

BUILDING AUTOMATION SPECIFICATION
DIVISION 17 00 00

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PART 1 - GENERAL

1 Related Documents

The General Provisions of the Contract, including General, Supplementary, and Special Conditions, and Division 1 - General Requirements, apply to work specified in this section. Subcontractor must familiarize himself with the terms of the above documents.

2 Qualifications of Bidder

- 2.1 The Building Automation System shall be manufactured by Andover Controls Corporation and installed by Control Sources, LLC.
- 2.2 Controls Contractor shall have qualified service personnel on staff to respond in person at the project site within (24) hours of receiving a service call from the owner to the contractors office throughout the guarantee period.
- 2.3 Control Contractor must have a trained staff of application engineers, who have been certified by the manufacturer in the configuration, programming and service of the automation system.

3 Scope of Work

- 3.1 Except as otherwise noted, the control system shall consist of all Ethernet Network Controllers, Standalone Digital Control Units, workstations, software, sensors, transducers, relays, valves, dampers, damper operators, control panels, and other accessory equipment, along with a complete system of electrical interlocking wiring to fill the intent of the specification and provide for a complete and operable system. Except as otherwise specified, provide operators for equipment such as dampers if the equipment manufacturer does not provide these. Coordinate requirements with the various Contractors.
- 3.2 The BAS contractor shall review and study all HVAC drawings and the entire specification to familiarize himself with the equipment and system operation and to verify the quantities and types of dampers, operators, alarms, etc. to be provided.
- 3.3 All interlocking, wiring and installation of control devices associated with the equipment listed below shall be provided under this Contract. When the BAS system is fully installed and operational, the BAS Contractor and representatives of the Owner will review and check out the system. At that time, the BAS contractor shall demonstrate the operation of the system and prove that it complies with the intent of the drawings and specifications.
- 3.4 The Contractor shall furnish and install a complete building automation system including all necessary hardware and all operating and applications software necessary to perform the control sequences of operation as called for in this specification. At a minimum, provide controls for the following:
 1. Air handling units
 2. Return air fans

3. Exhaust and supply fans
 4. Chilled water system including pumps, chillers, and cooling towers
 5. Boilers including hot water pumps
 6. Computer room air handling units
 7. Refrigerant leak detection system
 8. Smoke evacuation sequence of AHUs and return fans including smoke control dampers and fire command override panel.
 9. Finned tube radiation control
 10. Variable volume and constant volume box control including interlocks with finned tube radiation.
 11. Cabinet unit heater controls
 12. Monitoring points for packaged equipment such as emergency generators, air compressors, electric meter, water meters, chiller (s)
 13. Compressed air to all pneumatic actuators and operators
 14. Power wiring to DDC devices, smoke control dampers and BAS panels.
- 3.5 Provide services and manpower necessary for commissioning of system in coordination with the HVAC Contractor, Balancing Contractor and Owner's representative.
- 3.6 All work performed under this section of the specifications will comply with all codes, laws and governing bodies. If the drawings and/or specifications are in conflict with governing codes, the Contractor shall submit a proposal with appropriate modifications to the project to meet code restrictions. If this specification and associated drawings exceed governing code requirements, the specification will govern. The Contractor shall obtain and pay for all necessary construction permits and licenses.

4 Training

Provide a minimum of (40) hours of on-site training for (3) system operators. The training will be hands-on type at the owner's office. The training class will use the actual Operator's Manual that will be submitted for this project. In addition provide (2) weeks of classroom training for one individual at the Manufacturer's sponsored training courses.

5 System Description

The Building Automation System (BAS) shall consist of the existing PC-based workstations and microcomputer controllers of modular design providing distributed processing capability, and allowing future expansion of both input/output points and processing/control functions. For this project the system shall consist of the following components:

5.1 Operator Workstation(s).

The BAS Contractor shall integrate the extension of the BAS into the existing Operator Workstation located in the chiller plant.

5.2 Ethernet-based Network Controller(s).

The BAS Contractor shall furnish Ethernet-based network controllers as described in Part 2 of the specification. These controllers will connect directly to the Operator Workstation over Ethernet, provide communication to the Standalone Digital

Control Units and/or other Input/Output Modules and serve as a gateway to equipment furnished by others (if applicable).

5.3 Standalone Digital Control Units (SDCUs).

Provide the necessary quantity and types of SDCUs to meet the requirements of the project for mechanical equipment control including air handlers, central plant control, and terminal unit control. Each SDCU will operate completely standalone, containing all of the I/O and programs to control its associated equipment.

6 Work by Others

6.1 The BAS Contractor shall cooperate with other contractors performing work on this project necessary to achieve a complete and neat installation. To that end, each contractor shall consult the drawings and specifications for all trades to determine the nature and extent of others' work.

6.2 The BAS Contractor shall provide field supervision to the designated contractor for the installation of the following:

1. Automatic control dampers
2. Fire/smoke dampers
3. Blank-off plates for dampers that are smaller than duct size.
4. Sheet metal baffle plates to eliminate stratification.

6.3 The Electrical Contractor shall provide:

1. All power wiring to motors, heat trace, junction boxes for power to BAS panels.
2. Furnish smoke detectors and wire to the building fire alarm system. HVAC Contractor to mount devices. BAS Contractor to hardwire to fan shut down.
3. Auxiliary contact (pulse initiator) on the electric meter for central monitoring of kWh and KW. Electrical Contractor shall provide the pulse rate for remote readout to the BAS. BAS contractor to coordinate this with the electrical contractor.

7 Code Compliance

7.1 Provide BAS components and ancillary equipment, which are UL-916 listed and labeled.

7.2 All equipment or piping used in conditioned air streams, spaces or return air plenums shall comply with NFPA 90A Flame/Smoke/Fuel contribution rating of 25/50/0 and all applicable building codes or requirements.

7.3 All wiring shall conform to the National Electrical Code.

7.4 All smoke dampers shall be rated in accordance with UL 555S.

7.5 Comply with FCC rules, Part 15 regarding Class A radiation for computing devices and low power communication equipment operating in commercial environments.

7.6 Comply with FCC, Part 68 rules for telephone modems and data sets.

8 Submittals

- 8.1 All shop drawings shall be prepared in AutoCAD software. In addition to the drawings, the Contractor shall furnish a diskette containing the identical information. Drawings shall be B size or larger.
- 8.2 Shop drawings shall include a riser diagram depicting locations of all controllers and workstations, with associated network wiring. Also included shall be individual schematics of each mechanical system showing all connected points with reference to their associated controller. Typical drawings will be allowed where appropriate.
- 8.3 Submittal data shall contain manufacturer's data on all hardware and software products required by the specification. Valve, damper and air flow station schedules shall indicate size, configuration, capacity and location of all equipment.
- 8.4 Software submittals shall contain narrative descriptions of sequences of operation, program listings, point lists, and a complete description of the graphics, reports, alarms and configuration to be furnished with the workstation software. Information shall be bound or in a three ring binder with an index and tabs.
- 8.5 Submit five (5) copies of submittal data and shop drawings to the Engineer for review prior to ordering or fabrication of the equipment. The Contractor prior to submitting shall check all documents for accuracy.
- 8.6 The Engineer will make corrections, if required, and return to the Contractor. The Contractor will then resubmit with the corrected or additional data. This procedure shall be repeated until all corrections are made to the satisfaction of the Engineer and the submittals are fully approved.

9 System Startup & Commissioning

- 9.1 Each point in the system shall be tested for both hardware and software functionality. In addition, each mechanical and electrical system under control of the BAS will be tested against the appropriate sequence of operation specified herein. Successful completion of the system test shall constitute the beginning of the warranty period. A written report will be submitted to the owner indicating that the installed system functions in accordance with the plans and specifications.
- 9.2 The BAS contractor shall commission and set in operating condition all major equipment and systems, such as the chilled water, hot water and all air handling systems, in the presence of the equipment manufacturer's representatives, as applicable, and the Owner and Architect's representatives.
- 9.3 The BAS Contractor shall provide all manpower and engineering services required to assist the HVAC Contractor and Balancing Contractor in testing, adjusting, and balancing all systems in the building. The BAS Contractor shall have a trained technician available on request during the balancing of the systems. The BAS Contractor shall coordinate all requirements to provide a complete air balance with the Balancing Contractor and shall include all labor and materials in his contract.

