

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

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. The control system(s) shall be as indicated on the project documents, drawings and described in these specifications. This scope of work shall include a complete and working system including all engineering, programming, controls and installation materials, installation labor, commissioning and start-up, training, final project documentation and warranty.
- B. The Controls Contractor's work shall include all labor, materials, special tools, equipment, enclosures, power supplies, software, software licenses, Project specific software configurations and database entries, interfaces, wiring, tubing, installation, labeling, engineering, calibration, documentation, submittals, testing, verification, training services, permits and licenses, transportation, shipping, handling, administration, supervision, management, insurance, Warranty, specified services and items required by the Contract for the complete and fully functional Controls Systems.
- C. Following control devices and systems shall be used to provide the functional requirements of HVAC equipment and systems.
  - 1. Direct Digital Control (DDC) of HVAC equipment and systems with pneumatic positioning of valves and dampers.
- D. Connect the new work to the existing ECC system or operator workstation manufactured by Andover/TAC, located in Bldg. 31. The existing CPU/Monitor, printer, and other peripherals may be used to form a single operator workstation. New system including interface to existing systems and equipment shall operate and function as one complete system including one database of control point objects and global control logic capabilities. Facility operators shall have complete operations and control capability over all systems, new and existing including; monitoring, trending, graphing, scheduling, alarm management, global point sharing, global strategy deployment, graphical operations interface and custom reporting as specified. Modify the existing ECC, if necessary, to accommodate the additional control points.
- E. The control subcontractor shall supply as required, all necessary hardware equipment and software packages to interface between any

existing and new system Network Area Controllers (NAC) as part of this contract. Number of area controllers required is dependent on the type and quantity of devices, hardware and software points provided.

Network area controllers are same as remote controller units (RCU).

- F. The control systems shall be designed such that each mechanical system shall operate under stand-alone mode. Temperature Controls contractor shall provide controllers for each mechanical system. In the event of a network communication failure, or the loss of any other controller, the control system shall continue to operate independently. Failure of the ECC shall have no effect on the field controllers, including those involved with global strategies.
- G. The Top End of the NAC shall communicate using American Society of Heating and Refrigerating Engineers/American National Standards Institute (ASHRAE/ANSI) Standard 135 (BACnet) protocol. The NAC shall reside on the BACnet/IP Ethernet (ISO 8802-3) local area network, and provide information via standard BACnet object types and application services. The Bottom End of the NAC, the unit level controllers and all other field devices shall reside on the LonTalk FTT-10a network, and provide data using LonMark standard network variable types and configuration properties.
- H. The intent of this specification is to provide a peer-to peer networked, stand-alone, distributed control system. The ECC requires the incorporation of LonWorks Technologies using Free Topology Transceivers (FTT-10), and specific conformance to the LONMARK Interoperability Association's v3.0 Physical and logical Layer guidelines in all (NAC) Network Area Controllers, Remote Control Unit controllers, unitary terminal unit controllers and other LonMark compliant field devices. The minimum Baud rate shall be 78,000 Baud for FTT-10 and 1,250,000 Baud for FTT-1250.
  - 1. LonTalk communications protocol will be used on the communication network between RCU controllers and LonWorks controllers and devices to assure interoperability between all devices within the network.
  - 2. The ECC shall provide communication to all LonTalk data variables as defined in input/output point schedule and as required to accomplish sequence of operation as specified.
  - 3. Power wiring shall not be run in conduit with communications trunk wiring or signal or control wiring operating at 100 volts or less.

## 1.2 RELATED WORK

- A. Section 28 31 00, FIRE DETECTION AND ALARM.
- B. Section 23 05 11, COMMON WORK RESULTS FOR HVAC AND STEAM GENERATION.
- C. Section 23 31 00, HVAC DUCTS AND CASINGS.
- D. Section 23 05 93, TESTING, ADJUSTING, AND BALANCING FOR HVAC.
- E. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.
- F. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS.
- G. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW).

## 1.3 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. ACU: Auxiliary Control Unit (ACU) used for controls of air handling units, reports to RCU.
- C. Analog: A continuously varying signal value (e.g., temperature, current, velocity etc.
- D. BACnet: Building Automation Control Network Protocol, ASHRAE Standard 135.
- E. 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).
- F. 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.
- G. 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.
- H. Bus Topology: A network topology that physically interconnects workstations and network devices in parallel on a network segment.
- I. 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. In this specification, there are three types of control units are used; Unitary Control Unit (UCU), Auxiliary Control Unit (ACU), and Remote Control Unit (RCU).

