
- f. Sensor on all steam lines shall be protected by pigtail siphons installed between the sensor and the line, and shall have an isolation valve installed between the sensor and pressure source.

G. Flow switches:

- 1. Shall be either paddle or differential pressure type.
  - a. Paddle-type switches (liquid service only) shall be UL Listed, SPDT snap-acting, adjustable sensitivity with NEMA 4 enclosure.
  - b. Differential pressure type switches (air or water service) shall be UL listed, SPDT snap acting, NEMA 4 enclosure, with scale range and differential suitable for specified application.
- H. Current Switches: Current operated switches shall be self powered, solid state with adjustable trip current as well as status, power, and relay command status LED indication. The switches shall be selected to match the current of the application and output requirements of the DDC systems.

2.11 CONTROL CABLES

A. General:

- 1. Ground cable shields, drain conductors, and equipment to eliminate shock hazard and to minimize ground loops, common-mode returns, noise pickup, cross talk, and other impairments. Comply with Sections 27 05 26 and 26 05 26.
- 2. Cable conductors to provide protection against induction in circuits. Crosstalk attenuation within the system shall be in excess of -80 dB throughout the frequency ranges specified.
- 3. Minimize the radiation of RF noise generated by the System equipment so as not to interfere with any audio, video, data, computer main distribution frame (MDF), telephone customer service unit (CSU), and electronic private branch exchange (EPBX) equipment the System may service.
- 4. The as-installed drawings shall identify each cable as labeled, used cable, and bad cable pairs.
- 5. Label system's cables on each end. Test and certify cables in writing to the VA before conducting proof-of-performance testing. Minimum cable test requirements are for impedance compliance, inductance, capacitance, signal level compliance, opens, shorts, cross talk, noise, and distortion, and split pairs on all cables in the frequency ranges used. Make available all cable installation

and test records at demonstration to the VA. All changes (used pair, failed pair, etc.) shall be posted in these records as the change occurs.

6. Power wiring shall not be run in conduit with communications trunk wiring or signal or control wiring operating at 100 volts or less.
- B. Analogue control cabling shall be not less than No. 18 AWG solid, with thermoplastic insulated conductors as specified in Section 26 05 21.
  - C. Copper digital communication cable between the ECC and the B-BC and B-AAC controllers shall be 100BASE-TX Ethernet, Category 5e or 6, not less than minimum 24 American Wire Gauge (AWG) solid, Shielded Twisted Pair (STP) or Unshielded Twisted Pair (UTP), with thermoplastic insulated conductors, enclosed in a thermoplastic outer jacket, as specified in Section 27 15 00.
    1. Other types of media commonly used within IEEE Std 802.3 LANs (e.g., 10Base-T and 10Base-2) shall be used only in cases to interconnect with existing media.
  - D. Optical digital communication fiber, if used, shall be Multimode or Singlemode fiber, 62.5/125 micron for multimode or 10/125 micron for singlemode micron with SC or ST connectors as specified in TIA-568-C.1. Terminations, patch panels, and other hardware shall be compatible with the specified fiber and shall be as specified in Section 27 15 00. Fiber-optic cable shall be suitable for use with the 100Base-FX or the 100Base-SX standard (as applicable) as defined in IEEE Std 802.3.

## 2.12 THERMOSTATS AND HUMIDISTATS

- A. Room thermostats controlling unitary standalone heating and cooling devices not connected to the DDC system shall have three modes of operation (heating - null or dead band - cooling). Thermostats for patient bedrooms shall have capability of being adjusted to eliminate null or dead band. Wall-mounted thermostats shall have brushed aluminum finish, setpoint range and temperature display and external adjustment:
  1. Electronic Thermostats: Solid-state, microprocessor based, programmable to daily, weekend, and holiday schedules.
    - a. Public Space Thermostat: Public space thermostat shall have a thermistor sensor and shall not have a visible means of set point adjustment. Adjustment shall be via the digital controller to which it is connected.
    - b. Battery replacement without program loss.
- B. Strap-on thermostats shall be enclosed in a dirt-and-moisture proof housing with fixed temperature switching point and single pole, double throw switch.
- C. Freezestats shall have a minimum of 300 mm (one linear foot) of sensing element for each 0.093 square meter (one square foot) of coil area. A freezing condition at any increment of 300 mm (one foot) anywhere along the sensing element shall be sufficient to operate the thermostatic element. Freezestats shall be manually reset.
- D. Room Humidistats: Provide fully proportioning humidistat with adjustable throttling range for accuracy of settings and conservation. The humidistat shall have set point scales shown in percent of relative humidity located on the instrument. Systems showing moist/dry or high/low are not acceptable.