10 Training

The BAS Contractor shall provide both on-site and classroom training to the Owner's representative and maintenance personnel per the following description:

- 10.1 On-site training shall consist of a minimum of (40) hours of hands-on instruction geared at the operation and maintenance of the systems. The curriculum shall include
- ◆ System Overview
 - ◆ System Software and Operation
 - System access
 - Software features overview
 - Changing setpoints and other attributes
 - Scheduling
 - Editing programmed variables
 - Displaying color graphics
 - Running reports
 - Workstation maintenance
 - Application programming
 - ◆ Operational sequences including start-up, shutdown, adjusting and balancing.
 - ◆ Equipment maintenance.
 - ◆ Classroom training will include a minimum of (1) training slot for two weeks of course material covering workstation operation and controller programming.

11 Operating and Maintenance Manuals

- 11.1 The operation and maintenance manuals shall contain all information necessary for the operation, maintenance, replacement,

installation, and parts procurement for the entire BAS. This documentation shall include specific part numbers and software versions and dates. A complete list of recommended spare parts shall be included with the leadtime and expected frequency of use of each part clearly identified.

- 11.2 Following project completion and testing, the BAS contractor will submit as-built drawings reflecting the exact installation of the system. The as-built documentation shall also include a copy of all application software both in written form and on diskette.

12 Warranty

- 12.1 The BAS contractor shall warrant the system for 12 months after system acceptance and beneficial use by the owner. During the warranty period, the BAS contractor shall be responsible for all necessary revisions to the software as required to provide a complete and workable system consistent with the letter and intent of the Sequence of Operation section of the specification.

- 12.2 Updates to the manufacturer's software shall be provided at no charge during the warranty period.

PART 2 - PRODUCTS

1 System Architecture

1.1 General

The Building Automation System (BAS) shall consist of Network Control Units (NCUs), a family of Standalone Digital Control Units (SDCUs), Input/Output Unit Modules (IOU Modules), Operator Workstations (OWs), and one File Server to support system configurations where more than one operator workstation is required. The BAS shall provide control, alarm detection, scheduling, reporting and information management for the entire facility, and Wide Area Network (WAN) if applicable, from a single ODBC-compliant database.

1.2 Level 1 Network Description

Level 1, the main backbone of the system, shall be an Ethernet LAN/WAN. Network Control Units, Operator Workstations, and the Central File Server shall connect directly to this network without the need for Gateway devices.

1.3 Level 2 Network Description

Level 2 of the system shall consist of one or more field buses managed by the Network Control Units. The Level 2 field buses may consist of one or both of the following types:

- 1.) An RS485, token passing bus that supports up to 127 Standalone Digital Control Units (SDCUs) for operation of HVAC equipment and lighting, or
- 2.) An RS485 field bus that supports up to 32 devices from a family of plug-in, IOU modules.

These IOU modules may be mounted within the NCU enclosure or remotely mounted via a single, twisted, shielded pair of wires.

1.4 BAS

The BAS shall be capable of being segmented, through software, into multiple local area networks (LANs) distributed over a wide area network (WAN), sharing a single file server. This enables workstations to manage a single LAN (or building), and/or the entire system with all devices being assured of being updated by and sharing the most current database. In the case of a single workstation system, the workstation shall contain the entire database - with no need for a separate file server.

1.5 Standard Network Support

All NCUs, Workstation(s) and File Server shall be capable of residing directly on the owner's Ethernet TCP/IP LAN/WAN with no required gateways. Furthermore, the NCU's, Workstation(s) and File Server shall be capable of using standard, commercially available, off-the-shelf Ethernet infrastructure components such as routers, switches and hubs. With this design the owner may utilize the investment of an existing or new enterprise network or structured cabling system. This also allows the option of the maintenance of the LAN/WAN to be performed by the owner's Information Systems Department as all devices utilize standard TCP/IP components.

1.6 Remote Communications

In addition to the above LAN/WAN architecture support, the same workstation software (front end) must be capable of managing remote systems via standard dial-up phone lines as a standard component of the software. Front-end "add-on" software modules to perform remote site communication shall not be acceptable.

The remote system architecture shall consist of two levels providing control, alarm detection, reporting and information management for the remote facility. Level 1 shall contain the Remote Site Control Unit, communicating to the remotely located, Operator Workstation(s) through the use of a modem and a standard dial-up phone line. Level 2 shall consist of one or more field buses controlled by the RSCU. The field buses may consist of one or both of two types:

- 1) An RS485, token passing bus that supports up to 127 Standalone Digital Control Units (SDCUs) for operation of HVAC equipment and lighting, or
- 2) An RS485 field bus that supports up to 32 devices from a family of plug-in, IOU modules that may be mounted within the RSCU enclosure or remotely mounted on a single, twisted, shielded pair of wires.

1.7 System Expansion

The BAS system shall be scalable and expandable at all levels of the system using the same software interface, and the same Level 1 and Level 2 controllers. Systems that require replacement of either the workstation software or field controllers in order to expand the system shall not be acceptable.

The BAS shall be expandable to include Security and Access Control functions at any time in the future with no additional workstations, front-end software or Level 1 controllers required. Standalone Digital Control Units or IOU modules shall be able to be added to the existing Level 1 controller's field bus(es), to perform security and card access applications. In this way, an owner's existing investment in wiring infrastructure may be leveraged and the cost and inconvenience of adding new field bus wiring will be minimized.

Additionally, an integrated video badging option must be able to be included with no additional workstations required. This photo ID option must share the same database as the BAS in order to eliminate the need for updating multiple databases.

The system shall use the same application programming language for all levels: Operator Workstation, Network Control Unit, Remote Site Control Unit and Standalone Digital Control Unit. Furthermore, this single programming language shall be used for all applications: environmental control, card access control, intrusion detection and security, lighting control, leak detection / underground storage tank monitoring, and digital data communication interfaces to third party microprocessor-based devices.

1.8 Support For Open Systems Protocols

The BAS design must include solutions for the integration of the following "open systems" protocols: BACnet, LonTalk™, and digital

data communication to third party microprocessors such as chiller controllers, fire panels and variable frequency drives (VFDs).

The system shall also provide the ability to program custom ASCII communication drivers, that will reside in the NCU, for communication to third party systems and devices. These drivers will provide real time monitoring and control of the third party systems.

2 Network Control Units (NCUs)

2.1 General

Network Control Units shall be microprocessor based, multi-tasking, multi-user, and employ a real time operating system. Each NCU control panel shall consist of modular hardware including power supply, CPU board, and input/output modules. A sufficient number of NCUs shall be supplied to fully meet the requirements of this specification and the attached point list. NCUs for telephone dialup sites shall be of the same design as the Ethernet control units but without the plug-in Ethernet network interface card (NIC), i.e., NCUs, which include a NIC, shall be interchangeable whether used on a LAN/WAN or a dialup site.

2.2 Webserver Functionality

All NCUs on the Ethernet TCP/IP LAN/WAN shall be capable, out-of-the box, to be set up as a Web Server. The NCU shall have the ability to store HTML code and "serve" pages to a web browser. This provides the ability for any computing device utilizing a TCP/IP Ethernet connection and capable of running a standard Internet browser (Microsoft Internet Explorer™, Netscape Navigator™, etc.) to access real-time data from the entire BAS via any NCUs.

Graphics and text-based web pages shall be constructed using standard HTML code. The interface shall allow the user to choose any of the standard text or graphics-based HTML editors for page creation. It shall also allow the operator to generate custom graphical pages and forms.

The WEB server interface shall be capable of password security, including validation of the requesting PC's IP address. The WEB server interface shall allow the sharing of data or information between any controller, or process or network interface (BACnet, LonTalk and TCP/IP) that the BMS has knowledge of, regardless of where the point is connected on the BAS network or where it is acquired from.

