

**SECTION 23 09 23  
DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC**

**PART 1 - GENERAL**

**1.1 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 and final project documentation.
1. The direct-digital control system(s) shall consist of high-speed, peer-to-peer network of DDC controllers, and a control system server. 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 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, specified services and items required for complete and fully functional Controls Systems.
- B. 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. Terminal units' velocity sensors
  3. Unitary HVAC equipment split systems, controls. These include:
    - a. Discharge temperature control.

- b. Economizer Control.
  - c. Flowrate control.
  - d. Setpoint reset.
  - e. Time of Day indexing.
  - f. Status alarm.
4. Variable speed motor controller (VSMC) controls by drive manufacturer. These controls, if not native Metasys, shall require a Metasys Gateway and interface card. The division 23 contractor shall furnish the VSMC's to the Division 26 contractor for installation and connection to line voltage wiring. The division 23 contractor shall make all low voltage and control connections as well as all testing, start up, and programming. The division 23 contractor shall be responsible for a fully operational VSMC system.
5. The following systems have limited control (as individually noted below) from the ECC:
- a. Constant temperature or volume rooms: temperature out of acceptable range and status alarms.
  - b. Medical gas systems (if not bottled at point of use): low pressure and status alarms.
  - c. Medical and dental vacuum systems: high pressure and status alarms.
  - d. Medical and dental compressed air systems: low pressure and status alarms.
  - e. Domestic water heating systems: low temperature, high temperature and status alarms.
  - f. Elevators: status alarms.
  - g. Building lighting systems: on/off and scene control.
  - h. Storm water removal pumps: status alarm.
  - i. Decontamination and Sterilization rooms: pressure outside of acceptable limit alarms.

C. 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 09 23	23 09 23	26

Work/Item/System	Furnish	Install	Low Voltage Wiring	Line Power
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
Flow measuring and sensing devices, and transmitters (Air, Steam, water)	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
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
VSMC's	23 09 23	26	23 09 23	26
Medical gas panels	23	23	26	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
Packaged RTU space-mounted controls (not furnished with equipment)	23 09 23	23 09 23	23 09 23	26

Work/Item/System	Furnish	Install	Low Voltage Wiring	Line Power
Package RTU unit-mounted controls (not furnished with equipment)	23 09 23	23 09 23	23 09 23	26
Digital to pneumatic transducers	23 09 23	23 09 23	23 09 23	23 09 23
Starters, HOA switches	23	23	N/A	26

- D. **Basis of Design: Metasys provided by Johnson Controls - [BUILDING STANDARD - NO SUBSTITUTE]**. This facility's existing direct-digital control system is manufactured by Johnson Controls. The local Johnson Controls contact is C.J. Goddard at (319)350-4583. The existing system's top-end communications is via Metasys. 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. This project is to connect to the existing direct-digital control system. Coordinate with VA personnel to determine all requirements for proper integration and miscellaneous items not specified.
  2. Leave existing direct digital system intact and in place. Upgrade the existing direct digital control system's only as required to add/connect this project to the existing direct digital control system. Where required, connect to existing pneumatic systems with digital to pneumatic transducers for connection of new direct digital controlled equipment.
- E. This campus has standardized on an existing standard Metasys System supported by a pre-selected 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 Metasys 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 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 contractor	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		

- F. Unitary standalone systems including Unit Heaters, Cabinet Unit Heaters, Fan Coil Units, Base Board Heaters, 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. Vestibule heater
  3. Exterior stair heater
  4. Attic heating and ventilation
  5. 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.

## 1.2 RELATED WORK

- A. Section 21 05 11, Common Work Results for Fire Suppression.
- B. Not Used.
- C. Not Used.
- D. Section 21 10 00, Water-Based Fire-Suppression Systems.
- E. Not Used.
- F. Not Used.
- G. Not Used.
- H. Section 22 62 00, Vacuum Systems for Laboratory and Healthcare Facilities.
- I. Section 22 63 00, Gas Systems for Laboratory and Healthcare Facilities.
- J. Not Used.
- K. Section 23 21 13, Hydronic Piping.
- L. Section 23 22 13, Steam and Condensate Heating Piping.
- M. Section 23 31 00, HVAC Ducts and Casings.
- N. Section 23 36 00, Air Terminal Units.
- O. Section 23 74 13, Packaged, Outdoor, Central Station Air-Handling Units
- P. Section 23 81 43, Air-Source Unitary Heat Pumps.
- Q. Section 26 05 11, Requirements for Electrical Installations.