## 2.13 FINAL CONTROL ELEMENTS AND OPERATORS

- A. Fail Safe Operation: Control valves and dampers shall provide "fail safe" operation in either the normally open or normally closed position as required for freeze, moisture, and smoke or fire protection.
- B. Spring Ranges: Range as required for system sequencing and to provide tight shut-off.
- C. Power Operated Control Dampers (other than VAV Boxes): Factory-fabricated, balanced type dampers. All modulating dampers shall be opposed blade type and gasketed. Blades for two-position, duct-mounted dampers shall be parallel, airfoil (streamlined) type for minimum noise generation and pressure drop.
  - 1. Leakage: Maximum leakage in closed position shall not exceed 7 L/S (15 CFMs) differential pressure for outside air and exhaust dampers and 200 L/S/ square meter (40 CFM/sq. ft.) at 50 mm (2 inches) differential pressure for other dampers.
  - 2. Frame shall be galvanized steel channel with seals as required to meet leakage criteria.
  - 3. Blades shall be galvanized steel or aluminum, 200 mm (8 inch) maximum width, with edges sealed as required.
  - 4. Bearing shall be nylon, bronze sleeve or ball type.
  - 5. Hardware shall be zinc-plated steel. Connected rods and linkage shall be non-slip. Working parts of joints shall be brass, bronze, nylon or stainless steel.
  - 6. Maximum air velocity and pressure drop through free area the dampers:
    - a. Smoke damper in air handling unit: 305 meter per minute (1000 fpm).
    - b. Duct mounted damper: 600 meter per minute (2000 fpm).
    - c. Maximum static pressure loss: 50 Pascal (0.20 inches water gauge).
- D. Smoke Dampers and Combination Fire/Smoke Dampers: Dampers and operators are specified in Section 23 31 00 – HVAC Ducts and Casings. Control of these dampers is specified under this Section.
- E. Control Valves:
  - 1. Valves shall be rated for a minimum of 150 percent of system operating pressure at the valve location but not less than 900 kPa (125 psig).
  - 2. Valves 50 mm (2 inches) and smaller shall be bronze body with threaded or flare connections.
  - 3. Valves 60 mm (2 1/2 inches) and larger shall be bronze or iron body with flanged connections.
  - 4. Brass or bronze seats except for valves controlling media above 100 degrees C (210 degrees F), which shall have stainless steel seats.
  - 5. Flow characteristics:

- a. Three way modulating valves shall be globe pattern. Position versus flow relation shall be linear relation for steam or equal percentage for water flow control.
    - b. Two-way modulating valves shall be globe pattern. Position versus flow relation shall be linear for steam and equal percentage for water flow control.
    - c. Two-way 2-position valves shall be ball, gate or butterfly type.
  6. Maximum pressure drop:
    - a. Two position steam control: 20 percent of inlet gauge pressure.
    - b. Modulating Steam Control: 80 percent of inlet gauge pressure (acoustic velocity limitation).
    - c. Modulating water flow control, greater of 3 meters (10 feet) of water or the pressure drop through the apparatus.
  7. Two position water valves shall be line size.
- F. Damper and Valve Operators and Relays:
1. Pneumatic operators, spring return type with non-ferrous metal bellows or diaphragm of neoprene or other elastomer. Bellows or diaphragm shall be of sufficient size so that a change in operating pressure of not more than two (2) percent of the total motor operating pressure range will be required to start the valve or damper moving. Provide positive positioning or sequencing relays with adjustable operating range and starting point for operators sequenced with other operators to permit adjustment of control sequences, except for control valves in confined spaces in terminal units, which may use springs with range selected to provide necessary sequencing. Metal parts shall be aluminum, mill finish galvanized steel, or zinc plated steel or stainless steel.
  2. Electric operator shall provide full modulating control of dampers and valves. A linkage and pushrod shall be furnished for mounting the actuator on the damper frame internally in the duct or externally in the duct or externally on the duct wall, or shall be furnished with a direct-coupled design. Metal parts shall be aluminum, mill finish galvanized steel, or zinc plated steel or stainless steel. Provide actuator heads which allow for electrical conduit attachment. The motors shall have sufficient closure torque to allow for complete closure of valve or damper under pressure. Provide multiple motors as required to achieve sufficient close-off torque.
    - a. Minimum valve close-off pressure shall be equal to the system pump's dead-head pressure, minimum 50 psig for valves smaller than 4 inches.
  3. Electronic damper operators: Metal parts shall be aluminum, mill finish galvanized steel, or zinc plated steel or stainless steel. Provide actuator heads which allow for electrical conduit attachment. The motors shall have sufficient closure torque to allow for complete closure of valve or damper under pressure. Provide multiple motors as required to achieve sufficient close-off torque.
    - a. VAV Box actuator shall be mounted on the damper axle or shall be of the air valve design, and shall provide complete modulating control of the damper. The motor shall have a closure torque of 35-inch pounds minimum with full torque applied at close off to attain minimum leakage.