The BAS network controller must act directly as the WEB server. It must directly generate the HTML code to the requesting user (i.e. WEB browser), eliminating the need for and reliance on any PC-based WEB server hardware or software. To simplify graphic image space allocation, HTML graphic images, if desired, shall be stored on any shared network device. The BAS WEB server shall have the ability to acquire any necessary graphics using standard pathing syntax within the HTML code mounted within the BAS WEB server. External WEB server hardware and software are not acceptable.

2.3 Hardware Specifications

2.3.1 Memory:

A minimum of 4MB of RAM shall be provided for NCUs with expansion up to 8MB. The 8MB versions shall include a floating-point math co-processor.

2.3.2 Communication Ports:

Each NCU shall provide communication to both the Workstation(s) and the field buses. In addition, each NCU must have at least 3 other communications ports that support a telephone modem, portable service tool, serial printer and connection to third party controllers such as a chiller control panel. On a LAN/WAN system the NCU shall be provided with a 10Mbps plug-in Ethernet TCP/IP network interface card (NIC).

2.3.3 Input/Output (I/O):

Each NCU shall support the addition of the following types of inputs and outputs:

- ◆ Digital Inputs for status/alarm contacts
- ◆ Counter Inputs for summing pulses from meters.
- ◆ Thermistor inputs for measuring temperatures in space, ducts and thermowells.
- ◆ Analog inputs for pressure, humidity, flow and position measurements.
- ◆ Digital Outputs for on/off equipment control.
- ◆ Analog Outputs for valve and damper position control, and capacity control of primary equipment.

2.3.4 Modular Expandability:

The system shall employ a modular I/O design to allow easy expansion. Input and output capacity is to be provided through plug-in modules of various types or DIN-mountable IOU modules. It shall be possible to combine I/O modules as desired to meet the I/O requirements for individual control applications.

2.3.5 Hardware Override Switches:

All digital output units shall include three position manual override switches to allow selection of the ON, OFF, or AUTO output state. These switches shall be built into the unit and shall provide feedback to the controller so that the position of the override switch can be obtained through software. In addition each analog output shall be equipped with an override potentiometer to allow manual adjustment of the analog output signal over its full range, when the 3 position manual override switch is placed in the ON position.

2.3.6 Local Status Indicator Lamps:

Provide as a minimum LED indication of CPU status, Ethernet LAN status, and field bus status. For each output, provide LED indication of the value of the output (On/Off). For each output module provide an LED which gives a visual indication of whether any outputs on the module are manually overridden.

2.3.7 Real Time Clock (RTC):

Each NCU shall include a battery-backed, real time clock, accurate to 10 seconds per day. The RTC shall provide the following: time of day, day, month, year, and day of week. In normal operation the system clock will be based on the frequency of the AC power. The system shall automatically correct for daylight savings time and leap years and be Year 2000 compliant.

2.3.8 Power Supply:

The power supply for the NCUs shall be auto sensing, 120-220VAC, 60/50 Hz power, with a tolerance of +/- 20%. Line voltage below the operating range of the system shall be considered outages. The controller shall contain over voltage surge protection, and require no additional AC power signal conditioning. Optionally, if indicated on the drawings, the power supply shall accept an input voltage of (-48 VDC).

2.3.9 Automatic Restart After Power Failure:

Upon restoration of power after an outage, the ECU shall automatically and without human intervention: update all monitored functions; resume operation based on current, synchronized time and status, and implement special start-up strategies as required.

2.3.10 Battery backup:

Each NCU with the standard 120-220VAC power supply shall include a programmable DC power backup system rated for a minimum of 72 hours of battery backup to maintain all volatile memory or, a minimum of 2 hours of full UPS including modem power. This power backup system shall be configurable such that at the end of a settable timeframe (such as 1 hour) of running on full UPS, the unit will shut off full UPS and switch to memory retention-only mode for the remainder of the battery power. The system shall allow the simple addition of more batteries to extend the above minimum battery backup times.

2.4 Software Specifications

2.4.1 General.

The NCU shall contain flash ROM as the resident operating system. Application software will be RAM resident. Application software will only be limited by the amount of RAM memory. There will be no restrictions placed on the type of application programs in the system. Each NCU shall be capable of parallel processing, executing all control programs simultaneously. Any program may affect the operation of any other program. Each program shall have the full access of all I/O facilities of the processor. This execution of control function shall not be interrupted due to normal user communications including interrogation, program entry, printout of the program for storage, etc.

2.4.2 User Programming Language:

The application software shall be user programmable. This includes all strategies, sequences of operation, control algorithms, parameters, and setpoints. The source program shall be English language-based and programmable by the user. The

language shall be structured to allow for the easy configuration of control programs, schedules, alarms, reports, telecommunications, local displays, mathematical calculations, passwords, and histories. The language shall be self-documenting. Users shall be able to place comments anywhere in the body of a program. Program listings shall be configurable by the user in logical groupings.

2.5 Control Software:

The NCU shall have the ability to perform the following pre-tested control algorithms:

- ◆ Proportional, Integral plus Derivative Control (PID)
- ◆ Self Tuning PID
- ◆ Two Position Control
- ◆ Digital Filter
- ◆ Ratio Calculator
- ◆ Equipment Cycling Protection

2.5.1 Mathematical Functions:

Each controller shall be capable of performing basic mathematical functions (+, -, *, /), squares, square roots, exponential, logarithms, Boolean logic statements, or combinations of both. The controllers shall be capable of performing complex logical statements including operators such as >, <, =, and, or, exclusive or, etc. These must be able to be used in the same equations with the mathematical operators and nested up to five parentheses deep.

2.5.2 Energy Management Applications:

NCUs shall have the ability to perform any or all of the following energy management routines:

- ◆ Time of Day Scheduling
- ◆ Calendar Based Scheduling
- ◆ Holiday Scheduling
- ◆ Temporary Schedule Overrides
- ◆ Optimal Start
- ◆ Optimal Stop
- ◆ Night Setback Control
- ◆ Enthalpy Switchover (Economizer)
- ◆ Peak Demand Limiting
- ◆ Temperature Compensated Duty Cycling
- ◆ CFM Tracking
- ◆ Heating/Cooling Interlock
- ◆ Hot/Cold Deck Reset
- ◆ Free Cooling
- ◆ Hot Water Reset
- ◆ Chilled Water Reset
- ◆ Condenser Water Reset
- ◆ Chiller Sequencing

2.5.3 History Logging:

Each controller shall be capable of logging any system variable over user defined time intervals ranging from 1 second to 1440

minutes. Any system variables (inputs, outputs, math calculations, flags, etc.) can be logged in history. A maximum of 32767 values can be stored in each log. Each log can record either the instantaneous, average, minimum or maximum value of the point. Logs can be automatic or manual. Logged data shall be downloadable to the Operator Workstation for long term archiving based upon user-defined time intervals, or manual command.

2.5.4 Alarm Management:

For each system point, alarms can be created based on high/low limits or conditional expressions. All alarms will be tested each scan of the NCU and can result in the display of one or more alarm messages or reports.

Up to 8 alarms can be configured for each point in the controller.

Messages and reports can be sent to a local terminal, to the front-end workstation(s), or via modem to a remote-computing device.

Alarms will be generated based on their priority. A minimum of 255 priority levels shall be provided.

If communication with the Operator Workstation is temporarily interrupted, the alarm will be buffered in the NCU. When communications return, the alarm will be transmitted to the Operator Workstation if the point is still in the alarm condition.

2.5.5 Reporting.

The NCU shall be able to generate user-definable reports to a locally connected printer or terminal. The reports shall contain any combination of text and system variables. Report templates shall be able to be created by users in a word processing environment. Reports can be displayed based on any logical condition or through a user command.

3 Standalone Digital Control Units (SDCUs)

3.1 General:

Standalone Digital Control Units shall provide control of HVAC and lighting. Each controller shall have its own control programs and will continue to operate in the event of a failure or communication loss to its associated NCU.