- R. Section 26 05 19, 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 09 23, Lighting Controls.
- V. Section 26 24 16, Panelboards
- W. Section 26 27 26, Wiring Devices.
- X. Section 26 29 11, Motor Starters.
- Y. Section 27 15 00, Communications Horizontal Cabling
- Z. Section 28 31 00, Fire Detection and Alarm.

## 1.2 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. Not Used.
- E. Not Used.
- F. Not Used.
- G. Not Used.
- H. Not Used.
- I. Not Used.
- J. Not Used.
- K. Not Used.
- 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 Metasys Device Object and uses Metasys protocol to communicate with other devices.
- S. Device Object: Every Metasys 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 Metasys internetwork. This number is often referred to as the device instance.
- T. 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.
- U. Not Used.
- 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 de-centralized 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 Metasys applications, a gateway has Metasys on one side and non-Metasys (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. Network Number: A site-specific number assigned to each network segment to identify for routing. This network number must be unique throughout the Metasys internetwork.
- PP. Not Used.
- QQ. Object Identifier: An object property used to identify the object, including object type and instance. Object Identifiers must be unique within a device.
- RR. 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.
- SS. Operating system (OS): Software, which controls the execution of computer application programs.
- TT. 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 Photo Shop.
- UU. Peripheral: Different components that make the control system function as one unit. Peripherals include monitor, printer, and I/O unit.
- VV. 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.
- WW. PICS: Protocol Implementation Conformance Statement, describing the Metasys capabilities of a device. All Metasys devices have published PICS.
- XX. PID: Proportional, integral, and derivative control, used to control modulating equipment to maintain a setpoint.

YY. Repeater: A network component that connects two or more physical segments at the physical layer.

ZZ. Router: a component that joins together two or more networks using different LAN technologies. Examples include joining a Metasys Ethernet LAN to a Metasys MS/TP LAN.

AAA. Sensors: devices measuring state points or flows, which are then transmitted back to the DDC system.

BBB. Thermostats: devices measuring temperatures, which are used in control of standalone or unitary systems and equipment not attached to the DDC system.

#### **1.4 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.
3. Refer to specifications section 26 29 11, 1.5 for additional applicable publications.

### **1.5 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	±50 Pa (±0.2 in. w.g.)	0-1.5 kPa (0-6 in. w.g.)
Air Pressure	±3 Pa (±0.01 in. w.g.)	-25 to 25 Pa (-0.1 to 0.1 in. w.g.)
Airflow	±10% of full scale	
Space Temperature	±1.0°C (±2.0°F)	
Duct Temperature	±1.5°C (±3°F)	
Humidity	±5% RH	
Fluid Pressure	±10 kPa (±1.5 psi)	0-1 MPa (1-150 psi)
Fluid Pressure	±250 Pa (±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.

#### 1.6 WARRANTY

- A. Labor and materials for control systems shall be warranted for a period as specified under Warranty.
- 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. 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.

#### 1.7 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. 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.
9. Not Used.

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 Specification 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.

## **1.8 INSTRUCTIONS**

- A. Instructions to VA operations personnel: Perform in accordance with Article, INSTRUCTIONS, in Specification 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 16 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 32 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.

#### **1.9 PROJECT CONDITIONS (ENVIRONMENTAL CONDITIONS OF OPERATION)**

- A. The peripheral devices and system support equipment shall be designed to operate in ambient condition of 20 to 35°C (65 to 90°F) at a relative humidity of 20 to 80% 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°C (-40 to 150°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, Refrigerating, and Air-Conditioning Engineers (ASHRAE):
- C. American Society of Mechanical Engineers (ASME):
  - B16.18-01 .....Cast Copper Alloy Solder Joint Pressure Fittings.
  - B16.22-01 .....Wrought Copper and Copper Alloy Solder Joint Pressure Fittings.
- D. American Society of Testing Materials (ASTM):
  - B32-08 .....Standard Specification for Solder Metal
  - B88-09 .....Standard Specifications for Seamless Copper Water Tube
  - B88M-09 .....Standard Specification for Seamless Copper Water Tube (Metric)