4. See Drawings for required control operation.

## 2.14 AIR FLOW CONTROL

- A. Airflow and static pressure shall be controlled via digital controllers with inputs from airflow control measuring stations and static pressure inputs as specified. Controller outputs shall be analog or pulse width modulating output signals. The controllers shall include the capability to control via simple proportional (P) control, proportional plus integral (PI), proportional plus integral plus derivative (PID), and on-off. The airflow control programs shall be factory-tested programs that are documented in the literature of the control manufacturer.
- B. Air Flow Measuring Station -- Electronic Thermal Type:
  1. Air Flow Sensor Probe:
    - a. Each air flow sensor shall contain two individual thermal sensing elements. One element shall determine the velocity of the air stream while the other element shall compensate for changes in temperature. Each thermal flow sensor and its associated control circuit and signal conditioning circuit shall be factory calibrated and be interchangeable to allow replacement of a sensor without recalibration of the entire flow station. The sensor in the array shall be located at the center of equal area segment of the duct and the number of sensors shall be adequate to accommodate the expected velocity profile and variation in flow and temperature. The airflow station shall be of the insertion type in which sensor support structures are inserted from the outside of the ducts to make up the complete electronic velocity array.
    - b. Thermal flow sensor shall be constructed of hermetically sealed thermistors or nickel chromium or reference grade platinum wire, wound over an epoxy, stainless steel or ceramic mandrel and coated with a material suitable for the conditions to be encountered. Each dual sensor shall be mounted in an extruded aluminum alloy strut.
  2. Air Flow Sensor Grid Array:
    - a. Each sensor grid shall consist of a lattice network of temperature sensors and linear integral controllers (ICs) situated inside an aluminum casing suitable for mounting in a duct. Each sensor shall be mounted within a strut facing downstream of the airflow and located so that it is protected on the upstream side. All wiring shall be encased (out of the air stream) to protect against mechanical damage.
    - b. The casing shall be made of welded aluminum of sufficient strength to prevent structural bending and bowing. Steel or iron composite shall not be acceptable in the casing material.
    - c. Pressure drop through the flow station shall not exceed 4 Pascal (0.015 inch w.g.) at 1,000 meter per minute (3,000 FPM).
  3. Electronics Panel:
    - a. Electronics Panel shall consist of a surface mounted enclosure complete with solid-state microprocessor and software.
    - b. Electronics Panel shall be A/C powered // 120 VAC // 24 VAC // and shall have the capability to transmit signals of 0-5 VDC, 0-10 VCD or 4-20 ma for use in control of the HVAC Systems. The electronic panel shall have

the capability to accept user defined scaling parameters for all output signals.

- c. Electronics Panel shall have the capability to digitally display airflow in CFM and temperature in degrees F. The displays shall be provided as an integral part of the electronics panel. The electronic panel shall have the capability to totalize the output flow in CFM for two or more systems, as required. A single output signal may be provided which will equal the sum of the systems totalized. Output signals shall be provided for temperature and airflow. Provide remote mounted air flow or temperature displays where indicated on the plans.
  - d. Electronics Panel shall have the following:
    - 1) Minimum of 12-bit A/D conversion.
    - 2) Field adjustable digital primary output offset and gain.
    - 3) Airflow analog output scaling of 100 to 10,000 FPM.
    - 4) Temperature analog output scaling from -45 degrees C to 70 degrees C (-50 degrees F to 160 degrees F).
    - 5) Analog output resolution (full scale output) of 0.025 percent.
  - e. All readings shall be in I.P. units.
4. Thermal flow sensors and its electronics shall be installed as per manufacturer's instructions. The probe sensor density shall be as follows:

Probe Sensor Density	
Area (sq. ft.)	Qty. Sensors
<=1	2
>1 to <4	4
4 to <8	6
8 to <12	8
12 to <16	12
>=16	16

- a. Complete installation shall not exhibit more than  $\pm 2.0$  percent error in airflow measurement output for variations in the angle of flow of up to 10 percent in any direction from its calibrated orientation. Repeatability of readings shall be within  $\pm 0.25$  percent.
- D. Static Pressure Measuring Station: shall consist of one or more static pressure sensors and transmitters along with relays or auxiliary devices as required for a complete functional system. The span of the transmitter shall not exceed two times the design static pressure at the point of measurement. The output of the transmitter shall be true representation of the input pressure with plus or minus 25 Pascal (0.1 inch) w.g. of the true input pressure:
- 1. Static pressure sensors shall have the same requirements as Airflow Measuring Devices except that total pressure sensors are optional, and only multiple static pressure sensors positioned on an equal area basis connected to a network of headers are required.
  - 2. For systems with multiple major trunk supply ducts, furnish a static pressure transmitter for each trunk duct. The transmitter signal representing the lowest static pressure shall be selected and this shall be the input signal to the controller.

3. The controller shall receive the static pressure transmitter signal and CU shall provide a control output signal to the supply fan capacity control device. The control mode shall be proportional plus integral (PI) (automatic reset) and where required shall also include derivative mode.
  4. In systems with multiple static pressure transmitters, provide a switch located near the fan discharge to prevent excessive pressure during abnormal operating conditions. High-limit switches shall be manually reset.
- E. Constant Volume Control Systems shall consist of an air flow measuring station along with such relays and auxiliary devices as required to produce a complete functional system. The transmitter shall receive its air flow signal and static pressure signal from the flow measuring station and shall have a span not exceeding three times the design flow rate. The CU shall receive the transmitter signal and shall provide an output to the fan volume control device to maintain a constant flow rate. The CU shall provide proportional plus integral (PI) (automatic reset) control mode and where required also inverse derivative mode. Overall system accuracy shall be plus or minus the equivalent of 2 Pascal (0.008 inch) velocity pressure as measured by the flow station.
- F. Airflow Synchronization:
1. Systems shall consist of an air flow measuring station for each supply and return duct, the CU and such relays, as required to provide a complete functional system that will maintain a constant flow rate difference between supply and return air to an accuracy of  $\pm 10$  percent. In systems where there is no suitable location for a flow measuring station that will sense total supply or return flow, provide multiple flow stations with a differential pressure transmitter for each station. Signals from the multiple transmitters shall be added through the CU such that the resultant signal is a true representation of total flow.
  2. The total flow signals from supply and return air shall be the input signals to the CU. This CU shall track the return air fan capacity in proportion to the supply air flow under all conditions.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

**A. General:**

1. Examine project plans for control devices and equipment locations; and report any discrepancies, conflicts or omissions to Project Manager for resolution before proceeding for installation.
2. Install equipment, piping, wiring/conduit parallel to or at right angles to building lines.
3. Install all equipment and piping in readily accessible locations. Do not run tubing and conduit concealed under insulation or inside ducts.
4. Mount control devices, tubing and conduit located on ducts and apparatus with external insulation on standoff support to avoid interference with insulation.

5. Provide sufficient slack and flexible connections to allow for vibration of piping and equipment.
6. Run tubing and wire connecting devices on or in control cabinets parallel with the sides of the cabinet neatly racked to permit tracing.
7. Install equipment level and plum.