3.2 Memory:

Control programs shall be stored in battery backed-up RAM and EPROM. Each controller shall have a minimum of 32K bytes of user RAM memory and 128K bytes of EPROM.

3.3 Communication Ports:

SDCUs shall provide a communication port to the field bus. In addition, a port shall be provided for connection of a portable service tool to support local commissioning and parameter changes with or without the NCU online. It shall be possible from a service port on any SDCU to view, enable/disable, and modify

values of any point or program on any controller on the local field bus, any NCU or any SDCU on a different field bus.

3.4 Input/Output:

Each SDCU shall support the addition of the following types of inputs and outputs:

- ◆ Digital Inputs for status/alarm contacts
- ◆ Counter Inputs for summing pulses from meters.
- ◆ Thermistor Inputs for measuring temperatures in space, ducts and thermowells.
- ◆ Analog inputs for pressure, humidity, flow and position measurements.
- ◆ Digital Outputs for on/off equipment control.
- ◆ Analog Outputs for valve and damper position control, and capacity control of primary equipment.

3.5 Expandability:

Input and output capacity shall be expandable through the use of plug-in modules. A minimum of two modules shall be added to the base SDCU before additional power is required.

3.6 Networking:

Each SDCU will be able to exchange information on a peer to peer basis with other Standalone Digital Control Units during each field bus scan. Each SDCU shall be capable of storing and referencing global variables (on the LAN) with or without any workstations online. Each SDCU shall be able to have its program viewed and/or enabled/disabled either locally through a portable service tool or through a workstation connected to an NCU.

3.7 Indicator Lamps:

SDCUs will have as a minimum, LED indication of CPU status, and field bus status.

3.8 Real Time Clock (RTC):

An SDCU shall have a real time clock in either hardware or software. The accuracy shall be within 10 seconds per day. The RTC shall provide the following information: time of day, day, month, year, and day of week. Each SDCU shall receive a signal, every hour, over the network from the NCU which synchronizes all SDCU real time clocks.

3.9 Automatic Restart After Power Failure:

Upon restoration of power, the SDCU shall automatically and without human intervention, update all monitored functions, resume operation based on current, synchronized time and status, and implement special start-up strategies as required.

3.10 Battery Back Up:

Each SDCU shall have at least 3 years of battery back up to maintain all volatile memory.

3.11 Alarm Management:

For each system point, alarms can be created based on high/low limits or conditional expressions. All alarms will be tested each scan of the SDCU and can result in the display of one or more alarm messages or reports.

Up to 8 alarms can be configured for each point in the controller enabling the escalation of the alarm priority (urgency) based upon which alarm(s) is/are triggered.

Alarm messages can be sent to a local terminal or modem connected to an NCU or to the Operator's Workstation(s).

Alarms will be generated based on their priority. A minimum of 255 priority levels shall be provided.

If communication with the NCU is temporarily interrupted, the alarm will be buffered in the SDCU. When communications return, the alarm will be transmitted to the NCU if the point is still in the alarm condition.

3.12 Air Handler Controllers (To be used on units with less than 40 points)

AHU Controllers shall be capable of meeting the requirements of the sequence of operation found in the Execution portion of this specification and for future expansion.

AHU Controllers shall support all the necessary point inputs and outputs as required by the sequence and operate in a standalone fashion.

AHU Controllers shall be fully user programmable to allow for modification of the application software.

An LCD display shall be optionally available for readout of point values and to allow operators to change setpoints and system parameters.

A manual override switch shall be provided for all digital and analog outputs on the AHU Controller. The position of the switch shall be monitored in software and available for operator displays and alarm notification.

3.13 VAV Terminal Unit Controllers

VAV Terminal Unit Controllers shall support, but not be limited to the control of the following configurations of VAV boxes to address current requirements as described in the Execution portion of this specification, and for future expansion:

- ◆ Single Duct Cooling Only
- ◆ Single Duct Cooling with Reheat (Electric or Hot Water)
- ◆ Fan Powered (Parallel or Series)
- ◆ Dual Duct (Constant or Variable Volume)
- ◆ Supply/Exhaust

VAV Controllers for single duct applications will come equipped with a built-in actuator for modulation of the air damper. The actuator shall have a minimum torque rating of 35 in.-lb., and contain an override mechanism for manual positioning of the damper during startup and service.

VAV Controllers shall contain an integral velocity sensor accurate to +/- 5% of the full range of the box's CFM rating.

Each controller shall perform the sequence of operation described in Part 3 of this specification, and have the capability for time of day scheduling, occupancy mode control, after hours operation, lighting control, alarming, and trending.

VAV Controllers shall be able to communicate with any other Standalone Digital Control Unit on the same field bus with or

without communication to the NCU managing the field bus. Systems that fail to provide this (true peer-to-peer) capability will be limited to a maximum of 32 VAV controllers per field bus.

3.14 Unitary Controllers

Unitary Controllers shall support, but not be limited to, the control of the following systems as described in the Execution portion of this specification, and for future expansion:

- ◆ Unit Ventilators
- ◆ Heat Pumps (Air to Air, Water to Water)
- ◆ Packaged Rooftops
- ◆ Fan Coils (2 or 4 Pipe)

The I/O of each Unitary Controller shall contain the sufficient quantity and types as required to meet the sequence of operation found in the Execution portion of this specification. In addition, each controller shall have the capability for time of day scheduling, occupancy mode control, after hour operation, lighting control, alarming, and trending.

3.15 Lighting Controllers

Lighting controllers shall provide direct control of 20 Amp, 277 VAC lighting circuits using mechanically held, latching relays. Controllers will contain from 8 to 48 circuits per enclosure. Each controller shall also contain inputs for direct connection to light switches and motion detectors.

Each controller shall have the capability for time of day scheduling, occupancy mode control, after hour operation, alarming, and trending.

3.16 Display Controllers

Display controllers are standalone, touch screen based operator interfaces. The controller shall be designed for flush mounting in a finished space, with a minimum display size of 9 x 9 inches. Software shall be user programmable allowing for custom graphical images that simulate floor plans, menus, equipment schematics along with associated real time point values coming from any NCU on the network.

The touch screen display shall contain a minimum of 64 possible touch cells that permit user interaction for changing screens, modifying setpoints or operating equipment.

Systems that do not offer a display controller as specified must provide a panel mounted computer with touch screen capability as an alternative.

4 Operator Workstation Requirements

4.1 General.

The BAS workstation software shall be configurable as either a single workstation system (with a local database) or multi-workstation system where the database is located on a central file server. The client software on multi-workstation system shall access the file server database program via an Ethernet TCP/IP network running at either 10MBPS or 100MBPS.

All Workstations shall be Pentium II based personal computers operating under the Microsoft NT operating system. The application software

shall be capable of communication to all Network Control Units and Standalone Digital Control Units, feature high-resolution color graphics, alarming, reporting, and be user configurable for all data collection and data presentation functions.

For multi-workstation systems, a minimum of 256 workstations shall be allowed on the Ethernet network along with the central file server. In this client/server configuration, any changes or additions made from one workstation will automatically appear on all other workstations without the requirement for manual copying of files. Multi-workstation systems with no central database will not be acceptable. Multi-workstation systems with distributed/tiered file servers and a central (master) database will be acceptable.

4.2 Workstation Requirements (Single workstation or multi-workstation configuration).

The workstation shall consist of the following:

2 GHz Pentium 4 processor with 512MB of RAM

Microsoft Windows 2000 Professional™ or XP Professional operating system

Serial port, parallel port

10/100MBPS Ethernet NIC

80 GB hard disk

CD-ROM drive

High resolution (minimum 1024 x 768), 17" flat panel display

Mouse

Full function keyboard

Audio sound card and speakers

License agreement for all applicable software.

4.3 File Server Hardware Requirements (if file server is shown on the drawings).

The file server computer shall contain of the following:

2 GHz Pentium 4 processor with 1GB of RAM

Microsoft Windows 2000 Server™ operating system

10/100MBPS Ethernet NIC

80 GB hard disk

CD-ROM drive

High resolution (minimum 1024 x 768), 17" flat panel display

Mouse

Full function keyboard

License agreement for all applicable software.