- B280-08 .....Standard Specification for Seamless Copper Tube  
for Air-Conditioning and Refrigeration Field  
Service
- D2737-03 .....Standard Specification for Polyethylene (PE)  
Plastic Tubing
- E. Federal Communication Commission (FCC):
- Rules and Regulations Title 47 Chapter 1-2001 Part 15: Radio Frequency  
Devices.
- F. Institute of Electrical and Electronic Engineers (IEEE):
- 802.3-11 .....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):
- 70-11 .....National Electric Code
- 90A-09 .....Standard for Installation of Air-Conditioning and  
Ventilation Systems
- H. Underwriter Laboratories Inc (UL):
- 94-10 .....Tests for Flammability of Plastic Materials for  
Parts and Devices and Appliances
- 294-10 .....Access Control System Units
- 486A/486B-10 .....Wire Connectors
- 555S-11 .....Standard for Smoke Dampers
- 916-10 .....Energy Management Equipment
- 1076-10 .....Proprietary Burglar Alarm Units and Systems

## **PART 2 - PRODUCTS**

### **2.1 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.

### **2.2 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 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. Not Used.
  - b. Network computer processing, data storage and Metasys-compliant communication equipment including Servers and digital data processors.
  - c. Metasys-compliant routers, bridges, switches, hubs, modems, gateways, interfaces and similar communication equipment.
  - d. Active processing Metasys-compliant building controllers connected to other Metasys-compliant 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 Metasys 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.

### 2.3 COMMUNICATION

- A. Control products, communication media, connectors, repeaters, hubs, and routers shall comprise a Metasys internetwork.
- B. Each controller shall have a communication port for connection to an operator interface.
- C. 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. Controllers with real-time clocks shall use the Metasys Time Synchronization service. 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.

### 2.7 NETWORK AND DEVICE NAMING CONVENTION

- A. Network Numbers
  - 1. Metasys network numbers shall be based on a "facility code, network" concept. The "facility code" is the VAMC's or VA campus' assigned numeric value assigned to a specific facility or building. The "network" typically corresponds to a "floor" or other logical configuration within the building. Verify existing standards.
- B. Not Used.
- C. Device Names

1. Name the control devices based on facility name, location within a facility, the system or systems that the device monitors and/or controls, or the area served. The intent of the device naming is to be easily recognized. Names can be up to 254 characters in length, without embedded spaces. Provide the shortest descriptive, but unambiguous, name. For example, in building #123 prefix the number with a "B" followed by the building number, if there is only one chilled water pump "CHWP-1", a valid name would be "B123.CHWP.1.STARTSTOP". If there are two pumps designated "CHWP-1", one in a basement mechanical room (Room 0001) and one in a penthouse mechanical room (Room PH01), the names could be "B123.R0001.CHWP.1. STARTSTOP" or "B123.RPH01.CHWP.1.STARTSTOP". In the case of unitary controllers, for example a VAV box controller, a name might be "B123.R101.VAV".

## **2.8 VARIABLE SPEED MOTOR CONTROLLER (VSMC)**

- A. VSMC shall be in accordance with applicable portions of this specification. The VSMC package as specified herein shall be enclosed in a UL NEMA Type 1 enclosure (enclosures with only NEMA ratings are not acceptable), completely assembled and tested by the manufacturer in an ISO9001 facility.
- B. Maximum physical size of each unit:
  1. 1-15 HP: 12 inches deep, 16 inches wide, 30 inches high.
  2. 20-50 HP: 13 inches deep, 16 inches wide, 46 inches high.

An integrated enclosure extender box shall be provided to contain the Motor Circuit Protector, the bypass and the reactor for each VSMC.
- C. VSMC shall be electronic, with adjustable frequency and voltage, three phase output, capable of driving standard NEMA B three-phase induction motors at full rated speed. The control technique shall be pulse width modulation (PWM), where the VSMC utilizes a full wave bridge design incorporating diode rectifier circuitry. Silicon controlled rectifiers or other control techniques are not acceptable.
- D. VSMC shall be suitable for variable torque loads, and shall be capable of providing sufficient torque to allow the motor to break away from rest upon first application of power. VSMCs and options shall be UL508 listed as a complete assembly. The base VSMC shall be UL listed for 100 kA SCCR without the need for external input fuses