- J. 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).
- K. 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.
- L. 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.
- M. Distributed Control System: A system in which the processing of system data is decentralized and control decisions can and are made at the subsystem level. System operational programs and information are provided to the remote subsystems and status is reported back to the Engineering Control Center. Upon the loss of communication with the Engineering Control center, the subsystems shall be capable of operating in a stand-alone mode using the last best available data.
- N. 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.
- O. DXF: An AutoCAD 2-D graphics file format. Many CAD systems import and export the DXF format for graphics interchange.
- P. 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.
- Q. 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.
- R. 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.
- S. Ethernet: A trademark for a system for exchanging messages between computers on a local area network using coaxial, fiber optic, or twisted-pair cables.

- T. Firmware: Firmware is software programmed into read only memory (ROM) chips. Software may not be changed without physically altering the chip.
- U. FTT-10: Echelon Transmitter-Free Topology Transceiver.
- V. GIF: Abbreviation of Graphic interchange format.
- W. 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.
- X. Graphic Sequence of Operation: It is a graphical representation of the sequence of operation, showing all inputs and output logical blocks.
- Y. 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.
- Z. I/P: Internet Protocol-global network, connecting workstations and other host computers, servers etc. to share the information.
- AA. JPEG: A standardized image compression mechanism stands for Joint Photographic Experts Group, the original name of the committee that wrote the standard.
- BB. Local Area Network (LAN): A communication bus that interconnects operator workstation and digital controllers for peer-to-peer communications, sharing resources and exchanging information.
- CC. LonMark: An association comprising of suppliers and installers of LonTalk products. The Association provides guidelines for the implementation of the LonTalk protocol to ensure interoperability through Standard implementation.
- DD. LonTalk: An open standard protocol developed by the Echelon Corporation that uses a "Neuron Chip" for communication.
- EE. LonWorks: Network technology developed by the Echelon Corporation.
- FF. Network: A set of computers or other digital devices communicating with each other over a medium such as wire, coax, fiber optics cable etc.
- GG. Network Area Controller: Digital controller, supports a family of auxiliary control units and unitary control units, and communicates with peer-to-peer network for transmission of global data.

- HH. Network Repeater: A device that receives data packet from one network and rebroadcasts to another network. No routing information is added to the protocol.
- II. MS/TP: Master-slave/token-passing.
- JJ. Operating system (OS): Software, which controls the execution of computer application programs.
- KK. 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.
- LL. Peripheral: Different components that make the control system function as one unit. Peripherals include monitor, printer, and I/O unit.
- MM. Peer-to-Peer: A networking architecture that treats all network stations as equal partners.
- NN. PICS: Protocol Implementation Conformance Statement.
- OO. UCU: Unitary Control Unit, digital controller, dedicated to a specific piece of equipment, such as VAV boxes, chillers, fan coil units, heat exchangers etc.

#### **1.4 QUALITY ASSURANCE**

##### **A. Criteria:**

1. The Controls Subcontractor shall be a primary equipment manufacturer-owned branch office that is regularly engaged in the engineering, programming, installation and service of total integrated Facility Management Systems of similar size, scope and complexity to the EEC specified in this Contract. Distributors, manufacturer's representatives and wholesalers will not be acceptable.
2. Single Source Responsibility of subcontractor: The Contractor shall obtain hardware and software supplied under this Section and delegates 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.
3. 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.
4. 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.
  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. 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.
  7. 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. Peer-to-peer controllers, unitary controllers shall conform to the requirements of UL 916, Category PAZX.

**1.5 PERFORMANCE**

- A. The system shall conform to the following:

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

#### **1.6 WARRANTY**

- A. Labor and materials for control systems shall be warranted for a period of 2 years. All Labor, Equipment, Parts and Service are included. Quarterly inspections to ensure system compliance are included. All system updates are also included.
- 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 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.
- D. The report shall clearly certify that the software package is in working condition and all sensors are duly calibrated.
- E. Pneumatic Controls : The controls Supplier shall inspect and report any deficiencies in the existing controls air system so that any necessary repairs can be made by the Government. The intent is to reuse the existing controls air system as required.

#### **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, 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. Catalog cut sheets of all equipment used. This includes, but is not limited to DDC controllers, panels, peripherals, 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.
  5. Sequence of operations for each HVAC system and the associated control diagrams. Equipment and control labels shall correspond to those shown on the drawings.
  6. Color prints of proposed graphics with a list of points for display.
  7. Furnish PICS for each BACNET compliant device.
- C. Product Certificates: Compliance with Article, QUALITY ASSURANCE.
- D. 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.
- E. 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. Licenses, guaranty, and other pertaining documents for all equipment and systems.
- h. 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.