4.4

Provide one Windows 2000-compatible 56 Kbaud modem.

4.5 Printer

Provide an alarm printer and a separate report/graphics printer. The alarm printer shall be an Epson dot matrix or equivalent and the report printer shall be a HP LaserJet.

4.6 Workstation Software

4.6.1 General Description

The software architecture must be object-oriented in design, a true 32-bit application suite utilizing Microsoft's OLE, COM, DCOM and ODBC technologies. These technologies make it easy to fully utilize the power of the operating system to share, among applications (and therefore to the users of those applications), the wealth of data available from the BAS.

The workstation functions shall include monitoring and programming of all DDC controllers. Monitoring consists of alarming, reporting, graphic displays, long term data storage, automatic data collection, and operator-initiated control actions such as schedule and setpoint adjustments.

Programming of controllers shall be capable of being done either off-line or on-line from any operator workstation. All information will be available in graphic or text displays. Graphic displays will feature animation effects to enhance the presentation of the data, to alert operators of problems, and to facilitate location of information throughout the DDC system. All operator functions shall be selectable through a mouse.

4.6.2 System Database

The files server database engine must be Microsoft SQL Server, or another ODBC-compliant, relational database program. This ODBC (Open Database Connectivity)-compliant database engine allows for an owner to utilize "their" choice of database and due to it's "open" architecture, allows an owner to write custom applications and/or reports which communicate directly with the database avoiding data transfer routines to update other applications. The system database shall contain all point configurations and programs in each of the controllers that have been assigned to the network. In addition, the database will contain all workstation files including color graphic, alarm reports, text reports, historical data logs, schedules, and polling records.

4.6.3 User Interface

The BAS workstation software shall allow the creation of a custom, browser-style interface linked to the user that has logged into the workstation software. This interface shall support the creation of "hot-spots" that the user may link to view/edit any object in the system or run any object editor or configuration tool contained in the software. Furthermore, this interface must be able to be configured to become a user's "PC Desktop" - with all the links that a user needs to run other applications. This, along with the Windows 2000 user security capabilities, will enable a system administrator to setup workstation accounts that not only limit the capabilities of the user within the BAS software but may also limit what a user can do on the PC and/or LAN/WAN. This might be used to ensure, for example, that the user of an alarm monitoring workstation is unable to shutdown the active alarm viewer and/or unable to load software onto the PC.

4.6.4 User Security

The software shall be designed so that each user of the software can have a unique username and password. This username/password combination shall be linked to a set of capabilities within the software, set by and editable only by, a system administrator. The sets of capabilities shall range from View only, Acknowledge alarms, Enable/disable and change values, Program, and Administer. The system shall allow the above capabilities to be applied independently to each and every class of object in the system. The system must allow a minimum of 256 users to be configured per workstation. There shall be an inactivity timer adjustable in software that automatically logs off the current operator after the timer has expired.

4.6.5 Configuration Interface

The workstation software shall use a familiar Windows Explorer™-style interface for an operator or programmer to view and/or edit any object (controller, point, alarm, report, schedule, etc.) in the entire system. In addition, this interface shall present a "network map" of all controllers and their associated points, programs, graphics, alarms, and reports in an easy to understand structure. All object names shall be alphanumeric and use Windows long filename conventions. Object names shall not be required to be unique throughout the system. This allows consistency in point naming. For example, each VAV controller can have an input called Space Temperature and a setpoint called CFM Setpoint. The VAV controller name shall be unique such as VAV for LAB101. Systems requiring unique object names throughout the system will not be acceptable.

The configuration interface shall also include support for template objects. These template objects shall be used as building blocks for the creation of the BAS database. The types of template objects supported shall include all data point types (input, output, string variables, setpoints, etc.), alarm algorithms, alarm notification objects, reports, graphics displays, schedules, and programs. Groups of template object types shall be able to be set up as template subsystems and systems. The template system shall prompt for data entry if necessary. The template system shall maintain a link to all "child" objects created by each template. If a user wishes to make a change to a template object, the software shall ask the user if he/she wants to update all of child objects with the change. This template system shall facilitate configuration and programming consistency and afford the user a fast and simple method to make global changes to the BAS.

4.6.6 Color Graphic Displays

The system shall allow for the creation of user defined, color graphic displays for the viewing of mechanical and electrical systems, or building schematics. These graphics shall contain point information from the database including any attributes associated with the point (engineering units, etc.). In addition operators shall be able to command equipment or change setpoints from a graphic through the use of the mouse. Requirements of the color graphic subsystem include:

- ◆ SVGA, bit-mapped displays. The user shall have the ability to import AutoCAD generated picture files as background displays.
- ◆ A built-in library of animated objects such as dampers, fans, pumps, buttons, knobs, gauges, and graphs which can be "dropped" on a graphic through the use of a software configuration "wizard". These objects shall enable operators to interact with the graphic displays in a manner that mimics their mechanical equivalents found on field installed control panels. Using the mouse, operators shall be able to adjust setpoints, start or stop equipment, modify PID loop parameters, or change schedules.
- ◆ Status changes or alarm conditions must be able to be highlighted by objects changing screen location, size, color, text, blinking or changing from one display to another.
- ◆ Graphic panel objects shall be able to be configured with multiple "tabbed" pages allowing an operator to quickly view individual graphics of equipment, which make up a subsystem or system.
- ◆ Ability to link graphic displays through user defined objects, alarm testing, or the result of a mathematical expression. Operators must be able to change from one graphic to another by selecting an object with a mouse - no menus will be required.

4.6.7 Automatic monitoring

The software shall allow for the automatic collection of data and reports from any controller through either a hardwire or modem communication link. The frequency of data collection shall be completely user-configurable.

4.6.8 Alarm Management

The software shall be capable of accepting alarms directly from controllers, or generating alarms based on evaluation of data in controllers and comparing to limits or conditional equations configured through the software. Any alarm (regardless of its origination) will be integrated into the overall alarm management system and will appear in all standard alarm reports, be available for operator acknowledgment, and have the option for displaying graphics, or reports.

Alarm management features shall include:

- ◆ A minimum of 255 alarm notification levels. Each notification level will establish a unique set of parameters for controlling alarm display, acknowledgment, keyboard annunciation, alarm printout and record keeping.
- ◆ Automatic logging in the database of the alarm message, point name, point value, connected controller, timestamp, username and time of acknowledgement, username and time of alarm silence (soft acknowledgement)
- ◆ Automatic printing of the alarm information or alarm report to an alarm printer or report printer.
- ◆ Playing an audible beep or audio (wav) file on alarm initiation or return to normal.
- ◆ Sending an email or alphanumeric page to anyone listed in a workstation's email account address list on either the initial occurrence of an alarm and/or if the alarm is repeated because

an operator has not acknowledged the alarm within a user-configurable timeframe. The ability to utilize email and alphanumeric paging of alarms shall be a standard feature of the software integrated with the operating system's mail application interface (MAPI). No special software interfaces shall be required.

- ◆ Individual alarms shall be able to be re-routed to a workstation or workstations at user-specified times and dates. For example, a critical high temp alarm can be configured to be routed to a Facilities Dept. workstation during normal working hours (7am-6pm, Mon-Fri) and to a Central Alarming workstation at all other times.
- ◆ An active alarm viewer shall be included which can be customized for each user or user type to hide or display any alarm attributes.
- ◆ The font type and color, and background color for each alarm notification level as seen in the active alarm viewer shall be customizable to allow easy identification of certain alarm types or alarm states.
- ◆ The active alarm viewer can be configured such that an operator must type in text in an alarm entry and/or pick from a drop-down list of user actions for certain alarms. This ensures accountability (audit trail) for the response to critical alarms.

4.6.9 Custom Report Generation

The software will contain a built-in custom report generator, featuring word processing tools for the creation of custom reports. These custom reports shall be able to be set up to automatically run or be generated on demand. Each workstation shall be able to associate reports with any word processing or spreadsheet program loaded on the machine. When the report is displayed, it will automatically spawn the associated report editor such as MS Word™.