- E. VSMC shall be capable of operating within voltage parameters of plus 10 to minus 10 percent of line voltage, and be suitably rated for the full load amps of the maximum watts (HP) within its class. The VSMC shall continue to operate without faulting from a line of +30% to -35% of nominal voltage.
- F. Minimum efficiency shall be 95 percent at 100 percent speed and 85 percent at 50 percent speed.
- G. The displacement power factor of the VSMC shall not be less than 95 percent under any speed or load condition.
- H. VSMC current and voltage harmonic distortion shall not exceed the values allowed by IEEE 519. Have internal swinging (non-linear) chokes providing impedance equivalent to 5% to reduce the harmonics to the power line. Swinging choke shall be required resulting in superior partial load harmonic reduction. Linear chokes are not acceptable. 5% impedance may be from dual (positive and negative DC bus) chokes, or 5% swinging AC line chokes. VSMC's with only one DC choke shall add an AC line choke.
- I. Operating and Design Conditions:
  - 1. -15 to 40° C (5 to 104° F) ambient temperature. Operation to 50° C shall be allowed with a 10% reduction from VSMC full load current.
  - 2. Altitude 0 to 3300 feet above sea level. Operation to 6600 shall be allowed with a 10% reduction from VSMC full load current.
  - 3. Humidity less than 95%, non-condensing.
  - 4. Input frequency tolerance shall be +/- 2 Hz.
  - 5. Efficiency shall be a minimum of 95% at full load at full speed. Displacement power factor shall be greater than .95 lagging over the entire speed range.
  - 6. The drive overload current shall be 100% continuous and 110% for 1 minute.
- J. VSMC shall have the following features:

1. Isolated power for control circuits.
2. All circuit boards shall be coated to protect against corrosion.
3. Manually resettable overload protection for each phase.
4. Adjustable current limiting circuitry to provide soft motor starting. Maximum starting current shall not exceed 200 percent of motor full load current.
5. Independent acceleration and deceleration time adjustment, manually adjustable from 2 to 2000 seconds. Set timers to the equipment manufacturer's recommended time in the above range.
6. Control input circuitry that will accept 4 to 20 mA current or 0-10 VDC voltage control signals from an external source.
7. Automatic frequency adjustment from 1 Hz to 300 Hz.
8. Circuitry to initiate an orderly shutdown when any of the conditions listed below occurs. The VSMC shall not be damaged by any of these electrical disturbances and shall automatically restart when the conditions are corrected. The VSMC shall be able to restart into a rotating motor operating in either the forward or reverse direction and matching that frequency.
  - a. Incorrect phase sequence.
  - b. Single phasing.
  - c. Over-voltage in excess of 10 percent.
  - d. Under-voltage in excess of 15 percent.
  - e. Running overcurrent above 110 percent (VSMC shall not automatically reset for this condition.)
  - f. Instantaneous overcurrent above 150 percent (VSMC shall not automatically reset for this condition).
  - g. Short duration power outages of 12 cycles or less (i.e., distribution line switching, generator testing, and automatic transfer switch operations.)
9. Provide automatic shutdown upon receiving a power transfer warning signal from an automatic transfer switch. VSMC shall automatically restart motor after the power transfer.
10. Automatic Reset/Restart: Attempt three restarts after VSMC fault or on return of power after an interruption and before shutting down for manual reset or fault correction, with adjustable delay time between restart attempts.