F. Submit Performance Report to COR prior to final inspection.

#### **1.8 INSTRUCTIONS**

1. Instructions to VA operations personnel: Perform in accordance with Article, INSTRUCTIONS, in Specification Section 01 00 00, GENERAL REQUIREMENTS, and as noted below. First Phase: Formal instructions to the VA facilities personnel for a total of 16 hours, 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 8 hours of instructions 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 by independent or franchised dealers who are not direct employees of the controls supplier will not be acceptable.

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

- A. The ECC and peripheral devices and system support equipment shall be designed to operate in ambient condition of 20 to 35 degrees C (65 to 90 degrees F) at a relative humidity of 20 to 80 percent non-condensing.
- B. The CUs and associated equipment used in controlled environment shall be mounted in NEMA 1 enclosures for operation at 0 to 50 degrees C (32 to 122 degrees F) at a relative humidity of 10 to 90 percent non-condensing.
- C. The CUs used outdoors shall be mounted in NEMA 4 waterproof enclosures, and shall be rated for operation at -40 to 65 degrees C (-40 to 150 degrees F).
- D. All electronic equipment shall operate properly with power fluctuations of plus 10 percent to minus 15 percent of nominal supply voltage.
- E. 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):  
Standard 135-04.....BACNET Building Automation and Control Networks
- 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.  
BPVC-CC-N-04.....Boiler and Pressure Vessel Code
- D. American Society of Testing Materials (ASTM):

- B32-04.....Standard Specification for Solder Metal
- B88-03.....Standard Specifications for Seamless Copper  
Water Tube
- B88M-05.....Standard Specification for Seamless Copper  
Water Tube (Metric)
- B280-03.....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):  
802.3-05.....Information Technology-Telecommunications and  
Information Exchange between Systems-Local and  
Metropolitan Area Networks- Specific  
Requirements-Part 3: Carrier Sense Multiple  
Access with Collision Detection (CSMA/CD)  
Access method and Physical Layer Specifications
- G. Instrument Society of America (ISA):  
7.0.01-1996.....Quality Standard for Instrument Air
- H. National Fire Protection Association (NFPA):  
70-05.....National Electric Code  
90A-02.....Standard for Installation of Air-Conditioning  
and Ventilation Systems
- I. Underwriter Laboratories Inc (UL):  
94-06.....Tests for Flammability of Plastic Materials for  
Parts and Devices and Appliances  
294-05.....Access Control System Units  
486A/486B-04-.....Wire Connectors  
555S-03.....Standard for Smoke Dampers  
916-Rev 2-04.....Energy Management Equipment  
1076-05 Proprietary Burglar Alarm Units and Systems

## **PART 2 - PRODUCTS**

### **2.1 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 principal network computer 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. Provide licenses for all software residing on and used by the Controls Systems and transfer these licenses to the Owner prior to completion.
  4. The networks shall, at minimum, comprise, as necessary, the following:
    - a. Routers, bridges, switches, hubs, modems, interfaces and the like communication equipment.
    - b. Active processing network area controllers connected to programmable field panels and controllers together with their power supplies and associated equipment.
    - c. Addressable elements, sensors, transducers and end devices.
    - d. Third-party equipment interfaces as required by the Contract Documents.
    - e. 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 Systems Application network shall utilize an open architecture capable of each and all of the following:
    - a. Utilizing standard Ethernet communications and operate at a minimum speed of 10/100 Mb/sec.
    - b. Connecting via BACNET with ANSI/ASHRAE Standard 135.
    - c. LonMark as per ANSI/EIA 709 (LonWorks) to LonMark FTT-10 transceivers.
  2. The networks shall utilize only copper and optical fiber communication media as appropriate and shall comply with applicable codes, ordinances and regulations. They may also utilize digital wireless technologies if required by the VA.

3. All necessary telephone lines, ISDN lines and internet Service Provider services and connections will be provided by the owner.
4. The Controls Contractor shall provide all IT interfacing equipment and cabling to a detail coordinated with the Owner.

D. Third Party Interfaces:

1. The Controls Systems shall include necessary hardware, equipment and software to allow data communications between the Controls Systems and building systems supplied by other trades.
2. The other manufacturers and contractors supplying other associated systems and equipment will provide their necessary hardware, software and start-up at their cost and will cooperate fully with the Controls Contractor in a timely manner and at their cost to ensure complete functional integration.