- ◆ Reports can be of any length and contain any point attributes from any controller on the network.
- ◆ The report generator will have access to the user programming language in order to perform mathematical calculations inside the body of the report, control the display output of the report, or prompt the user for additional information needed by the report.
- ◆ It shall be possible to run other executable programs whenever a report is initiated.
- ◆ Report Generator activity can be tied to the alarm management system, so that any of the configured reports can be displayed in response to an alarm condition.
- ◆ Standard reports shall include:
 - Points in each controller.
 - Points in alarm
 - Disabled points
 - Overridden points
 - Operator activity report
 - Alarm history log.
 - Program listing by controller with status.

- Network status of each controller

4.6.10 Spreadsheet-style reports

The software shall allow the simple configuration of row/column (spreadsheet-style) reports on any class of object in the system. These reports shall be user-configurable and shall be able to extract live (controller) data and/or data from the database. The user shall be able to set up each report to display in any text font, color and background color. In addition the report shall be able to be configured to filter data, sort data and highlight data which meets user-defined criteria.

4.6.11 HTML Reporting

The above spreadsheet-style reports shall be able to be run to an HTML template file. This feature will create an HTML "results" file in the directory of the HTML template. This directory can be shared with other computer users, which will allow those users with access to the directory to "point" their web browser at the file and view the report.

4.6.12 Scheduling

It shall be possible to configure and download from the workstation schedules for any of the controllers on the network.

- ◆ Time of day schedules shall be in a calendar style and shall be programmable for a minimum of one year in advance. Each standard day of the week and user-defined day types shall be able to be associated with a color so that when the schedule is viewed it is very easy, at-a-glance, to determine the schedule for a particular day even from the yearly view. To change the schedule for a particular day, a user shall simply click on the day and then click on the day type.
- ◆ Each schedule will appear on the screen viewable as the entire year, monthly, week and day. A simple mouse click shall allow switching between views. It shall also be possible to scroll from one month to the next and view or alter any of the schedule times.
- ◆ Schedules will be assigned to specific controllers and stored in their local RAM memory. Any changes made at the workstation will be automatically updated to the corresponding schedule in the controller.

4.6.13 Programmer's Environment

The programmer's environment will include access to a superset of the same programming language supported in the controllers. Here the programmer will be able to configure application software off-line (if desired) for custom program development, write global control programs, system reports, wide area networking data collection routines, and custom alarm management software. On the same screen as the program editor, the programming environment shall include dockable debug and watch bars for program debugging and viewing updated values and point attributes during programming. In addition a wizard tool shall be available for loading programs from a library file in the program editor.

4.6.14 Saving/Reloading

The workstation software shall have an application to save and restore field controller memory files. This application shall not be limited to saving and reloading an entire controller - it must also be able to save/reload individual objects in the controller. This allows off-line debugging of control programs, for example, and then reloading of just the modified information.

4.6.15 Data Logging

The workstation software shall have the capability to easily configure groups of data points with trend logs and display the trend log data. A group of data points shall be created by drag-and-drop method of the points into a folder. The trend log data shall be displayed through a simply menu selection. This data shall be able to be saved to file and/or printed.

4.6.16 Audit Trail

The workstation software shall automatically log and timestamp every operation that a user performs at a workstation, from logging on and off a workstation to changing a point value, modifying a program, enabling/disabling an object, viewing a graphic display, running a report, modifying a schedule, etc.

4.6.17 Fault Tolerant File Server Operation

The system shall provide the option to provide fault tolerant operation in the event of the loss of the CPU, disk drives, or other hardware required to maintain the operational integrity of the system. Operational integrity includes all user interfaces, monitoring of alarm points and access points, and executing access control functions.

The switchover mechanism provided shall be automatic. Should the failure be caused by hardware, then the system shall immediately switch to the Backup computer. Should the system failure be caused by software (instruction or data), the system shall not pass the faulted code to the Backup computer, otherwise the Backup shall fail in the same manner of the Primary computer.

Switchover to the Backup computer shall be initiated and effective (complete) in a manner and time frame that precludes the loss of event data, and shall be transparent to the system users, except for an advisory alarm message indicating that the switchover has occurred.

When the system fails-over from the Primary to the Backup computer, no alarm or other event shall be lost, and the Backup computer shall take control of all system functions.

A single component failure in the system shall not cause the entire system to fail. All system users shall be informed of any detectable component failure via an alarm event. System users shall not be logged off as a result of a system failure or switchover.

The Primary computer shall provide continual indication that the Backup computer is unavailable until such time that the fault has been purged.

5 Portable Operator's Terminal

Full screen, laptop service tools shall communicate directly to all controllers. The laptop software shall enable users to monitor both instantaneous and historical point data, modify control parameters, and enable/disable any point or program in any controller on the network.

- ◆ The laptop computer will be a Pentium-based portable computer with a minimum of 128MB of RAM memory, and a 4GB hard disk drive, running Windows 2000 or Windows XP.
- ◆ The laptop service tool will connect to any Ethernet controller or standalone controller via a dedicated service port. From this single connection, the user shall be able to communicate with any other controller on the LAN.
- ◆ The laptop service tool will limit operator access by passwords. The service tool must support, at a minimum, the following password-protected user types: Administrator, Modify Parameters, View Only.
- ◆ The laptop software shall include built-in menus for viewing points by controller, enabling, disabling and viewing programs, configuring controllers, and communicating to other controllers on the network.

6 DDC Sensors and Point Hardware

6.1 Temperature Sensors

- ◆ All temperature devices shall use precision thermistors accurate to +/- 1 degree F over a range of -30 to 230 degrees F. Space temperature sensors shall be accurate to +/- .5 degrees F over a range of 40 to 100 degrees F.
- ◆ Standard space sensors shall be available in an off white enclosure for mounting on a standard electrical box.
- ◆ Where manual overrides are required, the sensor housing shall feature both an optional sliding mechanism for adjusting the space temperature setpoint, as well as a push button for selecting after hours operation.
- ◆ Where a local display is specified, the sensor shall incorporate either an LED or LCD display for viewing the space temperature, setpoint and other operator selectable parameters. Using built in buttons, operators shall be able to adjust setpoints directly from the sensor.
- ◆ Duct temperature sensors shall incorporate a thermistor bead embedded at the tip of a stainless steel tube. Probe style duct sensors are useable in air handling applications where the coil or duct area is less than 14 square feet.
- ◆ Averaging sensors shall be employed in ducts which are larger than 14 square feet. The averaging sensor tube must contain at least one thermistor for every 3 feet, with a minimum tube length of 12 feet.
- ◆ Immersion sensors shall be employed for measurement of temperature in all chilled and hot water applications as well as refrigerant applications. Thermal wells shall be brass or stainless steel for non-corrosive fluids below 250 degrees F and 300 series stainless steel for all other applications.
- ◆ A pneumatic signal shall not be allowed for sensing temperature.

6.2 Humidity Sensors

- ◆ Humidity devices shall be accurate to +/- 5% at full scale for space and +/- 3% for duct and outside air applications. Suppliers shall be able to demonstrate that accuracy is NIST traceable.

- ◆ Provide a hand held field calibration tool that both reads the output of the sensor and contains a reference sensor for ongoing calibration.

6.3 Pressure Sensors

- ◆ Air pressure measurements in the range of 0 to 10" water column will be accurate to +/- 1% using a solid-state sensing element. Acceptable manufacturers include Modus Instruments and Mamac.
- ◆ Differential pressure measurements of liquids or gases shall be accurate to +/- 0.5% of range. The housing shall be Nema 4 rated.

6.4 Current and KW Sensors

- ◆ Current status switches shall be used to monitor fans, pumps, motors and electrical loads. Current switches shall be available in solid and split core models, and offer either a digital or an analog signal to the automation system. Acceptable manufacturer is Veris or approved equal.
- ◆ Measurement of three phase power shall be accomplished with a kW/kWH transducer. This device shall utilize direct current transformer inputs to calculate the instantaneous value (kW) and a pulsed output proportional to the energy usage (kWH). Provide Veris Model 6000 Power Transducer or approved equal.