11. Bidirectional Autospeed Search: Capable of starting VSMC into rotating loads spinning in either direction and returning motor to set speed in proper direction, without causing damage to VSMC, motor, or load.
12. The Maximum Short Circuit Current Rating of the entire VSMC assembly shall be 100,000 RMS symmetrical for all ratings.
13. Input fuses shall be provided for all integrated enclosures.
- K. VSMC shall include an input circuit breaker which will disconnect all input power, interlocked with the door so that the door cannot be opened with the circuit breaker in the closed position.
- L. VSMC shall include a 5% line reactor and a built-in RFI/EMI filter. All VSMC's shall include EMI/RFI filters. The onboard filters shall allow the VSMC assembly to be CE Marked and the VSMC shall meet product standard EN 61800-3 for the First Environment restricted level (Category C2) with up to 100 feet of motor cable.
- M. VSMC shall include three-phase protection against damage from supply voltage surges in accordance with UL 1449. The VSMC shall include a coordinated AC transient surge protection system consisting of 4 MOVs (phase to phase and phase to ground), a capacitor clamp, 1600 PIV Diode Bridge and internal chokes. The MOV's shall have a minimum 125 joule rating per phase across the diode bridge. VSMCs that do not include coordinated AC transient surge protection shall include an external TVSS (Transient Voltage Surge Suppressor).
- N. VSMC shall include front-accessible operator station, with sealed backlit removable keypad and digital LCD display, which allows complete programming, operating, monitoring, and diagnostic capabilities. Capable of remote mounting and allow for uploading and downloading of parameter settings as an aid for start-up of multiple VSMCs. Access to the operator control station shall be available without opening the door of the VSMC. The keypad shall include a Local/Remote key to toggle the system to and from the Local and Remote modes.
  1. Typical control functions shall include but not be limited to:
    - a. HAND-OFF-AUTOMATIC-RESET, with manual speed control in HAND mode. The drive shall incorporate "bumpless transfer" of speed reference when switching between "Hand" and "Auto" modes. There shall be fault reset and "Help" buttons on the keypad. The Help

- button shall include "on-line" assistance for programming and troubleshooting.
- b. NORMAL-BYPASS.
  - c. NORMAL-TEST, which allows testing and adjusting of the VSMC while in bypass mode.
  - d. There shall be a built-in time clock in the VSMC keypad. The clock shall have a battery backup with 10 years minimum life span. The clock shall be used to date and time stamp faults and record operating parameters at the time of fault. VSMC programming shall be held in non-volatile memory and is not dependent on battery power.
  - e. The keypad shall include a minimum of 14 assistants including:
    - 1) Start-up assistant
    - 2) Parameter assistants
      - a) PID assistant
      - b) Reference assistant
      - c) I/O assistant
      - d) Serial communications assistant
      - e) Option module assistant
      - f) Panel display assistant
      - g) Low noise set-up assistant
    - 3) Maintenance assistant
    - 4) Troubleshooting assistant
    - 5) Drive optimizer assistants
2. Typical monitoring functions shall include but not be limited to:
- a. Output frequency (Hz).
  - b. Motor speed and status (run, stop, fault).
  - c. Output voltage and current.
  - d. Motor Torque
  - e. Motor Power (kW)
  - f. DC Bus Voltage
3. Typical fault and alarm functions shall include but not be limited to:
- a. Loss of input signal, under- and over-voltage, inverter overcurrent, motor overload, critical frequency rejection with selectable and adjustable deadbands, instantaneous line-to-line

and line-to-ground overcurrent, loss-of-phase, reverse-phase, and short circuit.

- b. System protection indicators indicating that the system has shutdown and will not automatically restart.
- O. VSMC shall include two N.O. and two N.C. dry contacts rated 120 Volts, 10 amperes, 60 Hz.
- P. VSMC shall include pre-programmed application macros specifically designed for start-up. The Application Macros shall provide one command to reprogram all parameters and customer interfaces for a particular application to reduce programming time. The VSMC shall have two user macros to allow the end-user to create and save custom settings.
- Q. VSMC shall include The VSMC shall provide a programmable loss-of-load (broken belt / broken coupling) Form-C relay output. The drive shall be programmable to signal the loss-of-load condition via a keypad warning, Form-C relay output, and / or over the serial communications bus. The loss-of-load condition sensing algorithm shall include a programmable time delay that will allow for motor acceleration from zero speed without signaling a false loss-of-load condition.
- R. The VSMC shall include multiple "two zone" PID algorithms that allow the VSMC to maintain PID control from two separate feedback signals (4-20mA, 0-10V, and / or serial communications). The two zone control PID algorithm will control motor speed based on a minimum, maximum, or average of the two feedback signals. All of the VSMC PID controllers shall include the ability for "two zone" control.
- S. If the input reference is lost, the VSMC shall give the user the option of either (1) stopping and displaying a fault, (2) running at a programmable preset speed, (3) hold the VSMC speed based on the last good reference received, or (4) cause a warning to be issued, as selected by the user. The drive shall be programmable to signal this condition via a keypad warning, Form-C relay output and / or over the serial communication bus.
- T. VSMC shall include a serial communications EIA-485 port as standard. The standard protocols shall be Johnson Controls Metasys.
- U. The VSMC shall include a fireman's override input.
- V. Hardware, software, network interfaces, gateways, and programming to control and monitor the VSMC by control systems specified in other

specification sections, including but not limited to Divisions 22 and 23.