E. Servers:

1. Provide Controls Systems Application Server(s) to archive historical data including trends, alarm and event histories and transaction logs.
2. Equip these Server(s) with the same software Tool Set that is located in the Network Area Controllers for system configuration and custom logic definition and color graphic configuration.
3. Access to all information on the Controls Systems Server(s) shall be through the same browser Operator Interface functionality used to access individual nodes. When logged onto a Server the Operator will be able to also interact with any other NAC on the Controls as required for the functional operation of the Controls Systems, the Controls Contractor shall provide all necessary digital processor programmable Server(s). These Server(s) shall be utilized for Controls Systems Application configuration, for archiving, reporting and trending of data, for Operator transaction archiving and reporting, for network information management, for alarm annunciation, for Operator Interface tasks, for Controls Application management and the like. These Server(s) shall utilize IT industry standard data base platforms such as Microsoft SQL Server and Microsoft Data Engine (MSDE) or approved equal.

## **2.2 DIRECT DIGITAL CONTROLLERS**

- A. (NAC) Network Area Controllers shall be stand-alone, multi-tasking, multi-user, real-time digital processor complete with all hardware, software, and communications interfaces, power supplies. The Controls

System shall be designed and implemented entirely for use and operation on the Internet. NACs shall have access to data within the industry standard IT network to the Data Server and other NACs as needed to accomplish required global control strategies.

1. NACs shall provide both standalone and networked direct digital control of mechanical and electrical building system controllers as required by the Specifications. The primary NAC shall support a minimum of [5,000] field points together with all associated features, sequences, schedules, applications required for a fully functional distributed processing operation.
2. NACs shall monitor and report communication status to the Controls Systems Application. The Controls Systems shall provide a system advisory upon communication failure and restoration.
3. All NACs on the network shall be equipped with all software functionality necessary to operate the complete user interface, including graphics, via a Browser connected to the Node on the network or directly via a local port on the NAC.
4. All NAC shall be provided with face mounted LED type annunciation to continually display its operational mode, power and communications.
5. The controllers shall reside on the BACnet Ethernet (ISO 8802-3) local area network and provide Read (Initiate) and Write (Execute) services as defined in Clauses 15.5 and 15.8, respectively of ASHRAE Standard 135, to communicate BACnet objects. Objects supported shall include: Analog input, analog output, analog value, binary input, binary output, binary value, and device.
6. Each NAC shall be provided with the necessary un-interruptible power facilities to ensure its continued normal operation during periods of line power outages of, at minimum, 1-minute duration. Normal functionality shall include all normal software processing, communication with powered field devices and network communications with other powered Controls Systems NAC, Data Servers and OWS. Each NAC shall report its communication status to the Application. The Application shall provide a system advisory upon communication failure and restoration. Each NAC shall retain program, control algorithms, and setpoint information in non-volatile memory in the event of a power failure, and shall return to normal operation upon restoration of power.

7. Each NAC shall have sufficient memory to support its operating system, database, and program requirements, including the following:
    - a. Device and network management.
    - b. Data sharing.
    - c. Alarm and event management including custom alarm messages for each level alarm for the points noted in the I/O Schedule.
    - d. Energy management.
    - e. Historical trend data for points specified.
    - f. Maintenance report.
    - g. Scheduling.
    - h. Dial up and network communications.
    - i. Manual override monitoring.
  8. Each NAC shall support firmware upgrades without the need to replace hardware and shall have a minimum of 15 percent spare capacity of secondary system controllers, point capacity and programming functions.
  9. Each NAC shall continuously perform self-diagnostics, communication diagnosis, and provide both local and remote annunciation of any detected component failures, low battery condition; and upon failure shall assume the predetermined failure mode.
  10. Each NAC shall monitor the status of all overrides and inform the operator that automatic control has inhibited, and allow the operator to manually override automatic or centrally executed command.
  11. Provide the capability to generate and modify the Controls Systems Application software-based sequences, database elements, associated operational definition information and user-required revisions to same at any designated Workstation together with the means to download same to the associated System Controllers.
  12. In the event of loss of normal power, there shall be orderly shut down of the controllers to prevent the loss of database or software programming. When power is restored flash memory, battery backup or super capacitor will be automatically loaded into non-volatile flash memory and shall be incorporated for all programming data.
- B. Provide I/O module that connects sensors and actuators onto the field bus network for use by the direct digital controllers. I/O devices shall support the communication technology specified for each controller.



1. Analog input shall allow the monitoring of low voltage (0-10 VDC), current (4-20 ma), or resistance signals (thermistor, RTD). Analog input shall be compatible with, and field configurable to commonly available sensing devices. Analog output shall provide a modulating signal for these control devices.
2. Binary inputs shall allow the monitoring of on/off signals from remote devices. Binary inputs shall provide a wetting current of at least 12 milliamps to be compatible with commonly available control devices. Binary outputs shall provide on/off operation, or a pulsed low voltage signal for pulse width modulation control. Outputs shall be selectable for either normally open or normally closed operation.
3. Binary outputs on remote and auxiliary controllers shall have 3-position (on/off/auto) override switches and status lights. Analog outputs on remote and auxiliary controllers shall have status lights and a 2-position (auto/manual) switch and manually adjustable potentiometer for manual override.
4. Each output point shall be provided with a light emitting diode (LED) to indicate status of outputs.