6.5 Flow Sensors

- ◆ Provide an insertion vortex flowmeter for measurement of liquid, gas or steam flows in pipe sizes above 3 inches.
- ◆ Install the flow meter on an isolation valve to permit removal without process shutdown.
- ◆ Sensors shall be manufactured by EMCO or approved equal.

6.6 Electric/Pneumatic Transducers

- ◆ Electric to pneumatic transducers shall operate from either a PWM or analog signal. E/P transducers shall be rated for 0 - 20 psi operation and accurate to 2% of full scale. E/P transducers shall have a maximum air consumption of 100 SCIM.
- ◆ E/P transducers may be installed at the end device (damper or valve), or mounted separately in a field interface panel, or as part of the controller. All transducers will be calibrated. Panel mounted transducers shall be Sensycon Model ### or approved equal.

6.7 Electric/Pneumatic Solenoid Valves

Electric solenoid operated pneumatic valves (EP's) shall have a three port operation: common, normally open and normally closed. They shall be rated for 50 psig when used for 25 psig or less applications, or rated for 150 psig when used for 100 psig or less applications. The coils shall be equipped with transient suppression devices to limit transients to 150 percent of the rated coil voltage.

7 Control Valves

- ◆ Provide automatic control valves suitable for the specified controlled media (steam, water or glycol). Provide valves which mate and match the material of the connected piping. Equip control valves with the actuators of required input power type and control signal type to accurately position the flow control element and provide sufficient force to achieve required leakage specification.

- ◆ Control valves shall meet the heating and cooling loads specified, and close off against the differential pressure conditions within the application. Valves should be sized to operate accurately and with stability from 10 to 100% of the maximum design flow.
- ◆ Trim material shall be stainless steel for steam and high differential pressure applications.
- ◆ Electric actuation should be provided on all terminal unit reheat applications.

8 Dampers

- ◆ Automatic dampers, furnished by the Building Automation Contractor shall be single or multiple blade as required. Dampers are to be installed by the HVAC Contractor under the supervision of the BAS Contractor. All blank-off plates and conversions necessary to install smaller than duct size dampers are the responsibility of the Sheet Metal Contractor.
- ◆ Damper frames are to be constructed of 13 gauge galvanized sheet steel mechanically joined with linkage concealed in the side channel to eliminate noise as friction. Compressible spring stainless steel side seals, and acetal or bronze bearings shall also be provided.
- ◆ Damper blade width shall not exceed eight inches. Seals and 3/8 inch square steel zinc plated pins are required. Blade rotation is to be parallel or opposed as shown on the schedules.
- ◆ For high performance applications, control dampers will meet or exceed the UL Class I leakage rating.
- ◆ Control and smoke dampers shall be Ruskin, or approved equal.
- ◆ Provide opposed blade dampers for modulating applications and parallel blade for two position control.

9 Damper Actuators

- ◆ Electronic Actuators - the actuator shall be direct coupled over the shaft, enabling it to be mounted directly to the damper shaft without the need for connecting linkage. The actuator shall have electronic overload circuitry to prevent damage. For power-failure/safety applications, an internal mechanical, spring return mechanism shall be built into the actuator housing. Non-spring return actuators shall have an external manual gear release to allow positioning of the damper when the actuator is not powered.
- ◆ Pneumatic Actuators - shall be of the synthetic elastomer diaphragm piston type and shall be fully proportioning unless otherwise specified. They shall have full metal bodies and utilize replaceable diaphragms. Damper actuators on large sections of modulating dampers (>25 sq.ft.) or high face velocity applications (such as fan inlet vanes) shall be equipped with pilot positioners to provide repeatability and quick response. Also provide pilot positioners on steam valves requiring 1/3 - 2/3 operation.

10 Smoke Detectors

- ◆ Air duct smoke detectors shall be by Air Products & Controls or approved equal. The detectors shall operate at air velocities from 300 feet per minute to 4000 feet per minute.
- ◆ The smoke detector shall utilize a photoelectric detector head.
- ◆ The housing shall permit mechanical installation without removal of the detector cover.

- ◆ The detectors shall be listed by Underwrites Laboratories and meet the requirements of UL 268A.

11 Airflow Measuring Stations

- ◆ Provide a thermal anemometer using instrument grade self heated thermistor sensors with thermistor temperature sensors.
- ◆ The flow station shall operate over a range of 0 to 5,000 feet/min with an accuracy of +/- 2% over 500 feet/min and +/- 10 ft/min for reading less than 500 feet/min.
- ◆ The output signal shall be linear with field selectable ranges including 0-5 VDC, 0-10VDC and 4-20 mA.
- ◆ Furnish Ebtron Series 3000 airflow stations or approved equal.

PART 3 - EXECUTION

1 Contractor Responsibilities

1.1 General

Installation of the building automation system shall be performed by the Contractor or a subcontractor. However, all installation shall be under the personal supervision of the Contractor. The Contractor shall certify all work as proper and complete. Under no circumstances shall the design, scheduling, coordination, programming, training, and warranty requirements for the project be delegated to a subcontractor.

1.2 Demolition

Remove controls which do not remain as part of the building automation system, all associated abandoned wiring and conduit, and all associated pneumatic tubing. The Owner will inform the Contractor of any equipment which is to be removed that will remain the property of the Owner. All other equipment which is removed will be disposed of by the Contractor.

1.3 Access to Site

Unless notified otherwise, entrance to building is restricted. No one will be permitted to enter the building unless their names have been cleared with the Owner or the Owner's Representative.

1.4 Code Compliance

All wiring shall be installed in accordance with all applicable electrical codes and will comply with equipment manufacturer's recommendations. Should any discrepancy be found between wiring specifications in Division 17 and Division 16, wiring requirements of Division 17 will prevail for work specified in Division 17.

1.5 Cleanup

At the completion of the work, all equipment pertinent to this contract shall be checked and thoroughly cleaned, and all other areas shall be cleaned around equipment provided under this contract.

2 Wiring, Conduit, and Cable

All wire will be copper and meet the minimum wire size and insulation class listed below:

Wire Class	Wire Size	Isolation Class
Power	12 Gauge	600 Volt
Class One	14 Gauge Std.	600 Volt
Class Two	18 Gauge Std.	300 Volt
Class Three	18 Gauge Std.	300 volt
Communications	Per Mfr.	Per Mfr.

- ◆ Power and Class One wiring may be run in the same conduit. Class Two and Three wiring and communications wiring may be run in the same conduit.
- ◆ Where different wiring classes terminate within the same enclosure, maintain clearances and install barriers per the National Electric Code.

- ◆ Where wiring is required to be installed in conduit, EMT shall be used. Conduit shall be minimum 1/2 inch galvanized EMT. Set screw fittings are acceptable for dry interior locations. Watertight compression fittings shall be used for exterior locations and interior locations subject to moisture. Provide conduit sealoff fitting where exterior conduits enter the building or between areas of high temperature/moisture differential.
- ◆ Flexible metallic conduit (max. 3 feet) shall be used for connections to motors, actuators, controllers, and sensors mounted on vibration producing equipment. Liquid-tight flexible conduit shall be use in exterior locations and interior locations subject to moisture.
- ◆ Junction boxes shall be provided at all cable splices, equipment termination, and transitions from EMT to flexible conduit. Interior dry location J-boxes shall be galvanized pressed steel, nominal four-inch square with blank cover. Exterior and damp location JH-boxes shall be cast alloy FS boxes with threaded hubs and gasketed covers.
- ◆ Where the space above the ceiling is a supply or return air plenum, the wiring shall be plenum rated. Teflon wiring can be run without conduit above suspended ceilings. EXCEPTION: Any wire run in suspended ceilings that is used to control outside air dampers or to connect the system to the fire management system shall be in conduit.
- ◆ Coaxial cable shall conform to RG62 or RG59 rating. Provide plenum rated coaxial cable when running in return air plenums.
- ◆ Fiber optic cable shall include the following sizes; 50/125, 62.5/125 or 100/140.
- ◆ Only glass fiber is acceptable, no plastic.
- ◆ Fiber optic cable shall only be installed and terminated by an experienced contractor. The BAS contractor shall submit to the Engineer the name of the intended contractor of the fiber optic cable with his submittal documents.