- W. Network communications ports: As required for connectivity to control systems specified in other specification sections, including but not limited to Divisions 22 and 23.
- X. Communications protocols: As required for communications with control systems specified in other specification sections, including but not limited to Divisions 22 and 23.
  - 1. The VSMC shall have cooling fans that are designed for easy replacement. The fans shall be designed for replacement without requiring removing the VSMC from the wall or removal of circuit boards. The VSMC cooling fans shall operate only when required, based on the temperature of and run command to the drive. VSMC protection shall be based on thermal sensing and not cooling fan operation.
- Y. Bypass controller: Provide contactor-style bypass, arranged to bypass the inverter.
  - 1. Inverter Output Contactor and Bypass Contactor: Load-break NEMA-rated contactor.
  - 2. Motor overload relays.
  - 3. HAND-OFF-AUTOMATIC bypass control.
- Z. Bypass operation: Transfers motor between inverter output and bypass circuit, manually, automatically, or both. VSMC shall be capable of stable operation (starting, stopping, and running), and control by fire alarm and detection systems, with motor completely disconnected from the inverter output. Transfer between inverter and bypass contactor and retransfer shall only be allowed with the motor at zero speed.
- AA. Inverter Isolating Switch: Provide non-load-break switch arranged to isolate inverter and permit safe troubleshooting and testing of the inverter, both energized and de-energized, while motor is operating in bypass mode. Include padlockable, door-mounted handle mechanism.
- BB. VSMC Bypass shall include a complete factory wired and tested bypass system consisting of a door interlocked, padlockable circuit breaker, output contactor, bypass contactor, serial communications, smoke control override, firemans override, LCD display, fast acting VSMC input fuses, and other standard options of the listed acceptable model. UL Listed motor overload protection shall be provided in both drive and bypass modes.

## CC. Acceptable Manufacturer:

1. Toshiba Q9 Adjustable Speed Drive.
2. Provide with: factory authorized start up and owner training.
3. The VSMC product warranty shall be 36 months from the date of factory shipment.
4. The manufacturer shall manufacture both VSMC's and motors.
5. The VSMC shall be manufactured in the United States.

## DD. Factory start-up shall be provided for each drive by a factory authorized service center. A start-up form shall be filled out for each drive with a copy provided to the owner, and a copy kept on file at the manufacturer.

1. Factory trained application engineering and service personnel that are thoroughly familiar with the VSMC products offered shall be locally available at both the specifying and installation locations. A toll free 24/365 technical support line connected to factory support personnel located in the US shall be available. Technical support offered only through the local sales office is not acceptable.
2. Training shall include installation, programming and operation of the VSMC, bypass and serial communication. Factory authorized start up and owner training to be provided locally upon request.

**2.9 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.
  7. Communication.
    - a. Each controller shall reside on a Metasys network using the ISO 8802-3 (Ethernet) Data Link/Physical layer protocol for its communications. Each building controller also shall perform Metasys routing if connected to a network of custom application and application specific controllers.
    - b. The controller shall provide a service communication port using Metasys 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% to 110% of nominal voltage rating and shall perform an orderly shutdown below 80% 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 m (3 ft).
- 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 Metasys 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 a Metasys network using the ISO 8802-3 (Ethernet) Data Link/Physical layer protocol for its communications. Each building controller also shall perform Metasys 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% to 110% of nominal voltage rating and shall perform an orderly shutdown below 80%. Operation shall be protected against electrical noise of 5-120 Hz and from keyed radios up to 5 W at 1 m (3 ft).
7. Transformer. Power supply for the ASC must be rated at a minimum of 125% 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. 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 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.
- b. Night Setback/Morning Warm up Control: The system shall provide the ability to automatically adjust set points for this mode of operation.
- c. 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.

- d. 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.
- e. 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.
- f. 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.

- g. 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.