B. Electrical Wiring Installation:

1. All wiring cabling shall be installed in conduits. Install conduits and wiring in accordance with Specification Section 26 05 33 – Raceway and Boxes for Electrical Systems. Conduits carrying control wiring and cabling shall be dedicated to the control wiring and cabling; these conduits shall not carry power wiring. Provide plastic end sleeves at all conduit terminations to protect wiring from burrs.
2. Install analog signal and communication cables in conduit and in accordance with Section 26 05 21. Install digital communication cables in conduit and in accordance with Specification Section 27 15 00 – Communications Horizontal Cabling.
3. Install conduit and wiring between operator workstation(s), digital controllers, electrical panels, indicating devices, instrumentation, miscellaneous alarm points, thermostats, and relays as shown on the drawings or as required under this section.
4. Install all electrical work required for a fully functional system and not shown on electrical plans or required by electrical specifications. Where low voltage (less than 50 volt) power is required, provide suitable Class B transformers.
5. Install all system components in accordance with local Building Code and National Electric Code.
  - a. Splices: Splices in shielded and coaxial cables shall consist of terminations and the use of shielded cable couplers. Terminations shall be in accessible locations. Cables shall be harnessed with cable ties.
  - b. Equipment: Fit all equipment contained in cabinets or panels with service loops, each loop being at least 300 mm (12 inches) long. Equipment for fiber optics system shall be rack mounted, as applicable, in ventilated, self-supporting, code gauge steel enclosure. Cables shall be supported for minimum sag.
  - c. Cable Runs: Keep cable runs as short as possible. Allow extra length for connecting to the terminal board. Do not bend flexible coaxial cables in a radius less than ten times the cable outside diameter.
  - d. Use vinyl tape, sleeves, or grommets to protect cables from vibration at points where they pass around sharp corners, through walls, panel cabinets, etc.
6. Conceal cables, except in mechanical rooms and areas where other conduits and piping are exposed.
7. Permanently label or code each point of all field terminal strips to show the instrument or item served. Color-coded cable with cable diagrams may be used to accomplish cable identification.



8. Grounding: ground electrical systems per manufacturer's written requirements for proper and safe operation.

C. Install Sensors and Controls:

1. Temperature Sensors:

- a. Install all sensors and instrumentation according to manufacturer's written instructions. Temperature sensor locations shall be readily accessible, permitting quick replacement and servicing of them without special skills and tools.
- b. Calibrate sensors to accuracy specified, if not factory calibrated.
- c. Use of sensors shall be limited to its duty, e.g., duct sensor shall not be used in lieu of room sensor.
- d. Install room sensors permanently supported on wall frame. They shall be mounted at 1.5 meter (5.0 feet) above the finished floor.
- e. Mount sensors rigidly and adequately for the environment within which the sensor operates. Separate extended-bulb sensors from contact with metal casings and coils using insulated standoffs.
- f. Sensors used in mixing plenum, and hot and cold decks shall be of the averaging of type. Averaging sensors shall be installed in a serpentine manner horizontally across duct. Each bend shall be supported with a capillary clip.
- g. All pipe mounted temperature sensors shall be installed in wells.
- h. All wires attached to sensors shall be air sealed in their conduits or in the wall to stop air transmitted from other areas affecting sensor reading.
- i. Permanently mark terminal blocks for identification. Protect all circuits to avoid interruption of service due to short-circuiting or other conditions. Line-protect all wiring that comes from external sources to the site from lightning and static electricity.

2. Pressure Sensors:

- a. Install duct static pressure sensor tips facing directly downstream of airflow.
- b. Install high-pressure side of the differential switch between the pump discharge and the check valve.
- c. Install snubbers and isolation valves on steam pressure sensing devices.

3. Actuators:

- a. Mount and link damper and valve actuators according to manufacturer's written instructions.
- b. Check operation of damper/actuator combination to confirm that actuator modulates damper smoothly throughout stroke to both open and closed position.
- c. Check operation of valve/actuator combination to confirm that actuator modulates valve smoothly in both open and closed position.

4. Flow Switches:

- a. Install flow switch according to manufacturer's written instructions.

- b. Mount flow switch a minimum of 5 pipe diameters up stream and 5 pipe diameters downstream or 600 mm (2 feet) whichever is greater, from fittings and other obstructions.
    - c. Assure correct flow direction and alignment.
    - d. Mount in horizontal piping-flow switch on top of the pipe.
- D. Installation of network:
  - 1. Ethernet:
    - a. The network shall employ Ethernet LAN architecture, as defined by IEEE 802.3. The Network Interface shall be fully Internet Protocol (IP) compliant allowing connection to currently installed IEEE 802.3, Compliant Ethernet Networks.
    - b. The network shall directly support connectivity to a variety of cabling types. As a minimum provide the following connectivity: 100 Base TX (Category 5e cabling) for the communications between the ECC and the B-BC and the B-AAC controllers.
  - 2. Third-party interfaces: Contractor shall integrate real-time data from building systems by other trades and databases originating from other manufacturers as specified and required to make the system work as one system.
- E. Installation of digital controllers and programming:
  - 1. Provide a separate digital control panel for each major piece of equipment, such as air handling unit, chiller, pumping unit etc. Points used for control loop reset such as outdoor air, outdoor humidity, or space temperature could be located on any of the remote control units.
  - 2. Provide sufficient internal memory for the specified control sequences and trend logging. There shall be a minimum of 25 percent of available memory free for future use.
  - 3. System point names shall be modular in design, permitting easy operator interface without the use of a written point index.
  - 4. Provide software programming for the applications intended for the systems specified, and adhere to the strategy algorithms provided.
  - 5. Provide graphics for each piece of equipment and floor plan in the building. This includes each chiller, cooling tower, air handling unit, fan, terminal unit, boiler, pumping unit etc. These graphics shall show all points dynamically as specified in the point list.