3 Hardware Installation

3.1 Installation Practices for Wiring

1. All controllers are to be mounted vertically and per the manufacturer's installation documentation .
2. The 120VAC power wiring to each Ethernet or Remote Site controller shall be a dedicated run, with a separate breaker. Each run will include a separate hot, neutral and ground wire. The ground wire will terminate at the breaker panel ground. This circuit will not feed any other circuit or device.
3. A true earth ground must be available in the building. Do not use a corroded or galvanized pipe, or structural steel.
4. Wires are to be attached to the building proper at regular intervals such that wiring does not droop. Wires are not to be affixed to or supported by pipes, conduit, etc.
5. Conduit in finished areas, will be concealed in ceiling cavity spaces, plenums, furred spaces and wall construction. Exception; metallic surface raceway may be used in finished areas on masonry walls. All surface raceway in finished areas must be color

matched to the existing finish within the limitations of standard manufactured colors.

6. Conduit, in non-finished areas where possible, will be concealed in ceiling cavity spaces, plenums, furred spaces, and wall construction. Exposed conduit will run parallel to or at right angles to the building structure.
7. Wires are to be kept a minimum of three (3) inches from hot water, steam, or condensate piping.
8. Where sensor wires leave the conduit system, they are to be protected by a plastic insert.
9. Wire will not be allowed to run across telephone equipment areas.

3.2 Installation Practices for Field Devices

1. Well-mounted sensors will include thermal conducting compound within the well to insure good heat transfer to the sensor.
2. Actuators will be firmly mounted to give positive movement and linkage will be adjusted to give smooth continuous movement throughout 100 percent of the stroke.
3. Relay outputs will include transient suppression across all coils. Suppression devices shall limit transients to 150% of the rated coil voltage.
4. Water line mounted sensors shall be removable without shutting down the system in which they are installed.
5. For duct static pressure sensors, the high pressure port shall be connected to a metal static pressure probe inserted into the duct pointing upstream. The low pressure port shall be left open to the plenum area at the point that the high pressure port is tapped into the ductwork.
6. For building static pressure sensors, the high pressure port shall be inserted into the space via a metal tube. Pipe the low pressure port to the outside of the building.

3.3 Enclosures

1. For all I/O requiring field interface devices, these devices where practical will be mounted in a field interface panel (FIP). The Contractor shall provide an enclosure which protects the device(s) from dust, moisture, conceals integral wiring and moving parts.
2. FIPs shall contain power supplies for sensors, interface relays and contactors, safety circuits, and I/P transducers.
3. The FIP enclosure shall be of steel construction with baked enamel finish, NEMA 1 rated with a hinged door and keyed lock. The enclosure will be sized for twenty percent spare mounting space. All locks will be keyed identically.
4. All wiring to and from the FIP will be to screw type terminals. Analog or communications wiring may use the FIP as a raceway without terminating. The use of wire nuts within the FIP is prohibited.
5. All outside mounted enclosures shall meet the NEMA-4 rating.
6. The wiring within all enclosures shall be run in plastic track. Wiring within controllers shall be wrapped and secured.

3.4 Identification

1. Identify all control wires with labeling tape or sleeves using either words, letters, or numbers that can be exactly cross-referenced with as-built drawings.
2. All field enclosures, other than controllers, shall be identified with a bakelite nameplate. The lettering shall be in white against a black or blue background.
3. Junction box covers will be marked to indicate that they are a part of the BAS system.
4. All I/O field devices (except space sensors) that are not mounted within FIP's shall be identified with name plates.
5. All I/O field devices inside FIP's shall be labeled.

3.5 Existing Controls.

Existing controls which are to be reused must each be tested and calibrated for proper operation. Existing controls which are to be reused and are found to be defective requiring replacement, will be noted to the Owner. The Owner will be responsible for all material and labor costs associated with their repair.

3.6 Control System Switch-over

1. Demolition of the existing control system will occur after the new temperature control system is in place including new sensors and new field interface devices.
2. Switch-over from the existing control system to the new system will be fully coordinated with the Owner. A representative of the Owner will be on site during switch-over.
3. The Contractor shall minimize control system downtime during switch-over. Sufficient installation mechanics will be on site so that the entire switch-over can be accomplished in a reasonable time frame.

3.7 Location

1. The location of sensors is per mechanical and architectural drawings.
2. Space humidity or temperature sensors will be mounted away from machinery generating heat, direct light and diffuser air streams.
3. Outdoor air sensors will be mounted on the north building face directly in the outside air. Install these sensors such that the effects of heat radiated from the building or sunlight is minimized.
4. Field enclosures shall be located immediately adjacent to the controller panel(s) to which it is being interfaced.

4 Software Installation

4.1 General.

The Contractor shall provide all labor necessary to install, initialize, start-up and debug all system software as described in this section. This includes any operating system software or other third party software necessary for successful operation of the system.

4.2 Database Configuration.

The Contractor will provide all labor to configure those portions of the database that are required by the points list and sequence of operation.

4.3 Color Graphic Slides.

Unless otherwise directed by the owner, the Contractor will provide color graphic displays as depicted in the mechanical drawings for each system and floor plan. For each system or floor plan, the display shall contain the associated points identified in the point list and allow for setpoint changes as required by the owner.

4.4 Reports.

The Contractor will configure a minimum of 6 reports for the owner as listed below:

1. Central Plant Status Report
2. Air Handler Status Report
3. VAV Status Report
4. Energy Consumption Report
5. Space Temperature Report
6. Specialty Equipment Status Report

4.5 Documentation

As built software documentation will include the following:

1. Descriptive point lists
2. Application program listing
3. Application programs with comments.
4. Printouts of all reports.
5. Alarm list.
6. Printouts of all graphics

5 Commissioning and System Startup

5.1 Point to Point Checkout.

Each I/O device (both field mounted as well as those located in FIPs) shall be inspected and verified for proper installation and functionality. A checkout sheet itemizing each device shall be filled out, dated and approved by the Project Manager for submission to the owner or owner's representative.

5.2 Controller and Workstation Checkout.

A field checkout of all controllers and front end equipment (computers, printers, modems, etc.) shall be conducted to verify proper operation of both hardware and software. A checkout sheet itemizing each device and a description of the associated tests shall be prepared and submitted to the owner or owner's representative by the completion of the project.

5.3 System Acceptance Testing

1. All application software will be verified and compared against the sequences of operation. Control loops will be exercised by inducing a setpoint shift of at least 10% and observing whether

- the system successfully returns the process variable to setpoint.
Record all test results and attach to the Test Results Sheet.
2. Test each alarm in the system and validate that the system generates the appropriate alarm message, that the message appears at all prescribed destinations (workstations or printers), and that any other related actions occur as defined (i.e. graphic panels are invoked, reports are generated, etc.). Submit a Test Results Sheet to the owner.
 3. Perform an operational test of each unique graphic display and report to verify that the item exists, that the appearance and content are correct, and that any special features work as intended. Submit a Test Results Sheet to the owner.
 4. Perform an operational test of each third party interface that has been included as part of the automation system. Verify that all points are properly polled, that alarms have been configured, and that any associated graphics and reports have been completed. If the interface involves a file transfer over Ethernet, test any logic that controls the transmission of the file, and verify the content of the specified information.
- 6 Sequences of Operation
1. Chiller control
 2. Boiler Control
 3. Single Zone Air Handlers
 4. Multi Zone Air Handlers
 5. Packaged Roof Top Control
 6. Cooling Only VAV
 7. Fan Powered VAV
 8. Fan Coil Control
 9. Heat Pump Control
 10. Unit Ventilator Control