C. Communication Ports:

1. NACs controllers in the DDC systems shall be connected in a system local area network using protocol defined by ASHRAE Standard 135, BACnet protocol.
2. The control supplier shall provide connectors, repeaters, hubs, and routers necessary for inter-network communication.
3. Minimum baud rate between the peer-to-peer controllers in the system LAN shall be maintained at the rate of 10 Mbps. Minimum baud for the low level controllers between UCUs and ACUs, ACUs and NAC's shall be maintained at the rate of 76 Kbps.
4. Provide RS-232 port with DB-9 or RJ-11 connector for communication with each controller that will allow direct connection of standard printers, operator terminals, modems, and portable laptop operator's terminal. Controllers shall allow temporary use of portable devices without interrupting the normal operation of permanently connected modems, printers or terminals.
5. Database, such as points; status information, reports, system software, custom programs of any one controller shall be readable by any other controller on the network.

- D. Electric Outlet: Provide a single phase, 120 VAC electrical receptacles inside or within 2 meters (6 feet) of the NAC and ACU enclosures for use with test equipment.
- E. Spare Equipment:
  - 1. Provide spare digital controller (CU) boards and spare I/O boards as required. It shall be possible for trained hospital personnel to replace CU boards and load software via the Laptop computer or the ECC.
  - 2. Provide a minimum of one spare digital controller board of each type and associated parts including batteries to make at least one complete set of DDC control equipment spares.
  - 3. If I/O boards are separate from the CU boards, provide two spare I/O boards for each spare CU board provided above.

### **2.3 DIRECT DIGITAL CONTROLLER SOFTWARE**

- A. 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 Microsoft Windows.
- B. 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 operator workstation.
- C. 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.
- D. All CU's 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 workstation. Each ACU and RCU shall have capability for local readouts of all functions. The UCUs shall be read remotely.
- E. All DDC control loops shall be able to utilize any of the following control modes:
  - 1. Two position (on-off, slow-fast) control.
  - 2. Proportional control.
  - 3. Proportional plus integral (PI) control.

4. 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.
  5. Automatic tuning of control loops.
- F. 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.
- G. Application Software: The CUs 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 operator workstation or via a portable workstation, when it is necessary, to access directly the programmable unit.
1. Night Setback/Morning Warm up Control: The system shall provide the ability to automatically adjust set points for this mode of operation.
  2. 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 operator's workstation.

3. Event Scheduling: Provide a comprehensive menu driven program to automatically start and stop and provide port load control for 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:
  - a. Time, day.
  - b. Commands such as on, off, auto.
  - c. Time delays between successive commands.
  - d. Manual overriding of each schedule.
  - e. Allow operator intervention.
4. 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 appropriate workstations 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.
5. Remote Communications: The system shall have the ability to dial out in the event of an alarm to workstations 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.
6. 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.

## **2.4 SENSORS (AIR, WATER AND STEAM)**

### **A. Temperature Sensors:**

1. Electronic Sensors: Provide all remote sensors as required for the systems. Reuse signal from existing sensors or from factory mounted equipment sensors wherever possible. All sensors shall be vibration and corrosion resistant for wall, immersion, and/or duct mounting.

a. Temperature Sensors: Thermistor type for terminal units and Resistance Temperature Device (RTD) with an integral transmitter type for all other sensors.

1) 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.

2) Space sensors shall be equipped with set-point adjustment, override switch, display, and/or communication port as shown on the drawings. Match room thermostats, locking cover.

3) Wire: Twisted, shielded-pair cable.

4) Output Signal: 4-20 ma.

### **B. 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.

C. 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.

## **2.5 ENGINEERING CONTROL CENTER (ECC)—OPERATOR'S WORKSTATION**

A. Reuse existing operator workstation(s).

### **B. ECC Software:**

1. The Controls Systems Operator Interfaces shall be user friendly, readily understood and shall make maximum use of colors, graphics,