## **2.10 SPECIAL CONTROLLERS**

- A. Room Differential Pressure Controller: The differential pressure in isolation rooms, and ante-rooms, shall be maintained by controlling the quantity of air exhausted from or supplied to the room. A sensor-controller shall measure and control the velocity of air flowing into or out of the room through a sampling tube installed in the wall separating the room from the adjacent space, and display the value on its monitor. The preferred room pressure monitor is a TSI RPM20. The sensor-controller shall meet the following as a minimum:
  1. Operating range: -0.25 to +0.25 inches of water column
  2. Resolution: 5 percent of reading
  3. Accuracy: +/- 10 percent of reading +/- 0.005 inches of water column
  4. Analog output: 0-10 VDC or 4-20 ma
  5. Operating temperature range: 32°F-120°F
  6. LCD display. Display to show temperature and air flow setting, and instantaneous values.

## **2.11 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 tooled-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 the 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. Set-point adjustment shall be only through the ECC or through the DDC system's diagnostic device/laptop. Provide a stainless steel cover plate 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 wg for duct static pressure range.

3. 0 to 0.25 inch wg 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 minute 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. Manufacturer "Onicon".

1. Performance characteristics:

- a. Ambient conditions: -40°C to 60°C (-40°F to 140°F), 5 to 100% humidity.
- b. Operating conditions: 850 kPa (125 psig), 0°C to 120°C (30°F to 250°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, NIST traceable, wet calibrated flow-measuring element, transmitter, visual display, integral temperature sensor, and calibration certificate. Manufacturer "Onicon model F-2000 series multi-variable inline vortex shredding flow meter".
  - a. Ambient conditions, -40°C to 80°C (-40°F to 175°F), maximum temperature rating 500 deg F.
  - b. Process conditions, 900 kPa (125 psig) saturated steam, maximum pressure rating 1400 psig.
  - 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 information, totalized flow, solid state switch closure signal shall be provided to the nearest DDC panel for totalization, diagnostics. Transmitter shall be factory configured for this specific application.
    - 1) Ambient conditions, -20°C to 50°C (0°F-120°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.
- 4) Factory calibrated and scaled for intended application.
- f. If device does not have integral temperature sensor, then device 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. Vortex-shedding sensing element shall be welded 316L shedder bar, two piezoelectric crystals for sensing vortices and 1000 ohm platinum RTD for measuring saturated steam temperature.
- h. 300 series stainless steel body and ANSI class 300 flanges.
- i. Individual calibration tag shall be attached indicating calibration and programming information.
- j. Flow meter shall provide calibrated outputs directly from the transmitter, throughout the operating range with the accuracy stated as follows: Plus or minus 0.75% of volumetric flow rate from 10 to 250 ft/sec velocity. Plus or minus 1.5% of mass steam flow rate from 10 to 250 ft/sec velocity.
- k. Each flow meter shall receive a wet calibration at five points within the expected operating range, against a primary volumetric standard.
- l. Installation and operating instructions shall be provided for each flow meter.
- m. Each flow meter shall be covered by the manufacturer's two year warranty.
- G. Steam Condensate Meters: provide a magnetic flowmeter in new installations; provide an ultrasonic or vortex-shedding flowmeter in existing installations which service interruption is not allowed. Provide temperature and pressure transducers to develop the energy flow.
- H. Magnetic flowmeters.
  - 1. Meter shall have an all-welded flanged 316 stainless steel engineered flow tube with no seals. No sensor parts shall be exposed to the flow stream. Design meter for mating with Schedule 40 piping.

- a. Meter shall be suitable for 25% warmer than the fluid operating temperature and for 25% higher than either the fluid's operating pressure or 25% higher than the piping system's safety valve set pressure, whichever is higher.
  - b. Meter flanges shall be Class 150 or higher, if required by the piping system's temperature and pressure Class.
  - c. Meter shall be suitable for installation in ambient conditions ranging from -29 to 60 degrees C (-20 to 140 degrees F).
- 2. Provide meter data head.
  - a. Meters shall have digital readout of pressure-compensated flow rate and totalization located at transmitter and transmit flow rate and totalization digital signals to the Site Data Aggregation Device. As an option, pressure compensation and the compensated flow rate may be performed and displayed by the Site Data Aggregation Device receiving signals from the flow meter and from a pressure transmitter.
  - b. Provide programmable microprocessor electronics with on-board programming. Output signals shall be immune to ambient temperature swings. Processor shall include continuous self-diagnostic routines that identify electronics problems and provide a warning. Electronics shall be replaceable in the field without affecting metering accuracy. Provide power supply as recommended by meter manufacturer. Mount electronics in a NEMA 4 enclosure separate from meter body in position accessible from platform or floor without the use of a portable ladder.
    - 1) Power supply to meter and transmitter shall be 120V/60hz. Provide a Class 2 control voltage transformer for 24VDC power to meter as needed.
- 3. Performance:
  - a. Transmitted signal from flowmeter and its transmitter shall have a total (rms) accuracy plus or minus 1.5% of flow rate.