### 3.02 SYSTEM VALIDATION AND DEMONSTRATION

- A. As part of final system acceptance, a system demonstration is required (see below). Prior to start of this demonstration, the contractor is to perform a complete validation of all aspects of the controls and instrumentation system.
- B. Validation
  - 1. Prepare and submit for approval a validation test plan including test procedures for the performance verification tests. Test Plan shall address all specified

functions of the ECC and all specified sequences of operation. Explain in detail actions and expected results used to demonstrate compliance with the requirements of this specification. Explain the method for simulating the necessary conditions of operation used to demonstrate performance of the system. Test plan shall include a test check list to be used by the Installer's agent to check and initial that each test has been successfully completed. Deliver test plan documentation for the performance verification tests to the owner's representative 30 days prior to start of performance verification tests. Provide draft copy of operation and maintenance manual with performance verification test.

2. After approval of the validation test plan, installer shall carry out all tests and procedures therein. Installer shall completely check out, calibrate, and test all connected hardware and software to insure that system performs in accordance with approved specifications and sequences of operation submitted. Installer shall complete and submit Test Check List.

C. Demonstration

1. System operation and calibration to be demonstrated by the installer in the presence of the Architect or VA's representative on random samples of equipment as dictated by the Architect or VA's representative. Should random sampling indicate improper commissioning, the owner reserves the right to subsequently witness complete calibration of the system at no addition cost to the VA.
2. Demonstrate to authorities that all required safeties and life safety functions are fully functional and complete.
3. Make accessible; personnel to provide necessary adjustments and corrections to systems as directed by balancing agency.
4. The following witnessed demonstrations of field control equipment shall be included:
  - a. Observe HVAC systems in shut down condition. Check dampers and valves for normal position.
  - b. Test application software for its ability to communicate with digital controllers, operator workstation, and uploading and downloading of control programs.
  - c. Demonstrate the software ability to edit the control program off-line.
  - d. Demonstrate reporting of alarm conditions for each alarm and ensure that these alarms are received at the assigned location, including operator workstations.
  - e. Demonstrate ability of software program to function for the intended applications-trend reports, change in status etc.
  - f. Demonstrate via graphed trends to show the sequence of operation is executed in correct manner, and that the HVAC systems operate properly through the complete sequence of operation, e.g., seasonal change, occupied/unoccupied mode, and warm-up condition.
  - g. Demonstrate hardware interlocks and safeties functions, and that the control systems perform the correct sequence of operation after power loss and resumption of power loss.

- h. Prepare and deliver to the VA graphed trends of all control loops to demonstrate that each control loop is stable and the set points are maintained.
  - i. Demonstrate that each control loop responds to set point adjustment and stabilizes within one (1) minute. Control loop trend data shall be instantaneous and the time between data points shall not be greater than one (1) minute.
- 5. Witnessed demonstration of ECC functions shall consist of:
  - a. Running each specified report.
  - b. Display and demonstrate each data entry to show site specific customizing capability. Demonstrate parameter changes.
  - c. Step through penetration tree, display all graphics, demonstrate dynamic update, and direct access to graphics.
  - d. Execute digital and analog commands in graphic mode.
  - e. Demonstrate DDC loop precision and stability via trend logs of inputs and outputs (6 loops minimum).
  - f. Demonstrate EMS performance via trend logs and command trace.
  - g. Demonstrate scan, update, and alarm responsiveness.
  - h. Demonstrate spreadsheet/curve plot software, and its integration with database.
  - i. Demonstrate on-line user guide, and help function and mail facility.
  - j. Demonstrate digital system configuration graphics with interactive upline and downline load, and demonstrate specified diagnostics.
  - k. Demonstrate multitasking by showing dynamic curve plot, and graphic construction operating simultaneously via split screen.
  - l. Demonstrate class programming with point options of beep duration, beep rate, alarm archiving, and color banding.

**END OF SECTION**