- icons, embedded images, animation, text based information and data visualization techniques to enhance and simplify the use and understanding of the displays by authorized users at the ECC.
2. User access shall be protected by a flexible and Owner re-definable software-based password access protection. Password protection shall be multi-level and partitionable to accommodate the varied access requirements of the different user groups to which individual users may be assigned. Provide the means to define unique access privileges for each individual authorized user. Provide the means to on-line manage password access control under the control of a project specific Master Password. Provide an audit trail of all user activity on the Controls Systems including all actions and changes.
- C. The system shall be completely field-programmable from the common operator's keyboard thus allowing hard disk storage of all data automatically. All programs for the CUs shall be able to be downloaded from the hard disk. The software shall provide the following functionality as a minimum:
1. Point database editing, storage and downloading of controller databases.
  2. Scheduling and override of building environmental control systems.
  3. Collection and analysis of historical data.
  4. Alarm reporting, routing, messaging, and acknowledgement.
  5. Definition and construction of dynamic color graphic displays.
  6. Real-time graphical viewing and control of environment.
  7. Scheduling trend reports.
  8. Program editing.
  9. Operating activity log and system security.
  10. Transfer data to third party software.
  11. System shall have full range manual settings.
- D. Provide graphical user software, which shall minimize the use of keyboard through the use of the mouse and "point and click" approach to menu selection.
- E. The software shall provide a multi-tasking type environment that will allow the user to run several applications simultaneously. The mouse or Alt-Tab keys shall be used to quickly select and switch between multiple applications. The operator shall be able automatically export data to and work in Microsoft Word, Excel, and other Windows based

software programs, while concurrently on-line system alarms and monitoring information.

F. Provide functionality such that using the least amount of steps to initiate the desired event may perform any of the following simultaneously:

1. Dynamic color graphics and graphic control.
2. Alarm management.
3. Event scheduling.
4. Dynamic trend definition and presentation.
5. Program and database editing.
6. Each operator shall be required to log on to the system with a user name and password to view, edit or delete the data. System security shall be selectable for each operator, and the password shall be able to restrict the operator's access for viewing and changing the system programs. Each operator shall automatically be logged off the system if no keyboard or mouse activity is detected for a selected time.

G. Graphic Displays:

1. The workstation shall allow the operator to access various system schematics and floor plans via a graphical penetration scheme, menu selection, or text based commands. Graphic software shall permit the importing of AutoCAD or scanned pictures in the industry standard format (such as PCX, BMP, GIF, and JPEG) for use in the system.
2. Dynamic temperature values, humidity values, flow rates, and status indication shall be shown in their locations and shall automatically update to represent current conditions without operator intervention and without pre-defined screen refresh values.
3. Color shall be used to indicate status and change in status of the equipment. The state colors shall be user definable.
4. A dynamic display of the site-specific architecture showing status of the controllers, PC workstations and network shall be provided.
5. Provide graphics showing complete range (0-100%) for equipment having VSD.

H. Trend reports shall be generated on demand or pre-defined schedule and directed to monitor display, printers or disk. As a minimum, the system shall allow the operator to easily obtain the following types of reports:

1. A general list of all selected points in the network.
  2. List of all points in the alarm.
  3. List of all points in the override status.
  4. List of all disabled points.
  5. List of all points currently locked out.
  6. List of user accounts and password access levels.
  7. List of weekly schedules.
  8. List of holiday programming.
  9. List of limits and dead bands.
  10. Custom reports.
  11. System diagnostic reports, including, list of digital controllers on the network.
  12. List of programs.
- I. Scheduling and Override:
1. Provide a calendar type format for time-of-day scheduling and overrides of building control systems. Schedules reside in the PC workstation, digital controllers shall ensure equipment time scheduling when PC is off-line. PC shall not be required to execute time scheduling. Provide override access through menu selection or function key. Provide the following spreadsheet graphics as a minimum:
    - a. Weekly schedules.
    - b. Zone schedules, minimum of 100 zones.
    - c. Scheduling up to 365 days in advance.
    - d. Scheduled reports to print at workstation.
- J. Collection and Analysis of Historical Data:
1. Provide trending capabilities that will allow the operator to monitor and store records of system activity over an extended period of time. Points may be trended automatically on time based intervals or change of value, both of which shall be user definable. The trend interval could be five (5) minutes to 120 hours. Trend data may be stored on hard disk for future diagnostic and reporting. Additionally trend data may be archived to network drives or removable disk media for off-site retrieval.
  2. Reports may be customized to include individual points or predefined groups of at least six points. Provide additional functionality to allow pre-defined groups of up to 250 trended points to be easily accessible by other industry standard word processing and



spreadsheet packages. The reports shall be time and date stamped and shall contain a report title and the name of the facility.

3. System shall have the set up to generate spreadsheet reports to track energy usage and cost based on weekly or monthly interval, equipment run times, equipment efficiency, and/or building environmental conditions.
4. Provide additional functionality that will allow the operator to view real time trend data on trend graph displays. A minimum of 20 points may be graphed regardless of whether they have been predefined for trending. In addition, the user may pause the graph and take snapshots of the screens to be stored on the workstation disk for future reference and trend analysis. Exact point values may be viewed and the graph may be printed. Operator shall be able to command points directly on the trend plot by double clicking on the point.