- b. Flowmeter accuracy shall be no more than plus or minus 1.5% of actual flow rate for gasses and plus or minus 1% of actual flow rate for liquids. Flowmeter repeatability shall be no more than 0.2% of actual flow rate. Meter shall be designed to minimize vibration effect and to provide elimination of this effect.
    - c. Minimum turndown ratio shall be 20:1 for gasses and liquids. Maximum fluid pressure drop shall be as scheduled.
  - I. 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.
  - J. 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.

## 2.12 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.
  7. Power and controls wiring shall be run in conduits within all mechanical and electrical rooms.
- 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.

### 2.13 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 manufacturer's recommendation 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. Patient Room Thermostats: thermistor with in-space User set point adjustment and an on-casing room temperature numerical temperature display.
    - c. Psychiatric Patient Room Sensors: Electronic duct sensor as noted under article 2.4.
    - c. 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.

### 2.14 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 gage).
- 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. Pressure Independent Control Valves for Reheat Coils:
  - 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.

## 8. Valve construction shall meet specifications per 23 21 13-2.8.L, Hydronic Piping.

## F. Damper and Valve Operators and Relays:

- 1. 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.
- 2. 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.
- 3. See drawings for required control operation.
- G. Digital-to-Pneumatic Transducers: Convert plus or minus 12-V dc pulse-width-modulation outputs, or continuous proportional current or voltage to 0 to 20 psig (0 to 140 kPa).

## 2.15 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.
  - c. Basis of Design: Ebtron Advantage Gold Series II Probes and Transmitters, and Ebtron ELF-D Series.
2. Air Flow Sensor Fan Inlet Type:
- a. Each air flow sensor shall contain two individual thermal sensing elements at each inlet. 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 to the exact fan installed 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 inlet, face mounted, and the number of sensors shall be adequate to accommodate the expected velocity profile and variation in flow and temperature (minimum two sensors). The airflow station shall be of the fan inlet type in which sensor support structures are inserted onto the fan inlet to make up the complete electronic velocity array. Install onto air handler supply and return fan inlets, with 304 stainless steel housing and mounting feet, field adjustable zinc coated steel mounting rods, plenum rated wiring.
  - b. Basis of Design: Ebtron Advantage Gold Series II Probes and Transmitters.
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 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°C to 70°C (-50°F to 160°F).
  - 5) Analog output resolution (full scale output) of 0.025%.
- e. All readings shall be in I.P. units.
- f. All air flow measuring devices, sensors, transducers, and accessories to be made and provided by the same manufacturer.
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  $\pm 2.0\%$  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  $\pm 0.25\%$ .



- C. 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.
- D. Magnehelic Differential Pressure Filter Gages: Nominal 100 mm (four inch) diameter, zero to 500 Pa (zero to two inches water gage), three inch for HEPA range, except for MERV 17 HEPA Final Filters, where the range shall be zero to 750 Pa (zero to three inches water gage). Gages shall be flush mounted in aluminum panel board, complete with static tips, copper or aluminum tubing, and accessory items to provide zero adjustment.
- E. DDC Static (differential) air pressure measuring station.
1. Provide on DDC sensor across each extended surface filter. Provide petcocks for each gauge or sensor.
  2. Provide one common filter gauge for two stage filter banks with isolation valves to allow differential pressure measurement across each separate filter.

F. 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 Pa (0.008 inch) velocity pressure as measured by the flow station.

G. 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  $\pm 10\%$ . 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**

#### **3.1 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 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. Power and controls wiring shall be run in conduits within all mechanical and electrical rooms. Controls wiring may route without conduits throughout the building, outside of the mechanical and electrical rooms.
2. Install analog signal and communication cables in conduit and in accordance with Specification 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 form 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.

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.

### 3.2 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.

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