K. Alarm Management:

1. Alarm routing shall allow the operator to send alarm notification to selected printers or operator workstation based on time of day, alarm severity, or point type.
2. Alarm notification shall be provided via two alarm icons, to distinguish between routine, maintenance type alarms and critical alarms. The critical alarms shall display on the screen at the time of its occurrence, while others shall display by clicking on their icon.
3. Alarm display shall list the alarms with highest priority at the top of the display. The alarm display shall provide selector buttons for display of the associated point graphic and message in English language. The operator shall be able to sort out the alarms.
4. Alarm messages shall be customized for each point to display detailed instructions to the operator regarding actions to take in the event of an alarm.
5. An operator with proper security level access may acknowledge and clear the alarm. All that have not been cleared shall be archived at workstation disk.

L. Clock Synchronization:

The system shall be able to automatically synchronize all system clocks from any operator-designated device in the system, and shall adjust for daylight savings and standard time, if applicable. In the event of a

power failure, all clocks shall be adjusted on the command of an operator if the power outage is extended beyond 72 hours.

M. Remote Communications:

The system shall have the ability to dial out in the event of an alarm. Receivers shall include operator workstations, e-mail addresses, and alpha-numeric pagers. The alarm message shall include the name of the calling location, the device that generated the alarm, and the alarm message itself.

N. System Configuration:

1. Network control strategies shall not be restricted to a single digital controller, but shall be able to include data from all other network devices to allow the development of global control strategies.
2. Provide automatic backup and restore of all digital controller databases on the workstation hard disk. In addition to all backup data, all databases shall be performed while the workstation is on-line without disturbing other system operations.

## **2.6 CONTROL CABLES**

As specified in Division 26.

## **2.7 THERMOSTATS**

A. Room thermostats controlling heating and cooling devices shall have three modes of operation (heating - null or dead band - cooling). Wall mounted thermostats shall have polished or brushed aluminum finish, setpoint range and temperature display and external adjustment:

1. Electronic Thermostats: Solid-state, microprocessor based, programmable to daily, weekend, and holiday schedules.
  - a. Public Space Thermostat: Public space thermostat shall be a platinum sensor and shall not have a visible means of set point adjustment. Adjustment shall be via the digital controller to which it is connected.
  - b. Battery replacement without program loss.

## **2.8 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. Control Valves:

1. Valves shall be rated for a minimum of 150 percent of system operating pressure at the valve location but not less than 900 kPa (125 psig).
  2. Valves 50 mm (2 inches) and smaller shall be bronze body with threaded or flare connections.
  3. Valves 60 mm (2 1/2 inches) and larger shall be bronze or iron body with flanged connections.
  4. Brass or bronze seats except for valves controlling media above 100 degrees C (210 degrees F), which shall have stainless steel seats.
  5. Flow characteristics:
    - a. Three way valves shall have a linear relation or equal percentage relation of flow versus valve position.
    - b. Two-way valves position versus flow relation shall be linear for steam and equal percentage for water flow control.
  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.
    - d. Two position water valves shall be line size.
- D. Damper and Valve Operators and Relays:
1. Pneumatic operators, spring return type with non-ferrous metal bellows or diaphragm of neoprene or other elastomer. Bellows or diaphragm shall be of sufficient size so that a change in operating pressure of not more than two (2) percent of the total motor operating pressure range will be required to start the valve or damper moving. Provide positive positioning or sequencing relays with adjustable operating range and starting point for operators sequenced with other operators to permit adjustment of control sequences, except for control valves in confined spaces in terminal units, which may use springs with range selected to provide necessary sequencing.
  2. Electric damper operator shall provide full modulating control of dampers. 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.

## 2.9 CONTROL AIR SUPPLY

- A. Control air piping shall be copper tubing for pressure above 300 kPa (45 psig) and where non-metallic tubing is not allowed. Conceal piping except in mechanical rooms or areas where other piping is exposed.
  - 1. Metal tubing: Type L seamless copper tubing, ASTM B88 or Type ACR ASTM B280, hard drawn where exposed and either hard drawn or annealed where concealed.
    - a. Fitting shall be tool made bends; solder or brazed joint wrought copper, ANSI B16.18 or B16.22; or flared compression, ANSI B16.26.
    - b. Solder: ASTM B32 50-50 tin/lead.
  - 2. Non-metallic tubing: Virgin Polyethylene, flame retardant, complying with ASTM D 2737 with flame-retardant harness for multiple tubing.
    - a. Fittings: Compression or push-on polyethylene fittings.
    - b. Non-metallic tubing may be used in-lieu-of copper tubing for control airlines operating at 300 kPa (45 psig) or less and not more than 55 degrees C (125 degrees F).
  - 3. Electronics Panel: Electronics Panel shall consist of a surface mounted enclosure complete with solid-state microprocessor and software.
    - a. Electronics Panel shall be A/C powered 120 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.
    - b. 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.
    - c. Electronics Panel shall have the following:
      - 1.) Minimum of 1-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 to 70 degrees C (-50 to 16 degrees F).
- 5.) Analog output resolution (full scale output) of 0.025%.
- d. All readings shall be in I.P. S.I. units.
4. Thermal flow sensors and its electronics shall be installed as per manufacturer's instructions. The probe sensor density shall be as follows:

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

- a. Complete installation shall not exhibit more than  $\pm 2.0\%$  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  $\pm 0.25\%$ .

### **PART 3 - EXECUTION**

#### **3.1 SEQUENCE OF OPERATION**

Mechanical Cooling and Heating

1. The PTAC's and ductless mini splits shall be equipped with integral controls and shall be monitored by the ECC.
2. The duplex steam condensate receiver and pumps shall be controlled by the ESS.

#### **3.2 INSTALLATION**

A. General:

1. Examine project plans for control devices and equipment locations; and report any discrepancies, conflicts, or omissions to COR for resolution before proceeding for installation.
2. Work Coordination: Section 01 00 000, GENERAL REQUIERMENTS.

3. Install equipment, piping, wiring / conduit parallel to or at right angles to building lines.
4. Install all equipment and piping in readily accessible locations. Do not run tubing and conduit concealed under insulation or inside ducts.
5. Mount control devices, tubing and conduit located on ducts and apparatus with external insulation on standoff support to avoid interference with insulation.
6. Provide sufficient slack and flexible connections to allow for vibration of piping and equipment.
7. Run tubing and wire connecting devices on or in control cabinets parallel with the sides of the cabinet neatly racked to permit tracing.
8. Install equipment level and plumb.

B. Piping Installation:

1. Except for short apparatus connections, non-metallic tubing in all exposed locations, including mechanical rooms shall be protected from damage by installing the tubing in electric conduit or raceways. Provide protective grommet where tubing exits conduit.
2. Non-metallic tubing exposed to outdoors shall be protected by a sleeve or larger tubing.
3. In concealed but accessible locations such as above lay-in ceilings, non-metallic tubing may be run without conduit or raceway.
4. All tubing which is not run in conduit or raceway, both metallic and non-metallic, shall be neatly routed and securely fastened to building structure at not more than 36-IN. intervals.
5. Label and identify control air piping .

C. Electrical Wiring Installation:

1. Install conduits and wiring in accordance with Specification Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS.
2. Install signal and communication cables in accordance with Specification Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW).
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. All wiring shall be installed in conduits.

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 power is required, provide suitable 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.
- D. 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.
  - 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.
- E. Installation of Network:
  1. Ethernet:
    - a. The network shall employ Ethernet LAN architecture, as defined by IEEE 802.3. The Network Interface shall be fully Internet Protocol (IP) compliant allowing connection to currently installed IEEE 802.3, Compliant Ethernet Networks.
    - b. The network shall directly support connectivity to a variety of cabling types. As a minimum provide the following connectivity: 10 Base 2 (ThinNet RG-58 A/U Coaxial cabling with BNC connectors), 10 Base T (Twisted-Pair RJ-45 terminated UTP cabling).
  2. Echelon:
    - a. The ECC shall employ LonTalk communications FTT-10.
    - b. Echelon LAN (Flat LON): The ECC shall employ a LON LAN that will connect through an Echelon Communication card directly to all controllers on the FTT-10 LAN.
  3. 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.
- F. 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.

### **3.3 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 Engineering Control Center 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 COR representative on random samples of equipment as dictated by the COR. 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 owner.

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. Pressure test control air piping at 1.25 times the design pressure. Pressure shall be applied in several stages, allowing time for the system to reach equilibrium. The test pressure shall not exceed the pneumatic test pressure for any pump, valve, or other component in the system under test. Pressure shall not drop more than 5% within 4 hours.
  - b. Observe HVAC systems in shut down condition. Check dampers and valves for normal position.
  - c. Test application software for its ability to communicate with digital controllers, operator workstation, and uploading and downloading of control programs.
  - d. Demonstrate the software ability to edit the control program off-line.
  - e. Demonstrate reporting of alarm conditions for each alarm and ensure that these alarms are received at the assigned location, including operator workstations.
  - f. Demonstrate ability of software program to function for the intended applications-trend reports, change in status etc.
  - g. 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.
  - h. 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.
  - i. 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.
  - j. 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.

----- END -----